

520/2703

पावती

Original/Duplicate

Friday, February 11, 2022

नोंदणी क्रं. :39म

11:55 AM

Regn.:39M

पावती क्रं.: 2868

दिनांक: 11/02/2022

गावाचे नाव: कुर्ला

दस्तऐवजाचा अनुक्रमांक: करल5-2703-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: हायपरलूप डिझाइन एल एल पी चे भागीदार लक्ष्मिकांत शामसुंदर व्यास तर्फे  
मुखत्यार सतीश पाचकर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4200.00

पृष्ठांची संख्या: 210

**DELIVERED**

एकूण:

रु. 34200.00

Joint S.R. Kurla-5

बाजार मूल्य: रु.6494444 /-

मोबदला रु.10825000/-

भरलेले मुद्रांक शुल्क : रु. 541300/-

सह. दुय्यम निबंधक  
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1102202202582 दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1102202202690 दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1102202202643 दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008778118202122E दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

*Satish S. Pachkar*



करल - ५		
2703	✓	270
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1102202202690

Receipt Date 11/02/2022

Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2703 dated 11/02/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

### Payment Details

Bank Name MAHB

Payment Date 11/02/2022

Bank CIN 10004152022021102491

REF No. 003422141

Deface No 1102202202690D

Deface Date 11/02/2022

This is computer generated receipt, hence no signature is required



करल - ५		
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2022		



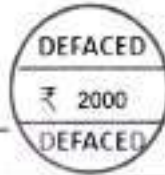
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1102202202643

Receipt Date 11/02/2022

Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2703 dated 11/02/2022 at the Sub Registrar office Joint S.R. Kuria 5 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name MAHB

Payment Date 11/02/2022

Bank CIN 10004152022021102449

REF No. 003367644

Deface No 1102202202643D

Deface Date 11/02/2022

This is computer generated receipt, hence no signature is required.



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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1102202202582

Receipt Date 11/02/2022

Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs. 200/-, towards Document Handling Charges for the Document to be registered on Document No. 2703 dated 11/02/2022 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



### Payment Details

Bank Name MAHB

Payment Date 11/02/2022

Bank CIN 10004152022021102389

REF No. 003329206

Deface No 1102202202582D

Deface Date 11/02/2022

This is computer generated receipt, hence no signature is required.



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1102202202690	Date 11/02/2022
Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 11/02/2022
Bank CIN 10004152022021102491	REF No. 003422141
This is computer generated receipt, hence no signature is required.	



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Department of Stamp & Registration, Maharashtra २०२२

Receipt of Document Handling Charges

PRN 1102202202643

Date 11/02/2022

Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name MAHB

Date 11/02/2022

Bank CIN 10004152022021102449

REF No. 003367644

This is computer generated receipt, hence no signature is required.



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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1102202202582 Date 11/02/2022

Received from Hyperloop Designs LLP., Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.

Payment Details

Bank Name MAHB Date 11/02/2022  
Bank CIN 10004152022021102389 REF No. 003329206

This is computer generated receipt, hence no signature is required.





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CHALLAN  
MTR Form Number-6

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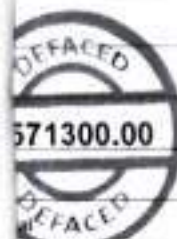
BARCODE



Date: 15/11/2021 17:55:53

Form ID: 2603

Department: Inspector General Of Registration		Payer Details	
Stamp Duty of Payment: Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAMFH7257J
Name: KRL1_JT SUB REGISTRAR KURLA NO 1		Full Name	HYPERLOOP DESIGNS LLP
Location: MUMBAI			
2021-2022 - One Time		Flat/Block No	FLAT NO 0301, 3RD FLOOR, A WING, VIVE
Account Head Details		Amount In Rs.	Premises/Building
045501 Stamp Duty		541300.00	Road/Street: VILLAGE OFFICE, PRABHU, KELUSKAR
063301 Registration Fee		30000.00	Area/Locality: (MUMBAI) SECTORS (NE), FLAT NO, MUM
			Town/City/District
			PN: 7 0
			Remarks (If Any)
			PAN2=AAMFA1004]-SecondPartyName=MESSRS ACCORD BUILDERS-
		Amount In:	Five Lakh Seventy One Thousand Three Hundred Rupee
		Words:	s Only



Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref No: 02300042021111529536, 213195466029
Cheque/DD No		Bank Date	RBI Date: 15/11/2021, 17:57:53, 15/11/2021
Name of Bank		Bank Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. / Date	11116 / 15/11/2021

Department ID: Mobile No: 0000000000  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

वैधता के लिए यह चालान केवल उपरोक्त कार्यालय में ही प्रस्तुत किया जा सकता है। अन्यत्र प्रस्तुत करने पर इसे अमान्य माना जाएगा।

Signature Not  
VerifiedDigitally signed by DS  
VIRTUAL TREASURY

MUMBAI 03

Date: 2022.03.11

11:56:38 IST

Reason: Secure  
Doc Ramet

Sr. No	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-2703	11/02/2022-11:54:52	IGR561	30000.00
2	(IS)-520-2703	11/02/2022-11:54:52	IGR561	541300.00
Total Defacement Amount				5,71,300.00

मुद्रा मुद्रांक अधिनियम 1956 अनुसूचि-I ए

अनुसूचि 5(a)(ii)(iii) के तहत मुद्रांक सदा Page 2/1

इत्यादि के तहत मुद्रांक शुल्क रु. 54,130.00

दस्तावेज क्रमांक करल-4/ 25/11/22 दि. 15/11/22

सर्वे समायोजित करण्यात आले आहेत

Print Date 11-02-2022 11:54:37

मुद्रा दाय्यम निबंधक कर्ला (वर्ग-2)



CHALLAN  
MTR Form Number-6

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MH008778118202122E		BARCODE	Date	15/11/2021-17:55:52	Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Stamp Duty of Payment Registration Fee			TAX ID / TAN (If Any)			
			PAN No.(If Applicable)	AAMFH7297J		
Name KRL1_JT SUB REGISTRAR KURLA NO 1			Full Name	HYPERLOOP DESIGNS LLP		
Loc MUMBAI			Flat/Block No.	FLAT NO 030, JEEB, PHASE A WING, VIVE		
2021-2022 One Time			Premises/Building	VILLAGE, KURLA, PRABHAKAR KELUSKAR		
Account Head Details		Amount in Rs.	Road/Street	WARG		
045501	Stamp Duty	541300.00	Area/Locality	WATCH FACTORY LANE, KURLA, MUM		
063301	Registration Fee	30000.00	Town/City/District	MUMBAI SUBURB		
			PIN	400 070		
			Remarks (If Any)	PAN2=AAMFA1604J-SecondPartyName=MESSRS ACCORD BUILDERS-		
			Amount in Words	Five Lakh Seventy One Thousand Three Hundred Rupees Only		
			Amount	5,71,300.00		
Payment Details			FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA			Bank CIN	Ref. No.	0230004202111529536	213195466029
Cheque-DD Details			Bank Date	RBI Date	15/11/2021-17:57:53	Not Verified with RBI
Cheque/DD No.			Bank-Branch	BANK OF MAHARASHTRA		
Name of Bank			Scroll No. , Date	Not Verified with Scroll		



Department ID : Mobile No. : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चर चाल केवल दुरास निकाय कार्यालय नोदणी कचकराका दरवासादी लागू असे. नोदणी न कचकराका दरवासादी चर चाल लागू असे.

Vive  
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*[Handwritten signature]*  


**This Agreement For Sale of Apartment** is made and entered into at Mumbai on this 25<sup>th</sup> day of Feb. in the year Two Thousand 22.

Between *[Handwritten signature]*

**Accord Builders**, a registered partnership firm having its office at Omkar House, Off. Eastern Express Highway, Sion-Chunabhatti Signal, Sion (East), Mumbai-400022 hereinafter referred to as **"the Promoter"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **One Part.**

*[Handwritten signature]*  


*[Handwritten signature]*

Vive  
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Handwritten signature and a circular stamp for HYPERLOOP DESIGN MUMBAI.

This Agreement For Sale of Apartment is made and entered into at Mumbai on this 19<sup>th</sup> day of Feb. in the year Two Thousand 22:

Between [Signature]

**Accord Builders**, a registered partnership firm having its office at Omkar House, Off. Eastern Express Highway, Sion-Chunabhatti Signal, Sion (East), Mumbai-400022 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **One Part**:

Handwritten signature and a circular stamp for HYPERLOOP DESIGN MUMBAI.

And

M/s. Hyperloop Designs LLP hereinafter referred to as **'the Purchaser(s)/Allottee(s)'** (which expression shall to the context or meaning thereof be deemed to include his/her/its/their respective heirs, executors, administrators and permitted assigns and in case of Partnership Firm is the Allottee/s then Partners from time to time of the said Firm, the heirs, executors, administrators of the said last surviving Partner) of the **Second Part**;

referred to as 'the		
unless it be repugnant	2003	99
to mean and include	2023	2020
administrators and permitted		

**Whereas:-**

- a) The Municipal Corporation of Greater Mumbai is the owner of the property situate at Village Kurla at Prabhakar Keshkar Marg (Match Factory Lane), Kurla (W), Mumbai-400070 more particularly described Firstly in the First Schedule hereunder written and it is censused slum (hereinafter referred to as **'the said Municipal property'**);
- b) The Promoter is an owner of property at Village Kurla more particularly described Secondly in the First Schedule hereunder which is hereinafter referred to as **'the said Accord Property'**. The said Accord Property is declared as slum. Both the said plots of land described Firstly and Secondly in the Schedule hereunder written together constitute one contiguous plot of land;
- c) The Promoter has prepared composite scheme for redevelopment of the said properties which are more particularly described Firstly and Secondly in the First Schedule. The properties more particularly described in the First Schedule hereunder written are delineated on Plan annexed herewith in **red colour** boundary line and hereto annexed and marked as **(Annexure - "A")** and are hereinafter collectively referred to as **'the Said Larger Property/Land'**;
- d) Save and except as provided in Recitals, there are no encroachments affecting the said Larger Property;
- e) There are no mortgages or lien or charge affecting the said Larger Property save and except as stated in Clause 97 hereunder;
- f) The slum dwellers occupying the said Municipal Property and said Accord Property formed a Co-operative Housing Society called



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Jankalyan (Kurla) S.R.P. Co-op. Housing Society Limited registered under the Maharashtra Co-operative Societies Act, 1960 hereinafter referred to as "the said Society";

g) The said Society has entered into a Development Agreement dated 24/07/2001 with the Promoter herein with regard to the development of the said Larger Property under slum rehabilitation scheme. The said society also executed Power of Attorney dated 24/07/2001, in favour of the Promoters;



The said Larger Property was encroached upon by hutment dwellers and was a declared/notified/censused slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971. The Competent Authority has issued Annexure -II certifying the number of eligible hutment dwellers. The Promoter proposes to develop the said Larger Property under Regulation 33(10) of the Development Control Regulation for Greater Mumbai, 1991 (hereinafter referred to as "DCR 1991") read with applicable laws;

i) The layout as proposed on the Said Larger Property mainly consists of three parts apart from buildable reservations and non-buildable reservations, open spaces if any, to be provided as per contemporary statutory norms within the layout. First Part of the Said Larger Property which is being redeveloped which at present consists of a Building known as "Meridia" comprising 2 Sale Wings (Tower). The said two residential sale towers/wings are indicated on plan and delineated on the plan with green colour boundary line with sky blue colour wash and marked and annexed hereto being Annexure - "A". First Part of the Said Larger Property, whereon Building "Meridia" is being constructed is more particularly described in the **Second Schedule** hereunder written. Second Part of the said Larger Property is to rehabilitate the slum dwellers in the rehab building. The **Rehab Buildings** are indicated on plan being Annexure - "A" annexed herewith in blue colour boundary line. The Third Part of the said Larger Property which is being redeveloped which at present consists of a Building known as "Vive" presently having 3 wings, identified as Sale Wings/Towers "A", "B" and "C" (**the said Building/Said Project**) on the Third part of the Larger Land admeasuring 9351.13 square meters and the same is indicated on plan being Annexure-"A" annexed herewith in red colour boundary line with yellow colour wash



Handwritten signature or initials at the bottom left corner.

marked and annexed hereto as Annexure - "A". The Third Part of the Larger Land whereon Building "Vive" is being constructed is more particularly described in the Third Schedule hereunder written and hereinafter referred to as "the said Project Land";

PROJECT	
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Project	

j) The scheme and scale of development is proposed to be carried out by the Promoter on the Larger Land in accordance with applicable law as amended from time to time;

k) The development/redevelopment of the said Project Land comprising Sale Building known as "Vive", being part of the said Larger Land is a phase of the Whole Project and proposed as a "Real Estate Project" by the Promoter and shall be registered as a 'real estate project' ("the Project"/ "the said Real Estate Project") with the Real Estate Regulatory Authority ("Authority") under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RERA Rules") hereinafter referred to as "the said Act". The Promoter has registered the Project /real estate project" as defined in RERA with the Real Estate Regulatory Authority at Mumbai bearing Registration No. P51800005985. The authenticated copy of the RERA certificate for the Project is annexed hereto and marked as Annexure - 'H';



l) The Slum Rehabilitation Authority has issued LOI bearing No. SRA/ENG/834/L/PL&MHL/LOI dated 29<sup>th</sup> June, 2006 under the provisions of D.C. Regulation 33 (10) read with Appendix - IV of the D.C. Regulation for the development of the said Larger Land/ Property to the Promoters herein. The Slum Rehabilitation Authority has issued Revised LOI bearing No. SRA/ENG/834/L/PL&MHL/LOI dated 9<sup>th</sup> September, 2009 and revised from time to time;

m) By an Intimation of Approval No. SRA/ENG/1773/L/PL&MHL/AP dated 14<sup>th</sup> February, 2007 the Slum Rehabilitation Authority has approved the proposal of the construction of Sale Towers/Wings of Building "Meridia" to be erected on the said Larger Property, which is amended and extended from time to time;



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While sanctioning the said plans, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said Larger Property and the said Project and upon due observance and performance of which only the completion or occupation certificates in respect of the said Project shall be granted by the concerned local authority;

o) By its letter bearing No. SRA/ENG/1773/L/PL&MHL/AP dated 7<sup>th</sup> December, 2010, the Slum Rehabilitation Authority has granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of Sale Towers/Wings of Building "Meridia" on the Said Larger Property. The Developer has substantially constructed Sale Residential Building "Meridia" comprising two Towers/wings for the purpose of sale on part of the Sale Area of the Said Larger Property. The Commencement Certificate is re-endorsed from time to time;

p) By an Intimation of Approval No. SRA/ENG/1773/L/PL&MHL/AP dated 21/06/2017 the Slum Rehabilitation Authority has approved the proposal of the construction of Sale Towers/Wings of the said Building "Vive" to be erected on the Third Part of the said Larger Property;

q) By its letter bearing No. SRA/ENG/1773/L/PL&MHL/AP dated 02/12/2016 the Slum Rehabilitation Authority has also granted Commencement Certificate under Section 44 and 69 of the Maharashtra Regional & Town Planning Act, 1966 and other applicable provisions to carry on construction of the said Building "Vive";

The authenticated copy of the plan of the Layout as approved by the concerned Local Authority have been annexed hereto and marked **Annexure - "A"**;

s) The authenticated copy of the plan of the Flat(s)/Apartment(s) agreed to be purchased by the Purchaser(s) / Allottee(s), as sanctioned and approved by the local authority have been annexed hereto and marked as **Annexure "B"**;

t) The Promoter has got some of approvals from the concerned local authority as stated herein and shall obtain the balance



approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building;

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u) The Purchaser(s)/Allottee(s) has/have, prior to the date hereof, examined copies of all the aforesaid documents, plans, title certificate and has caused the same to be examined in detail by his/her/their/its Advocates and Planning and Architectural consultants. The Purchaser(s)/Allottee(s) has/have agreed and consented to the development of the said Larger Land/ the said Project Land/Property;

v) As per the present plan prepared for the said Larger Land, the details of the same are as under:-



I. **Details of "Meridia":-**

- (i) The Sale Residential Building comprising shall have Two Lower Basements + Stilt/Amenities;
- (ii) 14 Habitable Floors in Sale Wing-1 Comprising 4 Habitable Units on each floor;
- (iii) 14 Habitable Floors in Sale Wing-2 Comprising 9 Habitable Units on each floor

The common areas, facilities and amenities in the said Building Meridia that may be usable by the Purchasers in the Building Meridia and are listed in the **Fifth Schedule** hereunder written ("**Meridia Amenities**");

II. **Details of "Vive":-**

- (i) The Sale Residential Building / Tower comprising three Wings shall have Three Basements (With Laundromat) + Stilt/Amenities;
- (ii) 14 Habitable Floors in Sale Wing-C Comprising 4 Habitable Flat(s)/Apartment(s) on each floor;
- (iii) 14 Habitable Floors in Sale Wing-B Comprising 4 Habitable Flat(s)/Apartment(s) on each floor;
- (iv) 14 Habitable Floors in Sale Wing-A Comprising 5 Habitable Flat(s)/Apartment(s) on each floor;



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The common areas, facilities and amenities in the said Building Vibe that may be usable by the Purchasers in the Building Vibe and are listed in the **Sixth Schedule** hereunder written ("Vibe Amenities")

- (vi) The said building Vibe shall comprise of building consisting of residential Flats;

**Details of 'Rehab Buildings':-**

The Promoter has started construction of Rehab Wing(s) on the designated portion of the Said Larger Property in consonance with approved plans;

Further, the Allottee/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the construction of the Building/s or wings/s of the said Project may not be proportionate to the area of the physical Land on which it is being utilized for construction and/or in proportion to the total area of the Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the Land/individual segment/phase as it thinks fit and the purchasers of the premises in such buildings (including the Allottee/s) have understood the manner of consumption of the FSI as set out herein and agree not to raise any claim or dispute thereof.

- w) The Promoter is offering residential Flat(s)/Apartment(s) on ownership basis together with **1(One)** car parking space under stilt/in the basement/ground level in the said Sale Tower/wing(s);

On demand from the Allottee/s, the Promoters have given inspection to the Allottee/s and the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to all the documents of title relating to the said Property, and the plans, designs and specifications prepared by the Promoter's Architect, Mr. Anand V. Dhokay and of such other documents/as are specified



*(Handwritten signature)*

under the RERA and the Rules and Regulations made thereunder,  
inter-alia the following:-

करल - ५		
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- (i) Deed of Conveyance dated 26<sup>th</sup> August, 2008 in favour of the Promoter;
- (ii) Deed of Rectification dated 29<sup>th</sup> December, 2003;
- (iii) Development Agreement dated 24/07/2001 between the said Society and the Promoter;
- (iv) Power of Attorney executed by the said Society dated 24/07/2001 in favour of the Promoter;
- (v) LOI dated 29<sup>th</sup> June, 2006 issued by the Slum Rehabilitation Authority;
- (vi) Revised LOI dated 9<sup>th</sup> September, 2009;
- (vii) Revised LOI dated 20<sup>th</sup> June, 2017;
- (viii) Intimation of Approval dated 14<sup>th</sup> February 2007 issued by the Slum Rehabilitation Authority;
- (ix) Revised Intimation of Approval dated 23<sup>rd</sup> July, 2010 and further amended and extended from time to time;
- (x) Revised Intimation of Approval dated 21/06/2017;
- (xi) Commencement Certificate dated 7<sup>th</sup> December, 2010 issued by the Slum Rehabilitation Authority as amended and extended from time to time;
- (xii) Sanctioned Plans of the Sale Residential Wings/Buildings to be constructed on the said Project Land;
- (xiii) The Property Register Cards of the said Project Land;
- (xiv) The Title Certificate dated 12<sup>th</sup> January, 2012 of M/s. LAW Firm of Khonas, Solicitors and Legal Consultants;
- (xv) Deed of Mortgage dated 16<sup>th</sup> October, 2017 between Accord Builders as the Mortgagor and IDBI Trusteeship Services Ltd. as Security Trustee for KKR India Asset Finance Pvt. Ltd. and/or any of its Affiliates and/or Subsidiaries/Branches



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or any other Lenders and registered with Sub-Region under serial no. KRL-2-11154-2017 dated 25.10.2017;

y) The Promoter has through its architects submitted building plans to the Competent Authority for sanction thereof and has obtained the necessary approvals from the Competent Authority and other concerned local authorities to the plans, specifications, elevations, sections and details of the said Project;



The Promoter has the right to sell the Flat(s)/Apartment(s) in the said Project to be constructed by the Promoter, and, to enter into this Agreement with the Purchaser of the Flat(s)/Apartment(s) to receive the sale consideration in respect thereof;

Copy of the Title Certificate of Messrs. Law Firm of Khonas, Advocates and Solicitor certifying the right/entitlement of the Promoter is annexed hereto and marked as **Annexure - "C"** hereto ("**the said Title Certificate**");

bb) The Promoter has entered into a writing with an Architect Mr. Anand V. Dhokay, registered with the Council of Architects and such writing is as per the terms prescribed by the Council of Architects. The Promoter has appointed Kelkar Designs Pvt. Ltd. as R. C. C. Consultant and also as Structural Engineer for preparation of the structural design and drawings of the Building and the Purchaser accept the professional supervision of the said Architect and the said Structural Engineer till the completion of the said Building;

cc) (i) The requisite approvals and sanctions, Layout plans for the development of the said Project from the competent authorities are obtained / being obtained, the details whereof are stated herein (ii) Further approvals and sanctions from other relevant statutory authorities will be obtained by the Promoter the details whereof are annexed hereto and marked as **Annexure - "D"**. Such further approvals and sanctions are applied for and/or in process of being obtained and/or obtained by the Promoter;



dd) The Promoter has accordingly commenced construction of the said Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove;

ee) The Purchaser(s)/Allottee(s) has/have applied to the Promoter for allotment of a Flat(s)/Apartment(s) No. 0301 of type 2 BHK on 3<sup>rd</sup> floor in wing "A" situated in the said Building "Vive" being constructed on the said Third Part of the Larger Property for consideration and on the terms and conditions as set out hereinafter;

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ff) The carpet area of the said Flat(s)/Apartment(s) is 46.90 square meters (Forty Six . Nine Zero) square meter) as per RERA. The carpet area as per RERA means the net usable floor area of Flat(s)/Apartment(s), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s)/Allottee(s) or verandah area and exclusive open terrace area appurtenant to the said Flat(s)/Apartment(s) for exclusive use of the Purchaser(s) / Allottee(s), but includes the area covered by the internal partition walls of the Flat(s)/Apartment(s);



gg) The parties relying upon the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

hh) The Promoter has agreed to sell to the Purchaser(s) / Allottee(s) and the Purchaser(s) / Allottee(s) has/have agreed to purchase and acquire from the Promoter, residential Flat(s)/Apartment(s) No. 0301 in "A" Wing on the 3<sup>rd</sup> floor of the Sale Residential Building viz. "Vive" and more particularly described in the **Fourth Schedule** hereunder written and delineated on the plan thereof hereto annexed and marked as Annexure - "B" and thereon shown in red colour line in the said building Vive developed on the Third Part of the Larger Property at or for the price of **Rs. 1,08,25,000/- (Rupees One Crore Eight lakhs Twenty Five Thousand Only)** and upon the terms and conditions mentioned in this Agreement ("**Purchase Price**"). Prior to the execution of these presents, the Purchaser(s)/Allottee(s) has/have paid to the Promoter a sum of **Rs. 1,07,16,750/- (Rupees One Crore Seven Lakhs Sixteen Thousand Seven Hundred Fifty Only)** being part payment of the Purchase Price of the said Flat(s)/Apartment(s) agreed to be sold by the Promoter to the Purchaser(s)/Allottee(s) as advance



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payment (the payment and receipt whereof the Promoter hereby admit and acknowledge);

ii) The Purchaser(s)/Allottee(s) agree/s that the size of the said Flat(s)/Apartment(s) shall be as per the plans approved by Slum Rehabilitation Authority or concerned statutory authority which are already inspected by the Purchaser(s)/Allottee(s) and have completely satisfied himself / herself / themselves in respect thereof.



Under Section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises to the Purchaser(s)/Allottee(s), being in fact these presents and also to register said Agreement under the Registration Act, 1908;

kk) Income Tax Permanent Account Number of the Parties are as under:-

Name Of The Party	PAN No.
Accord Builders	AAMFA1604J
M/s. Hyperloop Designs LLP	AAMFH7297J

ii) In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Purchaser(s)/Allottee(s) hereby agrees to purchase and acquire, the said Flat(s)/Apartment(s) and the right to use the Common Areas and Limited Common Areas in the said Building VIVE in the manner hereinafter appearing;

**Now This Agreement Witnesseth And It Is Hereby Agreed By And Between The Parties Hereto As Follows:-**



The parties herein agree and declare that the recitals as incorporated hereinabove shall form the integral part of operative part of this agreement.

2. The Promoter shall construct the said building/s consisting of 3 basements and ground/ stilt/ Amenities, and 14 upper floors as mentioned in Recitals herein, on the said Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser(s)/Allottee(s) in respect of variations or modifications which may adversely affect the Flat(s)/Apartment(s) of the Purchaser(s)/Allottee(s) except any alteration or addition required by any Government authorities or due to change in law.

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The Promoter may also make such minor additions and alterations as may be required by the Purchaser/s, within the said Flat / Apartment or as may be required by any other allottee of the said Project within his/her/their/its Flat/ Apartment without the written permission of any other allottee of premises in the Project of such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an Authorized Architect or Engineer.



Provided Further That the Promoter shall be empowered to make modifications, variations, additions or alterations as may be required by the Promoter from time to time, by obtaining 2/3<sup>rd</sup> consent of concerned affected person/s in the said new Building/floor as the case may be. It is clarified that the consent of those Purchaser/s who are not affected by the modifications, variations, additions or alterations proposed and/or carried out by the Promoter as aforesaid shall not be required.

3. **Purchase Of The Premises And Purchase Price:-**

3.1 The Promoter has agreed to sell to the Purchaser(s)/ Allottee(s) and the Purchaser(s)/ Allottee(s) has/have agreed to purchase from the Promoter on "ownership basis" one residential Flat(s)/Apartment(s) No. 0301 of the type 2 BHK on the 3<sup>rd</sup> floor in "A" Wing in the Sale Residential Building "Vive" ("the said building") admeasuring

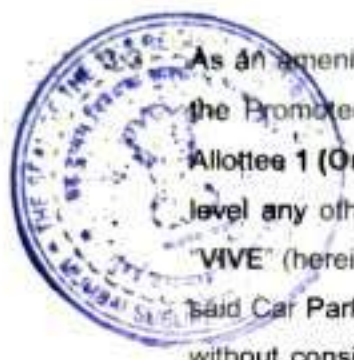
46.90 sq. mtrs Carpet area as per RERA in the said sale Building as shown in the Floor plan thereof hereto annexed and marked Annexure - "B" for the consideration of Rs. 1,08,25000/- (Rupees One Crore Eight lakhs Twenty Five Thousand Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Flat(s)/Apartment(s). The aforesaid consideration/purchase price is charged only for the

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The said Sale Building shall be constructed on Third Part of the Larger Property more particularly described in the Third Schedule hereunder written and referred herein as "the said Project Land". The Flat(s) / Apartment(s) No. A-301 more particularly described in the Fourth Schedule hereunder written and hereafter called as "the said Flat(s)/Apartment(s)/Premise(s)";



As an amenity provided alongwith the said Flat / Apartment the Promoter have earmarked for the exclusive use of the Allottee 1 (One) car parking space in Basement/ Still/ ground level any other arrangement in the said Building known as "VIVE" (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s is/are provided as an irrevocable amenity without consideration. However the Allottee/s will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoter and/or the Society (as defined hereinafter) and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the said Organisation. Further, the Allottee/s shall not in the future raise any dispute about the suitability of the said Parking Space as constructed by the Promoter;

The said Flat / Apartment and the Car Parking Space are more particularly described in the Fourth Schedule hereunder written;

3.4 The Purchase Price i.e. Sale Consideration is escalation-free, save and except escalations/increases, due to the increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the SRA or any other Competent Authority, Local Bodies and/or the Government from time to time. The Promoter undertake and agree that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities, etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published / issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



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3.5 The sale consideration to be paid under this Agreement and the manner of Installments agreed between the parties in respect of the said Premises has been carried at, after providing a rebate to the Allottee and the same has been agreed and accepted by the Purchaser; *(if applicable in specific case as may be mutually agreed)*

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3.6 As per Section 171 of the Central Goods and Services Act, the Anti-Profitteering Rules 2017, any reduction in rate of tax on any supply of goods or services or the benefit of the input tax credit has been passed on to the Allottee/s by way of commensurate reduction in prices. The same has already been adjusted/credit of benefit due to GST, given in the value of Agreement executed. Hence, it is mutually agreed that, the Allottee/s is/are not eligible for any further rebate under GST.



3.7 It is further clarified that in the event the Promoter obtains the Occupation Certificate in respect of the said Premises and offers the Allottee to take possession of the said Premises prior to the Possession Date (as defined hereinbelow), then in such case the Allottee agrees that the Promoter shall be entitled to demand the outstanding installments of the Sale Consideration and the Allottee agrees and undertakes to pay the same, without any delay and/or demur.

4. The Promoter agrees to provide certain common areas and facilities in the said Third Part of the Larger Property. The nature, extent and description of the common areas and facilities is described herein below.

5. The Purchaser(s)/Allottee(s) has/have paid on or before execution of this agreement a sum of **Rs. 1,07,16,750/- (Rupees One Crore Seven Lakhs Sixteen Thousand Seven Hundred Fifty Only)** as Earnest Money Deposit or application fee and hereby agrees to pay to the Promoter the balance amount of purchase price i.e. sale consideration of **1,08,250/- (Rupees One lakhs Eight Thousand Two Hundred Fifty Only)** in the following manner:-



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		On or before Possession
		Total
		% Due
		1,07,16,750/-
		1,08,250/-
		1,08,25,000/-



The Total Purchase Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, sur charge and Cess, or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat(s)/Apartment(s). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may be applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Purchaser(s)/Allottee(s) alone and the Promoter shall not be liable to bear or pay the same or any part thereof.



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- Further, the Allottee or the Financial Institution making payment of Purchase Price is responsible to deduct 1% (being the present prevailing rate) of the amount paid towards Purchase Price as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act, 1961 and deposit the same to the credit of Central Government and shall issue TDS Certificate(s) in our favour in the prescribed Form 16B for the same within the statutory period. In the event of any error committed while deducting TDS or in E-filing, the same shall be rectified by the Allottee/financial institution within a period of 30 (thirty) days from the said error being brought to the Allottee/financial institution's notice. The Credit for the TDS amount deposited by the Allottee/financial institution will be given to the Allottee only upon receipt of the Original TDS Certificate and the amount mentioned therein matches with the amount appearing in the Income Tax Department website. In the event of Allottee(s) failing to produce the Original TDS Certificates for all the payments made by the Allottee, at the time of handing over of the said

Premises, the Allottee will be required to deposit with the Promoter such equivalent TDS amount as interest free deposit, which shall be refunded by Promoter to the Allottee upon handing over of the relevant TDS Certificate within one month of the handover of the said Premises to the Allottee. In case the Allottee fails to handover the relevant TDS Certificate within the stipulated period of one month, the Promoter shall be entitled to appropriate the said deposit against the amount of TDS Certificate receivable from the Allottee.

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7. It is clarified that Promoter shall maintain a separate account in respect of the sums received by the Promoter from the Purchaser(s)/Allottee(s) as advance or deposit, sums received towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been intended. The Purchase Price shall be payable by the Purchaser(s)/Allottee(s) to the Bank Account No. **074005001423** maintained with ICICI Bank, Sion Branch with IFSC Code **ICIC0000740** ("the said Account").
8. The Promoter shall confirm the final carpet area that has been allotted to the Purchaser(s)/Allottee(s) after the construction of the Sale Residential Building is completed and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser(s)/Allottee(s). If there is any increase in the carpet area allotted to Purchaser(s)/Allottee(s), the Promoter shall demand additional amount from the Purchaser(s)/Allottee(s) as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square feet as agreed herein.
9. All the aforesaid amounts paid by the Purchaser will be proportionately adjusted by the Promoter towards the total Purchase Price payable by the Purchaser to Promoter under this Agreement. The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Time shall be essence of the



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Contract as to aforesaid payments to be made by the Purchaser(s)/Allottee(s) to the Promoter.

10. The Promoter hereby agrees 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 shall, before handing over possession of the Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s), obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat(s)/Apartment(s).



11. It is in essence for the Promoter as well as the Purchaser(s)/Allottee(s). The Promoter shall abide by the time for completing the project and handing the Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) and the common areas to the association of the Purchaser(s)/Allottee(s) after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser(s)/Allottee(s) shall make timely payments of the instalments and other dues payable by him/her/them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 5 herein above ("Payment Plan").

12. In this agreement, the word Floor Space Index (F.S.I.) or Floor Area Ratio (F.A.R) shall have the same meaning as understood by the Planning Authority under its relevant building regulations or byelaws. The Promoter shall be entitled to float the F.S.I. of the Project Land for carrying out any permissible construction in the said Project.



13. **FSI of the Larger Land:-**

The area of the Larger Land to be developed in a phase-wise manner include sale component, rehab component, buildable and non-buildable reservations etc.;

Out of the total proposed Sale FSI of 22,422.04 sq. mtrs. (approx) including fungible FSI (Total Sale FSI) in respect of the Larger Land, presently Sale FSI of 21,422.04 sq. mtrs. (including fungible FSI) is sanctioned on the Sale Component.

Balance Sale FSI of 1000 sq. mtrs (approx.) including fungible FSI in respect of the larger land may further be available in future on account of clubbing, amalgamation or otherwise including proposed changes in Development Control Regulations and/or implementation of various schemes thereunder etc.

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Out of the Total Sale FSI, Sale FSI of 13,716.87 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Meridia;

Out of the Total Sale FSI, Sale FSI of 7705.17 sq. mtrs. (including fungible FSI) has been sanctioned for consumption in the construction and development of the Building Vive;



Further, the Purchaser/s has/have been informed and acknowledge(s) that the Total Sale FSI proposed to be utilized in the construction of the building/s or wing/s of the said Project may not be proportionate to the area of the physical land/foot print of the building/s or wing/s on which it is being constructed in proportion to the total area of the Larger Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for any of the buildings being constructed on the Larger Land as it thinks fit and the purchasers of the flat(s)/premises/units in the said Project/such buildings (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the buildings or the Larger Land.

14. The Promoter has planned to utilize Floor Space Index by availing TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said development of Larger Property/Land. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the said Third Part of the Larger Property in the said Project and Purchaser(s)/Allottee(s) has agreed to purchase the said Flat(s)/Apartment(s) based on the proposed construction and sale of Flat(s)/Apartment(s) to be carried out by the Promoter by utilizing



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the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

The Purchaser(s)/Allottee(s) hereby agrees, accepts and confirms that the Promoter proposes to develop the said Project (including by utilization of the full development potential) in the manner more particularly detailed herein and as depicted in the layout plan annexed hereto and Purchaser(s) / Allottee(s) has / have agreed to purchase the said Flat(s) / Apartment(s) based on the unfettered and vested rights of the Promoter in this regard.



16. The Promoter shall be entitled to and authorized to utilize the entire permissible FSI/FAR in respect of the said Larger Land for the construction of any building or phase or part thereof in the said Larger Land. The Promoter shall be entitled to float the F.S.I. of said Larger Land on the said Project Land/Third Part of the Larger Property for carrying out any permissible construction in the said Project. The Purchaser(s)/Allottee(s) hereby gives his specific irrevocable consent for the same.

**17. FSI, TDR And Development Potentiality With Respect To The Proposed Development Of The Said Project Land:-**

(i) The Allottee/s hereby agrees, accepts and confirms that the Promoters propose to develop the Project on the said Project Land (by utilization of the full development potential) in the manner more particularly detailed herein and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered and vested rights of the Promoters in this regard;

(ii) The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the Larger Land including the existing and future and extra FSI on account of or due to any reason whatsoever, including but not limited to, under Regulation 33(5), 33(7), 33(9), 33(10), 33(24) or any other regulations as per the proposed D.P. Plan 2034 and/or due to change in building laws, regulations, policy, notification, order/approvals from concerned competent authorities and any other Applicable Law and/or on account of handing over to the Government or the Municipality or altering, shifting, relocating any



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buildable/non-buildable reservations of the said Larger Land or due to clubbing of any other scheme on the said Larger Land or otherwise and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part/phase of the larger Land/Project or elsewhere as may be permitted and in such manner as the Developer deems fit. Accordingly, the balance development of the Larger Land comprising Rehab component and/or free sale component and/or amenities/facilities and/or buildable and non-buildable reservations etc. may be located anywhere within the Larger Land at the discretion and as may be deemed fit by the Promoter without requiring consent of Allottee/s and also the additional FSI/TDR that may be generated due to amalgamation/clubbing of such rehab schemes may be utilised by the Promoter either anywhere within the Larger Land or outside, however, the same shall not affect the existing development on the Project Land and neither the Purchaser/s nor the Organisation shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or light and ventilation and/or density and environment and/or of water and electricity;

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- (iii) The Promoter shall be entitled to the entire unconsumed and residual floor space index ("FSI") in respect of the said Larger Property including the said Project Land whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights ("TDR"), availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or due to proposed changes in layout by implementing various scheme as mentioned in Development Control Regulations or based on expectation of increased FSI which may be available in future on

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modification of Development Control Regulations, and the Development Plan 2034 which are applicable to the development of said Larger Property including the said part of Larger Property or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to the Promoter for utilization and consumption on the said Larger Property and/or on the clubbed/ amalgamated plot/s of land in vicinity in the same scheme or any other clubbed Slum Rehabilitation Scheme and which shall be developed as a proposed /separate phase and the same shall not affect the existing development that is proposed on the said Larger Property and neither the Allottee nor the Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or object to, obstruct or hinder on grounds of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;



- (iv) Notwithstanding anything to the contrary contained herein, the Promoters shall also have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign the residual FSI, if any (by whatever name called) after completion of the Project and permitted by the concerned authorities under the applicable laws and regulations, to or in favour of any person/s whatsoever, for such consideration and on such terms, conditions and provisions as may be desired and deemed fit by the Promoters in their sole and unfettered discretion and as may be permitted by law.



The Promoter may develop the lands adjacent to the said Larger Property (hereinafter referred to as the "Adjoining Land/Properties") in accordance with Rule 4(4) of the Real Estate (Regulation and Development) Act, 2016. The Promoter shall also be entitled to/required to club/ amalgamate the development of the said Larger Property (or part thereof) with the Adjoining Properties, whether as a common integrated layout with the said Property (or part thereof) or otherwise, in a phase wise manner subject to necessary approvals / sanctions from the concerned authorities. The total FSI and the said Larger Land shall accordingly

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increased. For this purpose, the Promoter shall be deemed to be required to undertake the following as it may deem fit:-

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- i. Amalgamate schemes of development, land parcels, lands, land composition and land mix.
  - ii. Float FSI/TDR from the said Larger Property onto the Adjoining Land/Properties and from the Adjoining Land/Properties onto the said Larger Property and undertake consequent construction, development, sale, marketing and alienation.
  - iii. Provide common access and entry and exit points to and from the said Larger Property (or part thereof) and the Adjoining Properties, which may be used in common by the occupants of units/premises constructed on the said Larger Property (or part thereof) and the Adjoining Properties.
19. The Promoter has represented and informed the Allottee/s that Promoter may through any of its nominee/s or associate or group concern/s acquire additional land which are adjacent and/or contiguous to the said Larger Land and such acquired additional land, if any. ("**additional land**") may also be clubbed/merged/amalgamated (at the option and discretion of Promoter) with the said Larger Land for the purpose of developing the said Larger Land under any regulation of the applicable D.C. Regulations and applicable laws.
20. Accordingly, the Promoter shall be entitled to the entire FSI and residual floor space index in respect of the such additional land and the entire increased, additional, available, future and extra FSI, whether by way of purchase of FSI from any authority by payment of premium or price, the change of law and policy, the purchase of transferable development rights, availability and increase of FSI/TDR, floating FSI, fungible FSI, FSI arising due to a larger layout and the development thereof and/or FSI which is not computed towards FSI by any concerned authority or otherwise by any other means whatsoever, which shall absolutely and exclusively belong to and be available to Promoter and the Promoter may propose to utilise the same on any portion of the said Larger Land in the manner as it deems fit and appropriate and the Allottee and/or the society/limited company/association of allottees (defined hereinafter) shall not have or claim any rights,



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 20221. The Allottee hereby consents to the above and the consent contemplated hereunder shall for all purposes be considered as the Allottee's consent under the provisions of Section 14 of RERA and the other applicable provision of the Maharashtra Regional Town Planning Act, 1966 and the DCR;



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

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



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It is an essential and integral term and condition of this Agreement, that only upon the payment of full Purchase Price and all other amounts, charges, dues, outgoings, etc. payable hereunder, having been paid on its due date/s without any default by the Purchaser(s)/Allottee(s) to the Promoter (and not otherwise), will the Purchaser(s)/Allottee(s) have or be entitled to claim any rights, against the Promoter under this Agreement and/or in respect of the said Flat(s)/Apartment(s).

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25. The Purchaser(s)/Allottee(s) shall pay to the Promoter the 4  
installments of Purchase Price and all other amounts payable in  
terms of these presents within 15 (fifteen) days of intimation ("Due  
Date") in writing, by the Promoter that the amount has become due  
on their respective due dates, time being the essence of the  
contract. If the Purchaser(s)/Allottee(s) fails to make any payments  
on the stipulated date/s and time/s as required under this  
Agreement, then, without prejudice to the other rights of the  
Promoter, the Purchaser(s)/Allottee(s) shall be liable to pay  
Interest @ SBI PLR + 2% p.a. to the Promoter on all and any such  
delayed payments computed from the date such amounts are due  
and payable till the date such amounts are fully and finally paid.

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If the Allottee/s fails to make any payments on the stipulated  
date/s and time/s as required under this Agreement, the  
Allottee/s shall pay to the Promoters interest @ SBI PLR + 2%  
p.a., on all and any such delayed payments computed from the  
date such amounts are due and payable till the date such amounts  
are fully and finally paid together with the interest.

Without prejudice to the right of the Promoters to charge interest  
at the Interest Rate @ SBI PLR + 2% p.a., and any other rights  
and remedies available to the Promoters (a) on the Allottee/s  
committing **any 3**(three) defaults of payment on the due date of  
**any amount** due and payable by the Allottee/s to the Promoters  
under this Agreement (including his/her/their/its proportionate  
share of taxes levied by the concerned local authority and other  
outgoings) and/or (b) the Allottee/s committing 3(three) defaults of  
payment of the instalments of the Sale Consideration, the  
Promoters shall be entitled, at its own option and discretion, to  
terminate this Agreement. Provided that, the Promoters shall give a  
notice of 15 (fifteen) days in writing to the Allottee/s ("**Default  
Notice**"), by courier / e-mail / registered post A.D. at the address  
provided by the Allottee/s, of its intention to terminate this  
Agreement with detail/s of the specific breach or breaches of the  
terms and conditions in respect of which it is intended to terminate  
this Agreement. If the Allottee/s fails to rectify the breach or  
breaches mentioned by the Promoters within the period mentioned  
in the Default Notice, including making full and final payment of  
any outstanding dues together with the Interest Rate thereon, then  
at the end of the period mentioned in Default Notice, the



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Promoters shall be entitled to terminate this Agreement by a written notice to the Allottee/s ("Promoters Termination Notice"), by courier / e-mail / registered post A.D. at the address provided by the Allottee/s.



On the receipt of the Promoters Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Sub-Clause, the Promoters shall be entitled to (i) deal with and/or dispose of or alienate the said Premises and car parking space in the manner as the Promoters may deem fit without any reference or recourse to the Allottee/s; and (ii) the Promoters shall be entitled to adjust and recover from the Allottee/s (a) pre-determined and agreed liquidated damages equivalent to 10% of the total consideration/purchase price towards liquidated damages along with any losses that may accrue to the Promoters, by reason of such termination including any diminution in sale price or market value of the said Premises prevailing at the time of termination; (b) brokerage fees; (c) all other taxes and outgoings, if any due and payable in respect of the said Premises upto the date of Promoters Termination Notice; (d) the amount of interest payable by the Allottee/s in terms of this Agreement from the date of default in payment till the date of Promoters Termination Notice as aforesaid; (e) In case the Allottee/s had opted for subvention scheme, the total amount of PRE-EMI interest paid and /or payable by the Promoter to the lending Bank/Financial Institution and the stamp duty and registration charges, (f) In case the Allottee/s has availed any loans (including subvention scheme), then all amounts disbursed by the lending Bank/Financial Institution to the Promoter, which amounts shall be refunded by the Promoter to such lending Bank/ Financial Institution directly and the Allottee/s authorises the Promoter to collect the original Agreement for Sale from such Bank / Financial Institution and shall not be required to take any consent / confirmation from the Allottee/s at anytime and refund the balance, if any, to the Allottee/s. Upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or the car park/s and that the dispatch of the said cheque towards refund from the Promoters to the Allottee/s by registered post acknowledgement due at the address given by the Allottee/s in these presents irrespective of whether the Allottee/s accept/s or



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encash/s the cheque or not, will tantamount to the Promoter having refunded amount due to the Allottee/s and the Allottee/s shall deemed to have accepted the same in full satisfaction of all his/her/its/their claim under this Agreement. Upon termination of this agreement, the Promoters shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs otherwise and shall also not be liable to reimburse to the Allottee/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. Within a period of 30 (thirty) days of the Promoters Termination Notice, the Promoters shall after deduction of the aforesaid Amounts, refund the balance amount of the Sale Consideration to the Allottee/s simultaneously, with the Promoters and the Allottee/s executing and registering the Deed of Cancellation of this Agreement, the stamp duty, registration fee and other costs and expenses whereof shall be borne and paid by the Allottee/s entirely.

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26. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoter in the said Flat(s)/Apartment(s) are those that are set out in Annexure 'G' annexed hereto.

27. **Possession Date, Delays and Termination:-**

The Promoters shall offer possession of the said Premises to the Allottee/s on or before 30<sup>th</sup> September, 2021 subject to a grace period not exceeding 31<sup>st</sup> December 2022, ("**Possession Date**"). Provided however, that the Promoters shall be entitled to an extension of time for giving delivery of the said Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors /events (force majeure events):-

- (a) War, Civil Commotion, Flood, Drought, Fire, Cyclone, Earth Quake, Act of God or any calamity by nature affecting the regular development of the Real Estate Project;
- (b) non-availability of steel, other building material, water or electric supply;
- (c) delay in getting approvals not attributable to the Promoters;
- (d) Any notice, order, rule, notification of the Government

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(f) Any other circumstances beyond the control of the Promoters that may be deemed reasonable by the Authority;



(g) Any delay in grant of any permissions/ approvals by any of the authorities, any orders passed by courts affecting the development of Project.

If the Promoters fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee/s on the Possession Date (save and except for the reasons as stated in Clause 27 above, then the Allottee/s shall be entitled to either:-

(a) The Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoters by courier / e-mail / registered post A.D. at the address provided by the Promoters ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Allottee Termination Notice by the Promoters, the Promoters shall refund to the Allottee/s the amounts already received by the Promoters under this Agreement with interest @ SBI PLR + 2% p.a. thereon ("**Interest Rate**") to be computed from the date the Promoters receive such amount/part thereof till the date such amounts with the interest are duly repaid provided a valid Deed of Cancellation of the said Premises is duly executed and registered by parties hereto to give effect to the above termination before making any refund. On such repayment of the amounts by the Promoters (as stated in this Clause), the Allottee/s shall have no claim of any nature whatsoever against the Promoters and/or the said Premises and/or the car park/s and that the Promoters shall be released and discharged from all its obligations and liabilities under this Agreement and the Promoters shall be entitled to deal with



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and/or dispose of the said Premises and/or the car park/s  
in the manner it deems fit and proper;

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(b) If the Allottee/s does not intend to withdraw from the Real Estate Project, then the Promoters shall pay interest at the Interest Rate mentioned hereinabove, for every month of delay from the Possession Date, on the Sale Consideration paid by the Allottee/s. The interest shall be paid by the Promoters to the Allottee/s till the date of offering to hand over the possession of the said Premises by the Promoters to the Allottee/s;

(c) The Purchaser(s)/Allottee(s) hereby acknowledge and agrees that he/she/they shall, within a period of \_\_\_\_\_ from the date of such failure, choose either of the aforesaid remedies and not both. If the Purchaser(s)/Allottee(s) fails to choose either of the aforesaid remedies within the said period, it shall be deemed that he/she/they has/have accepted clause (b) hereinabove and shall accordingly be entitled to interest only. It is further agreed between the parties hereto that in case the Allottee/s elects his remedy under Sub-Clause 28 (b) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under Sub- Clause 28(a) above.

29. The Allottee/s shall, no later than fifteen (15) Days from the Date of Offer of Possession, make payment of all the then balance/remaining Aggregate Payments and complete all formalities in respect thereof, including executing an indemnity bond (if any) in terms of a draft prepared by the Promoter.

30. The Allottee/s: (i) shall ensure that on or after taking possession of the Apartment/flat, his/her/their/its interior works in the Apartment/flat do not prejudice, affect or hinder in any manner the efforts and actions of the Promoter to obtain the balance/remaining Approvals in respect of the said Project, and (ii) undertake/s not to cause any damage to the Apartment/flat and/or the Project or any part thereof, and in the event any damage is caused, the Allottee/s agree/s and undertake/s to reimburse the Promoter all costs related to the remediation and rectification thereof.



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2100331.	The Allottee/s also accept/s acknowledge/s that as on the Date
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shall have been completed, but that there shall, or may, be progress in the development and construction works ongoing at such time, including in respect of the Common Areas & Amenities and Balance Project/s.



32. Notwithstanding anything to the contrary in this Agreement the Promoter shall always be entitled, in its discretion to complete any part of the Project and apply for and obtain an occupation/part occupation certificate/s thereof, whereby, on the Date of Offer of Possession, the Allottee/s shall be obliged, and undertake to take possession of the Apartment/flat for occupation within the period of such occupation/part occupation certificate which relates to the said Flat. Thereafter, the Promoter shall, without any hindrance or objection by the Allottee/s, be entitled to carry out by itself or through its contractors or otherwise all remaining development and work in respect of the Project land and/or on the Larger Land.

33. The sanctioned plans include the provisions for Duct with Service Slab of about NIL sq. mtr. for beneficial use of the said flat. The Purchaser shall not be entitled to claim use of similar facilities available with other flats. The Purchaser shall use the said Duct/Service Slab for the purpose for which the same is sanctioned.

34. It is further clarified by the Promoter that any extra / additional work required to be carried out in the said Flat(s)/Apartment(s) as per the requirement/ request of the Purchaser(s)/Allottee(s) shall not be calculated / included in the period of grant of possession of the said Flat(s)/Apartment(s) as agreed to herein.

35. The Purchaser(s)/Allottee(s) is/are aware that the area of the said Flat(s)/Apartment(s) may increase or decrease. If the area of the said Flat(s)/Apartment(s) increases or decreases, the consideration payable under this Agreement shall be proportionately adjusted.

36. At the request and instance of the Purchaser(s)/Allottee(s) and for the convenience of the Purchaser(s)/Allottee(s), the Promoter has granted and permitted the Purchaser(s)/Allottee(s) to park his/ her/ their light motor vehicles in 1(One) car parking /space in





Stilt/Basement/ground level. The right to use such car parking space shall be governed and controlled by the Society of Common Organization of the Purchasers of Flat(s)/Apartment(s) on the sale wing(s) "A", "B" & "C" or more such wings of the said Building. The location and other details viz. car park numbering, etc. shall be intimated at the time of handing over of possession of the said Flat(s)/Apartment(s).

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37. **Procedure for taking possession:-**

The Promoter, upon obtaining the occupancy certificate from the competent authority in respect of the said Flat(s)/Apartment(s) and the payment made by the Purchaser(s)/Allottee(s) as per the agreement shall offer in writing the possession of the Flat(s)/Apartment(s), to the Purchaser(s)/Allottee(s) in writing in this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat(s) / Apartment(s) to the Purchaser(s) / Allottee(s). The Promoter agrees and undertakes to indemnify the Purchaser(s) / Allottee(s) in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser(s) / Allottee(s) agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser(s) / Allottee(s), as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser(s) / Allottee(s) in writing within 7 days of receiving the occupation certificate of the Project / the said Flat(s) / Apartment(s).



The Purchaser(s)/Allottee(s) shall take possession of the Flat(s)/Apartment(s) within 15 days of the written notice from the promoter to the Purchaser(s)/Allottee(s) intimating that the said Flat(s)/Apartment(s) is ready for use and occupancy.

38. **Failure of Purchaser to take Possession of Flat(s) / Apartment(s):-**

Upon receiving a written intimation from the Promoter as per clause 37, the Purchaser(s)/Allottee(s) shall take possession of the Flat(s)/Apartment(s) from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat(s) / Apartment(s) to the Purchaser(s) /



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Allottee(s). In case the Purchaser(s) / Allottee(s) fails to take possession within the time provided in clause 37 such Purchaser(s) / Allottee(s) shall continue to be liable to pay maintenance charges as applicable.



39. Within 15 (fifteen) days after the Possession Notice in writing is given by the Promoter to the Purchaser(s)/Allottee(s) that the said Premises is ready for use and occupation, the Purchaser(s)/Allottee(s) shall be liable to bear and pay his/her/its proportionate share, i.e. in proportion to the carpet area of the said Flat(s)/Apartment(s), of outgoings in respect of the said Project including water-charge, local taxes, betterment charges, other indirect taxes of every nature or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, Security Guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the Said Project. Until the Society is formed and the Society Conveyance / Lease / Sublease / Assignment is duly executed and registered, the Purchaser(s)/Allottee(s) shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Purchaser(s)/Allottee(s) further agrees that till the Purchaser's/Allottee's share is so determined by the Promoter at its sole discretion, the Purchaser(s)/Allottee(s) shall pay to the Promoter provisional monthly contribution of **Rs. 7794/- (Rupees Seven Thousand Seven Hundred Ninty Four Only)** per month towards the outgoings. The amounts so paid by the Purchaser(s)/Allottee(s) to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance/Lease is duly executed and registered. On execution of the Society Conveyance/Lease, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society to the Limited Company as the case maybe.



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40. **Defect Liability:-**

- (i) If within a period of five years from the date of handing over the Premises to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any

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defects on account of workmanship, quality or provision of service then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottees to receive from the Promoter, compensation for defect in the manner as provided under the Act;

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- (ii) Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the said Premises of phase/wing and in specific the structure of the said flat/unit/wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottees shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability shall automatically become inoperative. The word 'defect' here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoters, and shall not mean defect/s caused by normal wear and tear and by negligent use of the premises by the Occupants, vagaries of nature etc.;
- (iii) It shall be the responsibility of the allottee/s to maintain his unit/flat in a proper manner and take all due care needed including but not limiting to take all due care of the joints in the tiles in his flat are regularly filled with white cement/epoxy to prevent water seepage;
- (iv) Further where the manufacturer warranty as shown by the Promoter to the allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the said flat/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the allottee/s, the Promoter shall not be responsible for any defects occurring due to the same;
- (v) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's,



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fixtures, and fittings shall be maintained and covered maintenance/warranty contracts so as it to be sustained and in proper working condition to continue warranty in the flats and the common project amenities wherever applicable;



(vi) That the allottee/s has been made aware and that the allottee/s expressly agrees that the regular wear and tear of the flat/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree Celsius and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect;

(vii) It is expressly agreed that before any liability of defect is claimed by or on behalf of the allottee/s, it shall be decided by Project Architect and/or Structural Engineer who shall survey and access the same and shall then submit a report to state the defects in materials used, in the structure built of the flat/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

41. Rights Of The Promoter:-

(a) In the event of grant of additional FSI/FAR by the competent authority as a result of including but not limited to addition of extra land to layout land, increase in FSI / FAR, purchase of paid FSI/FAR by the Promoter, purchase of TDR, additional FSI as compensation or any other changes in Rules, In such event the Promoter shall be absolutely entitled to utilize such additional FSI/FAR on the said Project Land or part thereof either by way of construction of new building or extension of any of the building/s/ phase/s in the said larger Land. The Purchaser(s) / Allottee(s) has/have hereby given his / her / its / their irrevocable consent for the same and shall not object to the utilization of the additional FSI/FAR by way of construction of new building and when such FSI is granted, the Promoter shall be entitled to use the same on the said Project land either by way of construction of new



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building or extension of the building or adding permitted or in the existing building, which are presently permitted or in any other part of said Project land as per the discretion of the Promoter. The Purchaser(s)/Allottee(s) has/have hereby given his/her/its/their irrevocable consent therefor and the Promoter shall be entitled to revise the plans, get the same sanctioned from the local/Competent authority and construct the additional Flats/Apartments/units permitted by local/competent authority and to allot/sell them to the intending purchaser/s thereof. The Purchaser(s)/Allottee(s) shall have no objection for the said new purchaser/s to be admitted as members of the said Society;

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- (b) The Promoter shall be entitled to use the present unutilized and/or additional built up area F.S.I., TDR or F.S.I. obtained in any form/by any means including handover of amenity space and R. P. road/ D. P. road, internal road etc. on the Larger Land by floating the same and/or in the said Project as and when the same is permitted either by way of construction of new building or adding floor/s or extension of the said building which are presently permitted. Likewise the Promoter shall also be entitled to use FSI pertaining additional lands in the Third Part of the Larger Property as and when permitted by competent authority. The Purchaser(s)/Allottee(s) has hereby given his irrevocable consent therefor and the Promoter shall be entitled to revise the layout / building plans, get them sanctioned from the competent authority, construct the additional buildings / floors / units / Flats / Apartments permitted by the competent authority and to allot/sell them to intending persons. The Purchaser(s)/Allottee(s) shall have no objection for the said new purchaser/s to be admitted as members of member society. The Association shall get the new transferees admitted as its members. Notwithstanding anything contained in this Agreement to the contrary the Promoter shall be entitled to utilise any balance and/or additional FSI and/or TDR or F.S.I. obtained in any form as stated in above paragraphs on any open space/ areas and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the



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structure of building/s. The Promoter shall also be entitled to transfer or assign the said right to any other person and the same shall be conveyed subject to the said right.

(c) The Promoter is developing and promoting the Project on the said Project land and the construction of the same shall be carried out in phased manner. Therefore, the Promoter reserves its rights to allow the Purchasers/Allottees in further phases to use common roads of the larger property. The right of Promoter is and shall also be applicable for other properties which may be amalgamated with the Entire Project.



(d) The Promoter shall have exclusive right to utilise the additional F.S.I. granted to it in future on the larger property and the Promoter shall have also exclusive right to utilise the T.D.R. which it may receive in future anywhere on the said Larger property. The Purchaser(s)/Allottee(s) shall not have or raise any objection for utilization of the said additional F.S.I. or T.D.R. as the case may be and for the sale of the same. The Promoter shall have right to amalgamate the additional lands in the said Larger property / said Project land for its future expansion scheme/s and the F.S.I. so released, or any additional F.S.I. or any TDR shall belong to the Promoter and he shall be entitled to utilize the same, anywhere within or out of the said Project Land.

(e) In the course of exercising the right of additional construction as envisaged hereunder, the Promoter shall be entitled to utilize the existing R.C.C. structure, beams and columns and walls of the said building as well as the restricted common areas, amenities and facilities of the said building or the said society. The Promoter shall also have the rights to use the society amenities, all the permissible and unutilized F.S.I. available on the Project land and/or additionally amalgamated lands and such other facilities like water, electricity, access/roads, sewage and drainage lines and other conveniences in the project land or the said Building for carrying out further development and construction.



(f) In case the Promoter forms the Society as agreed herein or before sale or disposal of some of the Flat(s)/Apartment(s) in the said building, in that case the Promoter shall have the privilege and right to sell, dispose of such unsold Flat(s)/Apartment(s) to any person/s as per his discretion at any time in future, without any consent/objection of whatsoever nature on the part of the Purchaser(s) / Allottee(s) or the Society. The Flat(s) / Apartment(s) in respect of which concerned agreements to sell are cancelled or terminated as envisaged under this Agreement, shall also be treated as unsold Flat(s) / Apartment(s) for the purpose of this clause. Such new Purchaser(s) / Allottee(s) shall be given membership of the Society and the same shall be given by accepting one Membership Fee (i.e. normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of the common Organisation or apex body) without asking for any other consideration/fee. The Property Tax for such unsold Flat(s) / Apartment(s) till its sale/disposal shall be payable by the Promoter. The Purchaser(s)/Allottee(s) as well as the Society shall extend all co-operations to the Promoter and the new purchaser/s in this regard;

(g) The Promoter shall always have right to levy and collect amounts towards taxes, betterment charges, cess and other levies to be charged and collected from the Purchaser(s)/Allottee(s) as per prevailing laws, rules, regulations, notifications, bye-laws etc. till the conveyance/lease of the said Third Part of the Larger Property in favour of the Society;

(h) In the event any portion of the Project Land being required by any utility / service provider for installing any electric sub-station / transformer / Building gas bank machinery, plants, buildings, etc., the Promoter shall be entitled to transfer such portion to the said utility / service provider or any other body for such purpose on such terms and conditions as the Promoter deems fit and / or as per requirement of such utility / service provider or as per applicable law/ rules / regulations;

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any amount due and payable by Purchaser(s)/Allottee(s) remains unpaid then the Promoter shall be entitled to adjust and satisfy such dues from any other amount paid by the Purchaser(s)/Allottee(s) or from any amount payable to the Purchaser(s)/Allottee(s) and adjust the account accordingly and in case still there are dues from Purchaser(s)/Allottee(s) make demand accordingly;



(j) All the common areas amenities and facilities of the Entire Project and the common areas amenities and facilities of the said Project shall remain under the charge and control of the Promoter till the Promoter formally hands over the charge and control thereof to the Apex Body or the concerned member societies, respectively;

42. **Responsibilities Of The Promoter:-**

The Promoter hereby agrees 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 plans or thereafter and shall, before handing over possession of the Premises to the Purchaser(s)/Allottee(s), obtain from the concerned local authority, the Occupation Certificate subject to the Authorities imposing standard terms and conditions on the Promoter for obtaining such Occupation Certificate.

43. The Purchaser(s)/Allottee(s) shall use the Flat(s)/Apartment(s) or any part thereof or permit the same to be used only for purpose of residence. He/She/They shall use the garage or parking space only for purpose of keeping or parking vehicle.



**Formation of the Society:-**

- (i) The Promoter shall submit an application to the Competent Authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of the flats/premises in the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA



Rules. The Promoter reserves its right to form one Co-operative housing societies;

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- (ii) The Allottee/s shall, along with other allottees of premises/flats in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members ("the Society");
- (iii) For this purpose, the Allottee/s shall, from time to time sign and execute the application for registration for membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottees, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority;
- (iv) The name of the Society shall be solely decided by the Promoter;
- (v) The Society shall admit all allottees of flats and premises in the said Building as members, in accordance with its bye-laws;
- (vi) The Promoter shall, even after formation of the said Society be entitled to deal and dispose off such unsold units/tenements/commercial premises/ parking spaces as per its choice and on such terms and conditions and consideration as the Promoter may deem fit and proper;
- (vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of the unsold premises in the Real Estate Project, if any;



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the execution of the Society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and Allottee/s shall extend the necessary co-operation and shall do the necessary acts, deeds, matters and things which may be required in this regard;

- (ix) The costs, charges, expenses, levies, fees, taxes, duties including stamp duty and registration charges, with respect to the formation of the Society, including in respect of (a) all documents, instruments, papers and writings, and (b) all professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, instruments, papers and writings shall be borne and paid by the Society/Other Societies and their respective members/intended members including the Allottee/s, as the case may be, and the Promoter shall not be liable towards the same;



- (x) Till the entire development of the said Property (including additional lands) to its full development potential has been completed in all respects, the Allottee/s /the Society shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard and the Allottee/s shall not hinder or obstruct the Promoter in this regard or in the exercise by the Promoter of its aforesaid rights.

**Formation of the Apex Body:-**

- (i) Within a period of 3 (three) months from the obtainment of the Occupation Certificate of the last building in the layout of the said Larger Property and the said Project, the Promoter shall submit application/s to the Competent Authority to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made



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thereunder, read with RERA and the Body”);

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- (ii) The costs, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) any professional fees charged by the Advocates and Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoter shall not be liable towards the same.



46. Transfer of the said building and the said Project Land

The Allottee/s hereby acknowledge(s) and agree(s) that is a part of a larger layout development and as such the Promoter would convey only the built-up area of the Building (except the basement and podium) to the society/association formed of the individual building(s)/wing(s), which shall not be later than 3 (three) months from the date of completion of the said building and receipt of occupation certificate in respect thereof OR handover all the Flats in the said building to respective purchasers/Allottees of the Building(s)/Wing(s) whichever is later.

In case of land owned by Government Bodies including State Govt., MCGM, MHADA, MMRDA etc., the Chief Executive Officer of the Slum Rehabilitation Authority ("SRA") shall pursuant to Section 15A of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 ("Slum Act") and upon completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time, lease the Larger Land including the Project Land but excluding land beneath the rehab building, buildable and non-buildable reservations to be handed over to the Authorities in favour of the Society/Apex Body formed of the association. The Allottee/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Allottee/s hereby agree(s) and confirm(s) that till conveyance/lease of the buildings and land as aforesaid to the

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Accordingly, SRA shall execute Deed of Lease in favour of Society/Apex Body after completion of the necessary formalities contemplated under Section 15A of the Slum Act.



With a Lease as aforesaid and the conveyance/lease of the Building in which Flats situated is executed in favour of the Society/Apex Body or federation, the Allottee/s shall permit the Developer and their Surveyors and agents, with or without workmen and others, at reasonable times, to enter into and upon the Project Land/Larger Land or any part thereof to view and examine the state and condition thereof.

It is clarified that in case the Promoter is not the owner of the said Larger Land/Project land or part or portion thereof and does not have or hold the rights to convey or grant the lease/conveyance/transfer in respect of the said Larger Land/Project land or part or portion thereof in favour of the Society/Apex Body, then the only obligation of the Promoter in this regard shall be to make the requisite applications to the concerned authorities and to make reasonable endeavours for execution of the transfer as aforesaid in favour of the Society/Apex Body. The proposed lease deed and/or conveyance or other instrument of transfer in favour of the Society/Apex Body shall be in accordance with the applicable laws, provisions of the DCR and the policies pertaining to the redevelopment schemes under Regulation 33 (10) and Appendix IV of the DCR, as may be adopted from time to time by the SRA/Government of Maharashtra. All the costs, charges and expenses, penalties, goods and service tax and other central government/state government taxes imposed, including but not limited to stamp duty and registration fees in respect of such documents/instruments for effectuating the aforesaid transfer shall be borne and paid by the Society/Apex Body; and the Promoters shall not be liable to bear and pay any amounts towards the same.

The Allottee/s has/have understood the aforesaid scheme as envisaged by the Promoter regarding the aforesaid transfer in favour of the Society/Apex Body; and the Allottee/s hereby agree/s



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and undertake/s with the Promoters that the Allottee/s shall never hold the Promoter responsible or liable if the concerned authorities do not execute or approve the lease deed for the aforesaid transfer in favour of the Society/Apex Body or any other document of transfer in respect of the building/Composite Building/free sale building in favour of the Society. Moreover, the execution of the documents for effectuating the transfer in favour of the Society shall be subject to such terms and conditions as may be prescribed by the SRA, the MCGM and/or any other concerned authorities and/or the Government and the Allottee/s hereby agree/s and undertake that the Allottee/s shall not challenge or raise a dispute with regard to any of such terms and conditions, which may be onerous in nature.

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In case of land owned by the Promoter, the Promoter notwithstanding any provision of law to the contrary shall obtain approval of or as may be directed by the Slum Rehabilitation Authority, execute in favour of the Society/Apex Body a lease or conveyance of the Project Land or portion thereof, as the case may be, as the Promoter may deem fit. The Promoter shall cause to convey/lease the title in respect of the Project Land or portion thereof to the Society/Apex Body within such period as the Promoter may deem fit, however such conveyance/lease shall not be later than 3 (three) months from date of the completion of the entire development of the said Larger Land including the completion of development on the additional land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the flats/premises / commercial office / units in the said Building/s / Wing/s and receipt of the entire consideration in respect thereof.



47. The Society shall admit all Purchaser(s)/Allottee(s) of Flat(s)/Apartment(s) and premises in the said Tower/Wing as members, in accordance with its bye-laws.
48. The Promoter may sell, transfer or assign all their rights, title and interest in the said Project (subject to the rights and interests created in favour of the Purchaser(s)/Allottee(s) under this Agreement) including in respect of the unsold Flat(s)/Apartment(s) in the said Building but without in any manner affecting the Purchaser(s)/Allottee(s) rights. The Purchaser(s)/Allottee(s) hereby



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irrevocably and unconditionally declare/s, agree/s, undertake/s, confirm/s and assure/s that it shall not raise objections to the aforesaid right of the Purchaser(s)/Allottee(s) in any manner.

49. The following expressions used herein shall mean the following namely:-

(a) **"The said Flat(s)/Apartment(s)"** shall mean the Apartment No. 0301 of the type 2 BHK on the 3<sup>rd</sup> floor, in "A" wing, Sale Residential Building/ Tower "Vive";



(b) **"Possession Date"** shall mean 30<sup>th</sup> September, 2022 subject to a grace period not exceeding 31<sup>st</sup> December 2022;

(c) **"Address of the Purchaser(s)/Allottee(s)"** shall mean 3<sup>rd</sup> Floor, 314/A, Dimple Arcade Asha Nagar Opp Western Express Highway Kandivali East Mumbai - 400101.

(d) **"Building Name"** shall mean "Vive";

(e) **"Monthly Contribution"** shall mean Rs. 7794/- (Rupees Seven Thousand Seven Hundred Ninety Four Only) per month;

The term "Allottee(s)" herein may include the female gender or in the event there is more than one Purchaser(s)/Allottee(s), the derivative term used herein with reference to the said expression shall be construed accordingly. If the Purchaser(s)/Allottee(s) is a Partnership Firm, the said term unless repugnant to the context or meaning thereof mean and include the partners from time to time of the said firm and the heirs, executors and the executors of the last surviving partner. If the Purchaser(s)/Allottee(s) is a Company or Society, the said term shall wherever appropriate mean and include its successors and assigns. In other cases, the said term wherever appropriate shall mean and include all persons claiming right, title and interest through such Purchaser(s)/Allottee(s) including his/her/their successors in interest.



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50. The Purchaser(s)/Allottee(s) shall have pro rata share in the common area and facilities in the said Third Part of the Larger property and also in the limited common area and facilities.
51. The common area and facilities for the whole of the Third Part of the Larger property are as under:-

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- (i) Paving around the said Building as per the Rules of Municipal Corporation of Greater Mumbai;
- (ii) Compound lights and entrance lobby;
- (iii) Passenger Lifts;
- (iv) The installation of Central Services such as water, Tanks/Pumps, motors, ducts and apparatus and all installations fittings and fixtures be provided for common use;
- (v) Addressable fire alarm systems with smoke detectors in common area, sprinkler system and corridors;
- (vi) D.G Back-up for lighting and common services;
- (vii) R.C.C. underground, overhead tanks and rain water harvesting tanks with required number of pumps of approved capacity and make;
- (viii) RCC Staircase with tread;
- (ix) All of the above facilities are subject to approval from MCGM.



52. The limited common facilities for said Flat(s)/Apartment(s) are as under:-

- (i) Terrace on Top Floor;

53. The Promoter has informed the Purchaser(s)/Allottee(s) and the Purchaser(s)/Allottee(s) is/are aware and hereby accepts and agrees and give irrevocable Consent to the Promoter as under:-

- (i) to develop the said Project Land along with other adjacent property / contiguous land parcel with the development of the said Larger Property, as provided under the Proviso to Rule 4(4) of the RERA Rules or properties as an integrated development of larger complex;



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to revise the boundary or area of the layout in respect of the said larger property and to submit any revised layout or amended building plans for the purpose of revision of the layout in respect of the larger property as the Promoter may desire or deem fit from time to time.



(iii) to amalgamate or sub-divide or club the aforesaid scheme with the other scheme/s on the said Third Part of the Larger Property alongwith any other adjoining property or properties as the Promoter may desire or deem fit in their absolute discretion;

to take benefit of any approval of development rights which may become available in respect of the said Third Part of the Larger Property with any other property or properties either adjoining the said Third Part of the Larger Property or otherwise as may be permissible in law;

(v) that the right of the Purchaser(s)/Allottee(s) shall be restricted only to the said Flat(s)/Apartment(s) and the Purchaser(s)/Allottee(s) shall have no right to any space, area or inside or outside the building and the same shall continue to belong to the Promoter;

(vi) It is repeated for the sake of clarity that the right of the Promoter to revise the layout and redevelop any portion(s) of the said larger property is neither affected nor restricted in any manner on account of the execution of this Agreement in favour of the Purchaser(s)/Allottee(s) herein and all such rights are reserved unto the Promoter without any restriction in any manner whatsoever;



(vii) notwithstanding what is contained herein to the contrary, the Purchaser(s)/Allottee(s) do hereby irrevocably authorize the Promoter, to submit any revised plan for the purpose of making any amendment, change or modification in the Building Plans in respect of the said Building in which the Purchaser(s)/Allottee(s) has/have agreed to purchase the said Flat(s)/Apartment(s) as provided in the Real Estate (Regulation & Development) Act, 2016, as the Purchaser(s)/Allottee(s) is/are aware that the Promoter has balance Floor Space Index (FSI) and/or development rights



in respect of the said Larger Property and for the Promoter may become entitled to any additional development rights or FSI in future and the Promoter intend to 2000 either additional floor or floors, annex structures or additional wings to the said building and the Purchaser(s)/Allottee(s) has/have no objection or dispute regarding the same in any manner whatsoever;

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- (viii) the Promoter may construct a separate Rehab. building or additional floors for the accommodation of eligible slum dwellers who may become eligible in a future date on the rehab portion of the larger lay out;
- (ix) the Transferable Development Right (T.D.R.) and/or the Development Right Certificate (D.R.C.) which is time issued for the said Project Land or any part of the property or arising out of Development of the said Project Land shall always belong to the Promoter. The Purchaser(s)/Allottee(s) or the common organization of all Purchaser(s)/Allottee(s) will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Project Land or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser(s)/Allottee(s) or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter requisite provision will be made in Deed of Conveyance/Lease Deed of the property in favour of the common organization of all the Flat(s)/Apartment(s) Purchaser(s)/Allottee(s);
- (x) if any, further FSI is granted or any further FSI is available by use of any T.D.R. or otherwise hereafter even after execution of Deed of Conveyance/Lease Deed in favour of Society/Common Organisation, then the Developers shall have exclusive right to use such FSI/TDR and to carry out such construction on the said Project Land or on the building constructed on the said Project Land or in the said larger property or on any amalgamated or clubbed land or in any



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planned Slum Rehabilitation Scheme(s). The Purchaser(s) and the Society/Common Organisation will have right to carry on any further construction if possible use of any T.D.R. or otherwise any further F.S.I. is granted or to consume any F.S.I. even permitted in future. However the costs, charges and expenses of such construction shall be borne and paid by the Developers.

Purchaser(s)/Allottee(s) and the Society/Common Organisation will not object to carrying on such construction by the Developers;



(xi) If at any time further construction is carried on, as herein before provided by the Promoter, then he shall be entitled to sell the Flat(s)/Apartment(s) in such further construction on ownership basis to others for their own benefit and shall be entitled to the price and consideration received from them for their own use and benefit. The Purchaser(s)/Allottee(s) and the said society/Common Organisation will not have any share, right, title, interest or claim therein. The Society/Association of Purchaser(s)/Allottee(s) or Limited Company shall admit the Purchaser(s)/Allottee(s) as members of such new and/or additional construction in the society/Common Organisation without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs. 600/- from each of them to acquire shares of Society/Common Organisation;

(xii) the aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society/Association of Purchasers/Allottees or Limited Company to admit such Purchaser(s)/Allottee(s) as member shall continue to remain in effect even after the project is completed;

(xiii) the Purchaser(s)/Allottee(s) declare and confirm that he/she/they/it are aware that the said Sale Residential Building in which the said Flat(s)/Apartment(s) is/are situated may be interconnected building along with other buildings under development by the Promoter and the Purchaser(s)/Allottee(s) have nothing to do with the ground area and the same are not in proportion to each other and the Purchaser(s)/Allottee(s) shall not be entitled to claim any

further or other right to the area other than the ground area under its Sale Residential Building/Wing and the plinth area and/or the said Third Part of the Larger Property beneath the plinth area of the said Sale Residential Building viz. Vive;

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- (xiv) so long as it does not in any way affect or prejudice the right of the Purchaser(s)/Allottee(s) in respect of the said Flat(s)/Apartment(s), the Promoter shall be at liberty to sell, convey and transfer or otherwise to deal with all other Flat(s)/Apartment(s) and spaces in the said Sale Residential Building or otherwise deal with its right, title and interest in the said Project Land and/or in the said Sale Residential Building in any manner it may deem proper;
- (xv) there are separate accesses to the building for the occupants of the Rehabilitation Building(s) and the Purchaser(s)/Allottee(s) of the Sale Residential Building. The Promoter may grant right of way to the other Rehab residents and users, inter alia, prospective Purchasers/Allottee of other sale wing / building in the revised layout as aforesaid, from the access which will be used by the Purchaser(s)/Allottee(s);
- (xvi) the Purchaser(s)/Allottee(s) is/are aware that the total sanctioned FSI for the said Project Land may not be fully consumed in-situ and the balance FSI may be consumed on the said Sale Residential Building by constructing additional Flat(s)/Apartment(s) or floors or additional wings or building or by carrying out construction on the said Project Land or in the said larger property or on any amalgamated or clubbed land or in any clubbed Slum Rehabilitation Scheme(s). The Purchaser(s)/Allottee(s) hereby gives his/her/their/its consent and No Objection for any such further construction to be carried on the said Project Land inter alia Third Part of the Larger Property and/or on the said Sale Residential Building, by way of further levels or by way of new Wing or Wings or separate structure or building by the Promoter in future;
- (xvii) the Purchaser(s)/Allottee(s) shall not let, sub-let, transfer, assign or part with the said Apartment(s), interest or benefit of this Agreement or part with the possession and/or



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personal license of the said Flat(s)/Apartment(s) under this Agreement are fully paid up and only Purchaser(s)/Allottee(s) have/had not been guilty of or non-observance of any of the terms and conditions of this Agreement and until the Promoter have permitted in writing to the Purchaser(s)/Allottee(s) in that behalf the Promoter will be entitled to impose such condition including payment of administrative charges as may be decided by the Promoter for giving Consent for such Transfer;



(xviii) the Purchaser(s) / Allottee(s) shall observe and perform the rules and regulations which the Society / Common Organisation of Purchaser(s)/Allottee(s) Flat(s)/Apartment(s) may frame at its inception and in addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Sale Residential Building and the said Flat(s)/Apartment(s) and on the observance and performance of the Building Rules, Regulations and Laws at the time being of the concerned authority/authorities. The Purchaser(s)/Allottee(s) shall also observe and perform all the stipulations and conditions laid down by the said Society/Common Organisation of Purchaser(s)/Allottee(s) of Flat(s)/Apartment(s) regarding the occupation and use of the said Flat(s)/Apartment(s) and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement;



- (xix) the Promoter has furnished to the Purchaser(s)/Allottee(s) the particulars of estimated outgoings of the said Flat(s)/Apartment(s).
- (xx) Till a Deed of Conveyance/Lease Deed of the said Third Part of the Larger Property and the said Sale Residential Building is executed, the Promoter shall be entitled with or without workmen, surveyors agents and others, at all reasonable times, to enter into the said Flat(s)/Apartment(s) and the said Sale Residential Building or any part thereof to view and examine the state and conditions thereof.

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(xxi) the Promoter may sell, transfer or assign all their right **EXPP - 4** and interest in the said Third Part of the **Larger Property** (subject to the rights and interests created in favour of the Purchaser(s)/Allottee(s) including in respect of the **2022** Flat(s)/Apartment(s) in the said Sale Residential Building but without in any manner affecting the Purchaser(s)/Allottee(s) rights;

(xxii) the Purchaser(s)/Allottee(s) has/have already inspected the site and acquainted himself/herself/themselves with the nature of the Promoter's title to the said Third Part of the Larger Property and their right to sell the said Flat(s)/Apartment(s) on "Ownership basis" and shall not raise any requisition or objection thereto hereafter



(xxiii) the possession of the Common Areas in the said Sale Residential Building shall remain with the Promoter whose responsibility shall be to supervise (through the Maintenance Agency) the maintenance and upkeep of the same until the same is taken over as per applicable laws or directions of the Government/Statutory body, by the common organization of the Purchaser(s)/Allottee(s) or any other body or Association formed as per provisions of the law;

(xxiv) If the said Sale Residential Building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, floods or any other natural calamity, act of enemy, war or other causes beyond the control of the Promoter, such losses and damages incurred to the structure after the possession of the Flat(s)/Apartment(s) is handed over to the Purchaser(s)/Allottee(s) will be fully sustained by the Purchaser(s)/Allottee(s) along with the Purchaser(s)/Allottee(s) of other Flat(s)/Apartment(s) and the Promoter shall not be responsible for such loss/damage. The Purchaser(s)/Allottee(s) shall have to make good the loss so sustained by them;

(xxv) if any Municipal rates, taxes, cess, assessments are imposed on the said Building/said Project Land due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said



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Project Land, the same shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) will not object to the same for any reason whatsoever and shall allow the Promoter, their agents, servants, etc. to enter into the Building/said Project Land inter alia Third Part of the Larger Property, the terrace and any other open spaces in the Building/said Third Part of the Larger Property/Project Land for the purpose of putting and/or preserving and maintaining and/or removing the advertisements and hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they may deem fit and the Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) or the society or common organization to be formed by the Purchaser(s)/Allottee(s) shall not raise any objection thereto;

54. The Purchaser(s)/Allottee(s) is/are aware that the Promoter or the Maintenance Agency nominated by the Promoter shall provide certain Maintenance Services in the said Sale Residential Building until expiry of 2(two) years from the date of obtaining full Occupation Certificate. The Purchaser(s)/Allottee(s) hereby agree to pay his share of costs, charges, expenses and fees payable for the said services to the promoter or the Agency as the case may be. Thereafter the said Society/Common Organization of Apartment Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) shall enter into Maintenance and Service Agreement with the Promoter and/or the said Agency appointed by the Promoter for Maintenance and Services in the said Sale Residential Building for such fees and on such terms and conditions as may be agreed upon. This condition is an essence of the contract.



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55. The Purchaser(s)/Allottee(s) state that it is in his/her/its/their interest to help the Maintenance Agency in effectively keeping the Flat(s)/Apartment(s) and Sale Residential Building secured in all ways. The Purchaser(s)/Allottee(s) hereby agrees and accepts that for security reasons, the Maintenance Agency shall be at liberty to enforce a framework of guidelines to be followed and observed by the occupants/ visitors to the Sale Residential Building. However, if

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has been made clear to the Purchaser(s)/Allottee(s) that the entire internal security of the Flat(s)/Apartment(s) shall be sole responsibility of the owner/ Purchaser(s)/Allottee(s) / occupant and the Promoter or the Maintenance Agency shall not be responsible for any theft, loss or damage suffered by the owner/ Purchaser(s)/Allottee(s) / occupant.

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56. The Promoter has informed the Purchaser(s)/Allottee(s) that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser(s)/Allottee(s) will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the Third Part of the Larger Land. The Purchaser(s)/Allottee(s) is aware that the said Building VIVE forms part of the larger layout and the larger layout maybe developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout. The Promoter has informed the Purchaser(s)/Allottee(s) that there are several amenities which are proposed to be provided by the Promoter on the Larger Land. All the amenities have been divided between the various sub-projects within the common layout. The Purchaser(s)/Allottee(s) will not insist upon access to amenities on the larger layout other than the amenities expressly provided in the agreement and forming part of the Third Part of the Larger Land. The Purchaser(s)/Allottee(s) is aware that the said Building VIVE forms part of the larger layout and the larger layout maybe developed by the Promoter or any other developer. Accordingly, the present layout sanctioned by the MCGM/ SRA may be altered from time to time and the Promoter cannot guarantee the nature of development in the remainder of the layout.



57. The Purchaser(s) / Allottee(s) agrees that the Purchaser(s) / Allottee(s) shall from time to time sign all relevant applications, papers, documents, and do all the acts, deeds and things in pursuance to the transaction as may be required for safeguarding the interests of the other Purchaser/s / Allottee/s of Flat(s)/Apartment(s) of the said Sale Residential Building including the Allottee/s. The Purchaser(s)/Allottee(s) shall ensure that in the

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2603	Flat(s)/Apartment(s) to any third party by way of lease or
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event the Purchaser(s)/Allottee(s) gives possession of the Flat(s)/Apartment(s) to any third party by way of lease or otherwise, such person shall from time to time, applications, papers and documents and do all other acts, be necessary for safeguarding the interests of Purchaser/s/Allottees of the Flat(s)/Apartment(s) of the said Residential Building.

The Purchaser(s)/Allottee(s) is aware that there is going to be a building(s)/Wing(s) which shall be constructed on the rehab portion of the larger lay out for accommodating the eligible slum dwellers on the said Project Land and/or slum dwellers/tenants from adjacent properties to be amalgamated and the building where they will be accommodated will be called Rehab Building/Wing(s).

59. The Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) is also aware that there may be some shops/commercial units in the Sale Residential Building as per the Scheme which may be sanctioned from time to time. In that event, subject to what is stated elsewhere in the Agreement, the Promoter shall form a composite society/Common Organisation of the Sale Residential Building inter alia, including the shops as set out hereinabove.

60. Each of the Purchaser(s)/Allottee(s) and/or the Society/Common Organisation shall be liable to maintain, repair, renovate, reconstruct, re-build, on the said Third Part of the Larger property the electric sub-station, drainage line, electric cables, common water pipeline, or any other common facilities to be used and enjoyed by the Flat(s)/Apartment(s) Purchasers of the Sale Residential Building. The liabilities shall arise to do so from the date of the Purchaser(s)/Allottee(s) is offered the possession of the Flat(s)/Apartment(s) or on execution of the Deed of Conveyance/Lease Deed of "the said Third Part of the Larger property" and the said Sale Residential Building in favour of the society/Common Organisation of which he/she/they may become member, whichever is earlier. Thereafter, the Promoter will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to this effect shall be made in the Deed of Conveyance/Lease Deed of the said Third Part of the Larger property alongwith the said Sale Residential Building, to be executed in favour of the Society/Common Organisation.



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1. Under no circumstances, shall the Purchaser(s)/Allottee(s) take possession of the said Flat(s)/Apartment(s) without first paying to the Promoter all the amounts due under this Agreement and also including interest due thereon. The Promoter shall give possession of the said Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) on or before the possession date mentioned on receipt of Occupation Certificate in respect of the said Flat(s)/Apartment(s), subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. The Purchaser(s)/Allottee(s) shall be liable to take possession of the Flat(s)/Apartment(s) within a maximum period of 15 (fifteen) days from the date of receipt of the notice thereof from the Promoter for this purpose against payment of balance purchase consideration and deposits, time being essence of the contract.

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62. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Purchaser(s)/Allottee(s) alone. The Promoter shall not be liable to pay or contribute any amount towards the same.

63. The Purchaser(s)/Allottee(s) shall, in addition to all the other amounts due and payable under this Agreement, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Purchaser(s)/Allottee(s) and/or the Promoter or the Society/Common Organisation till Deed of Conveyance/Lease Deed of "the said Third Part of the Larger property" and the said Sale Residential Building on the said Third Part of the Larger property in favour of the Society/Common Organisation and other outgoings. The Purchaser(s)/Allottee(s) shall also pay to the Municipal Corporation, Government or other public body or authority his/her/their share of development or betterment charges or any other cess, tax, levy or payment that may hereafter be charged, levied or sought to be recovered in respect of "the said Project Land" the said Sale Residential Building and other structures standing thereon or any part thereof or the said Flat(s)/Apartment(s) and car parking space under still/car parking in the basement. The sale price of the said Flat(s)/Apartment(s) is calculated on the aforesaid basis.

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In the event of any stamp duty, registration charges or any levy, cess, sur charge, tax or payment becoming due or payable at any time before the Deed of Conveyance/Lease Deed of "the Third Part of the Larger property" and the said Sale Resident Building on the Third Part of the Larger Property to Society/Common Organisation, the Purchaser(s)/Allottee(s) to deposit with the Promoter the amount proportionately or actually in respect of the said Flat(s)/Apartment(s) before the Promoter give possession of the said Flat(s)/Apartment(s) or any part thereof.



65. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Flat(s)/Apartment(s) or any part of the said Sale Resident Building or the said Third Part of the Larger Property to the Purchaser(s)/Allottee(s). However, as and when any right or interest is created in the said Flat(s)/Apartment(s) in favour of the Purchaser(s)/Allottee(s), then the same shall be subject to the Promoter's first lien and charge on the said Flat(s)/Apartment(s) in respect of any unpaid amount payable by the Purchaser(s)/Allottee(s) under this Agreement.

66. **Representations And Warranties Of The Promoter:-**

The Promoter hereby represents and warrants to the Purchaser(s)/Allottee(s) as follows:-

- i. The Promoter has clear and marketable title with respect to the said Project Land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said Project Land and also has actual, physical and legal possession of the said Project Land for the implementation of the Project;
- ii. The Promoter 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;
- iii. There are no encumbrances upon the said Project Land of the Project except those disclosed herein ;
- iv. There are no litigations pending before any Court of law with respect to the said Project Land or Project except those



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disclosed in the title report and uploaded on MahaRERA site of Govt.;

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v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Project Land and said building/wing 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, said Project Land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said Project Building/wing and common areas;



- vi. The Promoter 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 Purchaser(s)/Allottee(s) created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Project Land, including the Project and the said Flat(s)/Apartment(s) which will, in any manner, affect the rights of Purchaser(s)/Allottee(s) under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed/Lease deed of the structure to the association of Purchaser(s)/Allottee(s) the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchaser(s)/Allottee(s);
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever.

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authority or any legislative enactment, govern  
ordinance, order, notification (including any notice  
acquisition or requisition of the said Project Land) has  
received or served upon the Promoter in respect of the  
Project Land and/or the Project except those disclosed in  
title report.



The Purchaser(s)/Allottee(s) shall, from the date of taking possession of his/her/their said Flat(s)/Apartment(s):-

maintain the said Flat(s)/Apartment(s) at his/her/its/their own costs as a prudent person in good and tenable condition

- b) not to use the same in violation of any provision of law applicable thereto;
- c) not to use or permit the same to be used for any purpose other than permissible under any law for the time being in force;
- d) not to cause any nuisance or annoyance to the neighbors;
- e) not to throw any dirt, rubbish or other refuse or permit the same to be thrown in the passage or in the compound or any portion of the said Sale Residential Building;
- f) not to do or suffer to be done anything in or about to the said Sale Residential Building or the said Flat(s)/Apartment(s) in the staircase and/or fire escape passage and/or the common passages which may be against the rules or regulations and bye-laws of the Municipal Corporation, MHADA and/or any other concerned authority;
- g) not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Project Land and Sale Building in which the said Flat(s)/Apartment(s) is situated or any part thereof of whereby any increased premium shall become payable in respect of the said Building and / or the said Flat(s)/Apartment(s);



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h) not to demolish or cause to be demolished Flat(s)/Apartment(s) or any part thereof or make or cause to be made any change, addition or alteration whatsoever in or to the said Flat(s)/Apartment(s) or any part thereof nor any alteration in the elevation and outside colour scheme of the said Sale Residential Building and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC, Partis or other structural members in the said Flat(s)/Apartment(s) or any part thereof;

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i) not to refuse or neglect to carry out any work directed to be executed in the said Sale Residential Building or in the said Flat(s)/Apartment(s) after he/she/they had taken possession thereof, by a competent authority, or required by the Promoter liable for execution of such works;



j) not to encroach upon or make use of any portion of the said Sale Residential Building or open space of the compound not agreed to be acquired by him/them or otherwise not forming part of the said Flat(s)/Apartment(s);

k) not to stock or keep any material, object or any other item in the open space of compound and/or park any vehicle in the compound;

l) not to restrain the Promoter or their servants and agents from entering upon the said Flat(s)/Apartment(s) for inspecting the same at any reasonable hours or from carrying out any construction or repair work on any part of the said Sale Residential Building or the said Flat(s)/Apartment(s) for proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keep clean and in good condition all surfaces, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said Sale Residential Building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;

m) become a member of the Co-operative Society, or any other association or limited company formed by all such Purchaser(s)/Allottee(s) of the Flat(s)/Apartment(s) and from



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- n) observe, perform and comply with all the bye-laws, rules and regulations of the Co-operative Society/Associations/Company;



not to sell, transfer, assign, let, grant leave and license or in any other manner deal with, dispose of or in any other manner deal with, dispose of with physical possession of the Flat(s)/Apartment(s) or any portion thereof or his right and interest thereto or therein or under this Agreement including car parking spaces to any other person before paying to the Promoter all the amounts payable to the hereunder and without first obtaining their prior written consent in that behalf from the Promoter;

- p) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat(s)/Apartment(s) is situated;
- q) not to store in the said Flat(s)/Apartment(s) any goods which are of hazardous, combustible or dangerous nature or are so heavy as to danger the construction or structure of the Sale Residential Building in which the said Flat(s)/Apartment(s) is situated or storing of which goods, is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages, which may damage or likely to damage the staircase, common passage or any other structure of the said Sale Residential Building and the said Flat(s)/Apartment(s);
- r) the Purchaser(s)/Allottee(s) shall pay to the Promoter the monthly contribution as may be determined by the Promoter or agency appointed by promoter from time to time due for the period commencing from seven days after the said Flat(s)/Apartment(s) is offered for occupation to the



Purchaser(s)/Allottee(s), regularly on or before the 5th day of each and every month towards his/her/their proportionate share of any and other expenses and expenses due in respect of the said Flat(s)/Apartment(s) on account of the following, inter alia, viz.:-

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- (i) maintenance, repairs to the said Sale Residential Building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
- (ii) cost of keeping the property clean and lighted;
- (iii) Decorating and/or painting the exterior of the said Sale Residential Building and passages and staircases;
- (iv) Municipal and other taxes, cesses, levies and premium in respect of the insurance of the said Sale Residential Building, the said Project Land revenue, assessments, etc.;
- (v) salaries and wages of persons employed for watching and/or cleaning the property, operating water-pumps, maintaining records, etc.;
- (vi) water & Sewerage charges & taxes etc.;
- (vii) electricity charges for lifts and for salaries of liftmen;
- (viii) sinking & other funds as may be determined by the Promoter;
- (ix) rent & cost of water meter or electric meters;
- (x) cost of water supplied by water tankers;
- (xi) all other outgoings due in respect of the said Project Land including those incurred for the exclusive benefit of a Purchaser(s)/Allottee(s) and/or his/her/their tenement/ Flat(s)/Apartment(s);

s) to pay to the Promoter within 15 days of demand by the Promoter, his/her/their share of security deposit charges/premium demanded by the concerned local



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t) to bear and pay increase in, local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority, and/or Government or other public authority, on account of change of user of the said Flat(s)/Apartment(s) by the Purchaser(s)/Allottee(s) for any purpose other than for residential purpose;



the said Flat(s)/Apartment(s) shall be used only for residential purposes by the Purchaser(s)/Allottee(s);

v) pay proportionate share of property tax to the Municipal Corporation assessed on the said Sale Residential Building Provided However that if any special taxes and rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than residence or any other user of the said Flat(s)/Apartment; the Purchaser(s)/Allottee(s) alone shall bear and pay such special taxes and rates;

w) shall not put any signage or board in the said Sale Residential Building or any part thereof or outside the said Flat(s)/Apartment(s) except as may be permitted by the Promoter;

x) not to fix any grill(s) or any other objects outside the window(s) and/or main door of the said Flat(s)/Apartment; other than what has been provided by the Promoter at the time of giving possession of the said Flat(s)/Apartment(s);

y) Not to tamper with the elevation and aesthetic of the Sale Residential Building in any manner whatsoever;

z) Till a conveyance/lease of the structure of the building in which Flat(s)/Apartment(s) is situated is executed in favour of Society/Limited Society, the Purchaser(s)/Allottee(s) shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.



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68. Promoter Shall Not Mortgage Or Create A Charge 2003 2022 2022

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat(s)/Apartment(s) and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser(s)/Allottee(s) who has taken or agreed to take such Flat(s)/Apartment(s).



69. The Purchaser(s)/Allottee(s) hereby declare/s and confirm that the Promoter has prior to the execution hereof, specifically informed the Purchaser(s)/Allottee(s) that:-

- a. The Promoter has (as disclosed herein and Certificate) /may have in future an arrangement with certain Banks and Financial Institutions (hereinafter collectively referred to as "the said Banks"), under which the said Banks have granted/ would grant a line of credit to the Promoter to facilitate development of the said project carried on by Promoter on the said Project Land, and as security for repayment of loans which have been /may be advanced to the Promoter by the said Bank, the Promoter has created/ may create, cause to be created mortgages/charges on the Larger Land including the said Project land and construction thereon in favour of the said Banks created in favour of the said Banks;
- b. The title deeds relating to said Project land have been/ have to be deposited with the said Bank as security for repayment of loans advanced hereafter by the said Banks to the Promoter under the said line of credit;
- c. Till date the Promoter has an arrangement with IDBI Trusteeship Services Ltd. as Security Trustee for KKR India Asset Finance Pvt. Ltd. and/or any of its Affiliates as stated hereinafter in clause 97. The Promoter may take further advance credit, finance or loans from KKR India Asset Finance Pvt. Ltd. or from any other credit/financial institution, bank or other persons/body.

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The Promoter specifically reserves its right to offer the said Project Land along with the construction thereon or any part thereof including but not limited to the said Project and all the real right, title and interest in the said Flat(s)/Apartment(s) constructed on the said Project as security (including by way mortgage or charge or hypothecation of receivables of allottee being the installments of purchase price together with interest other charges payable thereon.) to any other credit/institution, bank or other person/body, who has advanced or hereafter advance credit, finance or loans to the Promoter, and Purchaser(s)/Allottee(s) has/have given and granted his/her/their specific and unqualified consent.



The Purchaser(s)/Allottee(s) hereby irrevocably and unconditionally agree/s, undertake/s, covenant/s, confirm/s and assure that he/she/they/it shall, if and whenever requested by the Promoter hereafter in this regard, and within 7 (seven) days of receiving Promoter's written intimation in this regard, sign, execute and deliver to the Promoter, and in such form as may be desired by the Promoter, any letter or other document recording his/her/their specific, full, free and unqualified consent and permission for the Promoter offering and giving the said Project Land and/or the said Project proposed to be constructed on the said Project Land by the Promoter, as security (save and except the said Flat(s)/Apartment(s) in the manner mentioned hereinabove. It is expressly clarified, agreed and understood that strict compliance with this condition on the part of the Purchaser(s)/Allottee(s) shall be the essence of this Agreement, and that on the basis of the declaration, agreement, undertaking, covenant, confirmation and assurance made/given by the Purchaser(s)/Allottee(s) herein, the Promoter has entered into this Agreement.

**Binding Effect-**

Forwarding this Agreement to the Purchaser(s)/Allottee(s) by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser(s)/Allottee(s) until, firstly, the Purchaser(s)/Allottee(s) 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 of the notice to that respect by the Purchaser(s)/Allottee(s) and secondly, appears for registration of the same before the concerned Sub-



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 date of its receipt by  
 Sub-Registrar

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 Sub-Registrar



3. **Entire Agreement:-**

This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat(s)/Apartment(s).

4. **Right To Amend:-**

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

5. **Provisions Of This Agreement Applicable On Purchaser(s)/Allottee(s) /Subsequent Purchaser(s)/Allottee(s):-**

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 Purchaser(s)/Allottee(s) of the Flat(s)/Apartment(s), in case of a transfer, as the said obligations go along with the Flat(s)/Apartment(s) for all intents and purposes.

6. **Severability:-**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made



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



**Method Of Calculation Of Proportionate Share Wherein Referred To In The Agreement -**

Wherever in this Agreement it is stipulated that the Purchaser(s)/Allottee(s) has to make any payment, in common with the Purchaser(s)/Allottee(s) in Project, the same shall be the proportion which the carpet area of the Flat(s)/Apartment(s) bears to the total carpet area of all the Flat(s)/Apartment(s) in the Project.

**78. Further Assurances:-**

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

**79. Place Of Execution:-**

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



**80.** The Promoter has informed the Purchaser(s) / Allottee(s) and the Purchaser(s) / Allottee(s) is/are aware that; and the Purchaser(s) / Allottee(s) doth hereby declare/s, confirm/s and covenant/s with the Promoter as under:-

(i) The Promoter may develop the said Project Land along with other adjacent property or properties as an integrated development of project scheme.

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(ii) The Promoter shall be entitled to grant any right of way or license of any right through, over or under the said Project Land to any person or party including occupant, Purchaser(s)/Allottee(s) or person entitled to any area or areas in any building(s) which may be constructed by the Promoter on the said Project Land or any other adjoining property or properties or to any other persons as the Promoter may desire or deem fit.



(iii) The Promoter shall be entitled to revise the boundary or area of the lay out in respect of the said Project Land and to submit any revised lay out or amended building plan for the purpose of revision of the lay out in respect of the said Project Land as the Promoter may desire or deem fit from time to time;

(iv) The Promoter will be entitled to amalgamate or sub divide or club the scheme with some other scheme, on the said Project Land alongwith any other adjoining property or properties as the promoter may desire or deem fit in their absolute discretion;

(v) It is hereby agreed by the Purchaser(s)/Allottee(s) that terms and conditions of any agreement executed by the Promoter with land owning authorities including MCGM concerning to the Slum Rehabilitation Scheme lay out shall be binding on the Purchaser(s)/Allottee(s).

(vi) If the said building or any part thereof gets demolished and/or gets damaged on account of any act of God including earthquake, riots, flood or any other natural calamity, act of enemy, war or any other causes beyond the control of the Promoter after giving possession of the Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) by the Promoter, such losses and damages incurred to the structure will be fully sustained by the Purchaser(s)/Allottee(s) along with the other Purchaser(s) / Allottee(s) and the Promoter shall not be responsible for such loss/damage. The Purchaser(s) /

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81. The Developer has informed the Purchaser(s)/Allottee(s) and/or them. Purchaser(s)/Allottee(s) is aware that the Promoter and/or Society of Sale Residential Building will be required to provide a way of access to all development plan reservation of the layout till the alternate access is made available through any other Public Road/Municipal Corporation Road/D.P. Road.



The amounts of deposits and outgoings payable by different Purchaser(s)/Allottee(s) have been fixed provisionally by the Promoter and the Purchaser(s)/Allottee(s) of Flat(s)/Apartment(s) shall be bound by the same. After the execution of Deed of Conveyance/Lease Deed in favour of the Society/Common Organisation, the Society/Common Organisation may revise and re-fix the amounts payable for the said Flat(s)/Apartment(s). The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the Society/Common Organisation on execution of Deed of Conveyance/Lease Deed of the said Project and the said Sale Residential Building on the said Project Land to it as if it constituted a part of the deposit collected under this clause, subject to adjustment and treatment in the same manner as hereinafter mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Purchaser(s)/Allottee(s) shall pay to the Promoter such revised amount as may be fixed by the Promoter.

83. The Purchaser(s)/Allottee(s) has represented and warranted to the Promoter that he/she/they/it has/have the power and authority to enter into and execute this Agreement.



84. The Purchaser(s)/Allottee(s) shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Mumbai within one month from the date hereof and after due intimation the Promoter shall attend such office and admit execution of the Agreement for sale.

85. The Promoter hereby confirms all the terms and conditions as are applicable to it.

86. The Promoter shall be entitled to and may change the name of the said Sale Residential Building once or more than once on or before obtaining completion certificate for the said Sale Residential Building. However, the name of the said Sale Residential Building shall not be changed by the Co-operative Society, or Association or Limited Company formed by all such Purchaser(s)/Allottee(s) of Flat(s)/Apartment(s) of the said Sale Residential Building without written consent of the Promoter.

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87. The Advocates and Solicitors for the Promoter shall prepare and approve as the case may be the Deed of Conveyance, Deed of Lease, other supplemental documents to be executed in pursuance of this Agreement.



88. **Waiver:-**

The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any other terms and conditions hereof by the Purchaser(s)/Allottee(s) nor shall the same in any manner prejudice any of the Promoter's rights hereunder or otherwise under law.

89. **Purchaser(s)/Allottee(s) Also An Investor:-**

The Purchaser(s)/Allottee(s) is also an Investor (or person) within the meaning of Article 5 (g-a) (ii) of Schedule - I of the Bombay Stamp Act 1958 and the subsequent Purchaser(s)/Allottee(s) under a subsequent sale shall within a period of one year from the date of this agreement be entitled for adjustment of duty if any paid on this agreement. Provided that this clause shall automatically lapse if no such transfer as above is made within the said period of one year. Further provided that in the event of any change in the provisions of law in this respect, this clause shall stand amended mutatis mutandis.

90. All letters, receipts and/or notices dispatched by the Promoter under Certificate of Posting/courier to the Purchaser(s)/Allottee(s) at his/her/their address given in the Agreement shall be deemed to have been properly delivered to him/her/them on the 7<sup>th</sup> (seventh) day of its posting. That the Purchaser(s)/Allottee(s) shall have their complete and correct address(es) registered with the Promoter at the time of registration and it shall be their responsibility to inform



करल - 4	the Promoter by registered post acknowledgement due above
2003	subsequent changes, if any, in their address(es), failing which
1022	demand notices and communications posted at the first registered

address(es) shall be deemed to have been received by him/her/them at the time when those should ordinarily reach such address(es) and the Purchaser(s)/Allottee(s) shall be responsible for any default in payment and other consequences that might occur therefrom.



Purchaser(s)/Allottee(s) herein may include the firm if there is more than one Purchaser(s)/Allottee(s), in the event the derivatives terms used herein with reference to the Purchaser(s)/Allottee(s) shall be construed accordingly. If the Purchaser(s)/Allottee(s) be a partnership firm, the said term unless the context or meaning thereof mean and include the partners from time to time of the said firm, and the heirs, executors and administrators of the last surviving partner. If the Purchaser(s)/Allottee(s) be a Company or Society, the said term shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term - wherever appropriate, shall mean and include all persons claiming right, title and interest through such Purchaser(s)/Allottee(s) including his/her/ their successor/s in interest.

92. Even if the Deed of Conveyance/Lease Deed of the Project Land and the said Sale Residential Building on the Project Land is executed in favour of the Society/Common Organisation, the Promoter will not be bound to hand over possession of the said Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) or to the Society/Common Organisation unless and until all the amounts which are due and payable by the Purchaser(s)/Allottee(s) to the Promoter under this Agreement or otherwise are paid along with interest @ SBI PLR + 2% p.a., if any, to the Promoter. The Promoter shall have lien for unpaid price along with interest, if any, payable to them as also for any other amount payable by the Purchaser(s)/Allottee(s) to the Promoter. Till such amount with interest, if any, is paid to the Promoter, the Purchaser(s)/Allottee(s) or the Society/Common Organisation will not be entitled to possession of the said Flat(s)/Apartment(s). The possession of the Promoter shall continue till then.



93. The Purchaser(s)/Allottee(s) shall on or before delivery of possession of the said premises keep deposited with the Promoter the following amounts:-

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- (i) **Rs. 600/- (Rupees Six Hundred Only)** for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body;
- (ii) **Rs. 187,056/- (Rupees One Lakh Eighty Seven Thousand Fifty Six Only)** deposit towards provision of monthly contribution in respect of Common Area Maintenance ("CAM"), outgoings of Society or Limited Company/Federation/ Apex body;
- (iii) **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** for formation and registration of the Society or Limited Company/Federation/ Apex body;
- (iv) **Rs. 50,000/- (Rupees Fifty Thousand Only)** for Deposit towards Water, Electric, and other utility and services connection charges;
- (v) Refundable deposit (without interest) of **NIL** related to building maintenance or security/safety of the said building;



**Total Rs. 262,656/-**

The maintenance deposit is exclusive of Municipal taxes which will be charged / billed to the Purchaser(s)/Allottee(s) by the Promoter on the basis of actual as per the bill/demand raised by local Municipal Authorities concerned.

The above charges are tentative and subject to increase or to be charged at actuals to be confirmed at the time of handing over possession of the said Flat(s)/Apartment(s).

The Promoter shall not be liable to render any account for the amount so collected at (iii) and (iv) above.

In addition to the above, the Purchaser(s)/Allottee(s) will also bear and pay such charges, fees, expenses as may be fixed by the Promoter and also the taxes as may be applicable for utilizing the additional facilities and amenities viz. Swimming pool, fitness



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center, Laundromat etc: as may be provided in the said Residential Building by the Promoter.

94. The above amounts are not refundable and no accounts statement will be required to be given by the Promoter to the Purchaser(s)/Allottee(s) in respect of the above amounts deposited by the Purchaser(s)/Allottee(s) with the Promoter unless stated otherwise.



The Purchaser(s)/Allottee(s) shall pay to the Promoter a sum of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** for meeting legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with the formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

96. At the time of registration of conveyance or Lease of the structure of the Sale Residential Building or wing of the said building, the Purchaser(s)/Allottee(s) shall pay to the Promoter, the Purchaser(s)/Allottee(s) share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Sale Residential Building/wing. At the time of registration of conveyance or Lease of the project land, the Purchaser(s)/Allottee(s) shall pay to the Promoter, the Purchaser(s)/Allottee(s) share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the Sale Residential Building and the Project land to be executed in favour of the Apex Body or Federation.



*[Handwritten signature]*

The Promoter has executed Deed of Mortgage dated 16<sup>th</sup> October, 2017 with IDBI Trusteeship Services Ltd. as Security Trustee for KKR India Asset Finance Pvt. Ltd. and/or any of its Affiliates and/or Subsidiaries/Branches or any other Lenders and is registered with sub registrar under Sr. No. KRL-2-11154-2017 dated 25.10.2017. Under this Deed of Mortgage a loan facility is granted to the Promoters to the extent of Rs.125,00,00,000/- (Rupees One Hundred Twenty Five Crores Only) against mortgage of their

Development rights of free sale area being constructed on the said Project Land among others as more particular in Deed dated 16<sup>th</sup> October, 2017.

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The Promoter is in talk/negotiations with other credit/financial institutions to replace the aforesaid credit/finance in order to reduce cost, restructure the finance and as stated in clause 69. The Purchaser(s)/Allottee(s) has/have given and granted his/her/their/its specific and unqualified consent and permission to the Promoter for doing the same.

8. The Promoter 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 plans and shall before handing over the possession of the said Flat(s)/Apartment(s) to the Purchaser(s)/Allottee(s) obtain from the concerned local authority occupation and/or completion certificate of the said Sale Residential Building/ part thereof.



99. The Transferable Development Right (T.D.R.) and /or the Development Right Certificate (D.R.C.) which may be at any time issued for the said Project Land or any part of the property or arising out of Development of the said Project Land shall always belong to the Promoter. The Purchaser(s)/Allottee(s) or the common organization of all Purchasers will not have any share, right, title, interest or claim therein. The Promoter shall be entitled to sell, dispose of or alienate the Transferable Development Right (T.D.R.) and/or Development Rights Certificate (D.R.C.) of the said Project Land or any part thereof to any person or persons of their choice. The price or Consideration received by selling, transferring or alienating such T.D.R., D.R.C. shall always belong absolutely to the Promoter. The Purchaser(s)/Allottee(s) or the common organization will not have any share, right, title, interest or claim therein. If required by the Promoter requisite provision will be made in Deed of Conveyance/Lease Deed of the Project Land in favour of the common organization of all the Purchasers.

100. Notwithstanding whatever may have been mentioned hereinabove, the Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) is aware that the Promoters may construct further storeys on the said Sale



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Building as may be permissible as per relevant rules and regulations. The Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) hereby gives his/her/its/their consent to the Promoter to construct such additional floors on the said Sale Residential Building. However, costs, charges and expenses of such construction shall be borne and paid by the Promoter. Purchaser(s)/Allottee(s) and the Society/Common Organisation of the Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) will not object in carrying out such construction by the Promoter on ground of nuisance or on any other



ground. If at any time further construction is carried on, as herein provided by the Promoter, then he/they shall be entitled to sell the Flat(s)/Apartment(s) in such further construction on ownership basis to others for his/their own benefit and shall be entitled to the price and consideration received from them for his/their own use and benefit. The Purchaser(s)/Allottee(s) and the said Society/Common Organisation will not have any share, right, title, interest or claim therein. The Society/Common Organisation shall admit the Purchaser(s)/Allottee(s) as a member of such new and/or additional construction in the society/Common Organisation without charging any fees, transfer fees or consideration except normal admission fee and share money amounting to Rs.600/- (Rupees Six Hundred Only) to acquire shares of Society/Common Organisation.

102. The aforesaid provision regarding construction to be carried on in future by the Promoter and their right to sell the same on ownership basis and the Society or Association or common organization or Limited Company to admit such Purchaser(s)/Allottee(s) as member shall continue to remain in effect even after the project is completed.



103. The Promoter shall enter into separate agreements with the Purchaser(s)/Allottee(s) of different Flat(s)/Apartment(s) in the said Sale Residential Building for sale to them on ownership basis on terms and conditions substantially similar hereto and the benefit of this and such other agreements shall ensure for benefit of all Purchaser(s)/Allottee(s) in the said Sale Residential Building and shall be available for enforcement not only against the respective Purchaser(s)/Allottee(s) there under but also against all Purchaser(s)/Allottee(s) in the Sale Residential Building and the

provisions of such agreements shall bind to the transferees of the said Flat(s)/Apartment(s) Purchaser(s)/Allottee(s) also

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from the original	
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- 104 Copy of the Property Card of the said Project Land is hereto annexed and marked **Annexure 'E'**. A copy of approved floor plan in respect of the said Flat(s)/Apartment(s) delineated in Red ink is hereto annexed and marked Annexure 'B'. A copy of the location plan of the Project Land is annexed and marked as **Annexure**



105 **Not A Grant**:-

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises and the said Project Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Purchaser(s)/Allottee(s) shall have no claim save and except in respect of the said Flat(s)/Apartment(s) hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance/ Lease and the Apex Body Conveyance/ Lease, as the case may be. However, as and when any right or interest is created in the said Flat(s)/Apartment(s) in favour of the Purchaser(s)/Allottee(s), then the same shall be subject to the Promoter's first lien and charge on the said Flat(s)/Apartment(s) in respect of any unpaid amount payable by the Purchaser(s)/Allottee(s) under this Agreement.

106 **Registration**:-

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



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



**M/S.Hyperloop Designs LLP**  
 3rd Floor,314/A, Dimple Arcade,  
 Asha Nagar Opp Westrn Express  
 Highway Kandivali East.  
 Mumbai - 400101.  
 Notified Email ID:

**Accord Builders.**  
 Omkar House, Off. Eastern Express Highway,  
 Sion-Chunabhatti Signal,  
 Sion (East).  
 Mumbai - 400 022

It shall be the duty of the Purchaser(s)/Allottee(s) and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser(s)/Allottee(s), as the case may be.

**Joint Purchaser(s)/Allottee(s):-**

That in case there are Joint Purchaser(s)/Allottee(s) all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchaser(s)/Allottee(s).

109. **Governing Law -**

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

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

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110. At the time of taking possession of the said Flat(s)/Apartment(s), the Purchaser(s)/Allottee(s) shall pay to the Promoter such amount as they in their turn might have paid to the BEST/Reliance Energy Limited/Tata Power as deposit for electric meters to be fixed to the said Flat(s)/Apartment(s).

111. The Purchaser(s)/Allottee(s) agree/s that the size of the said Flat(s)/Apartment(s) shall be as per the plans approved by the Rehabilitation Authority or concerned statutory authority already inspected by the Purchaser(s)/Allottee(s) and completely satisfied himself/herself/themselves in respect thereof and the Purchaser(s)/Allottee(s) shall not make any grievance alleging the inadequacy of area of the said Flat(s)/Apartment(s) to Slum Rehabilitation Authority.



112. If any dispute, difference or question shall arise between the parties hereto or any person or persons claiming through any party hereto and the other party or between the persons claiming through both the parties hereto regard to interpretation of any one or more clauses herein or as to the rights, liabilities and obligations of the parties or accounts or as to the damages, then the same shall be referred to arbitration. Arbitration proceedings shall be under the provisions of Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof.

113. **Dispute Resolution:-**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Arbitration.

In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

**First Schedule of Property Above Referred To:**  
**("the said Larger Land/Property")**



कर	Firstly:- (the said Municipal property)
2603	All that
8022	standing thereon

5459.8 sq. mtrs or parcel of land together with the structures situate, lying and being at Village Kurla admeasuring 111(pt.), 111/1 to 70, 77, 80 to 132 and 112(pt.) of Village Kurla, Taluka Kurla, situate at Prabhakar Keluskar Marg, (Match Factory Lane, Kurla (W), Mumbai 400 070 within the Registration Sub District and Sub-District of Mumbai City and Mumbai Suburban



**Secondly:**  
(the said "Accord Property")

All that pieces or parcel of land together with the structures standing thereon situate, lying and being at Village Kurla, admeasuring 3891.33 square meters or thereabout bearing C.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9 and 108 of Village Kurla, Taluka Kurla within the Registration Sub District and Sub-District of Mumbai City and Mumbai Suburban.

**Second Schedule Above Referred To**  
(First Part of the Said Larger Property "Meridia")

All that pieces or parcel of land situate, lying and being at Village Kurla, admeasuring 1917.80 sq. mtrs. or thereabout bearing CTS No. 109(pt.), 110(pt.), 111(pt.), 111/1 to 70, 77, 80 to 132 and 112(pt.), Taluka Kurla, situate at Prabhakar Keluskar Marg, (Match Factory Lane, Kurla (W), Mumbai 400 070 within the Registration Sub District and Sub-District of Mumbai City and Mumbai Suburban

**Third Schedule Above Referred To**  
**(Third Part of the said Larger Property/said Land/Said Project "Vive")**

All that pieces or parcel of land situate, lying and being at Village Kurla admeasuring 1074.26 sq. mtrs. Or thereabout bearing C.T.S. Nos. 107 (Part) and 108 Taluka Kurla, situate at Prabhakar Keluskar Marg, (Match Factory Lane, Kurla (W), Mumbai 400 070 within the Registration Sub District and Sub-District of Mumbai City and Mumbai Suburban.



*[Handwritten signature]*

*[Handwritten signature]*



Fourth Schedule Above Referred To

(Said Flat/Apartment)

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Flat(s)/Apartment(s) No. 0301 in "A" Tower (Vive) on the 3<sup>rd</sup> floor

of the Sale Residential Building "Vive" at Kuria lying and located on the part of property more particularly described in the Third schedule herein.

The carpet area of the Flat(s)/Apartment(s) is 46.90 square meters (Forty Six . Nine zero) square meter) as per RERA and 1(One) Nos. of car parking space/s in basement level/stilt/ground for the beneficial use of the Purchaser(s)/Allottee(s).



Fifth Schedule Above Referred To  
(Meridia Amenities)

- Rooftop Jogging Track
- Accu-therapy Walkway
- Well Equipped Health Centre
- Swimming Pool
- Children's Play Area
- Landscaped Rooftop Garden

Sixth Schedule Above Referred To  
(Vive Amenities)

- Swimming Pool
- 24x7 Laundromat
- Well Equipped Gymnasium

*[Handwritten signature]*

*[Handwritten signature]*



करल - ५  
 2003 16/05/2010  
 2022 Signed And Delivered  
 by the withinnamed the Promoter  
 Accord Builders

) For OMKAR REALTORS & DEVELOPERS  
 ) K.P. Pathak  
 ) DIRECTOR



Its Partner  
 1) OMKAR Realtors & Developers Pvt. Ltd )  
 (2) Anatomy Realtors Pvt. Ltd. )



in the presence of ...

) For ANATOMY REALTORS  
 ) K.P. Pathak  
 ) DIRECTOR



1)

2)



Signed And Delivered

by the withinnamed the Purchaser(s)/Allottee(s)

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M/s. Hyperloop Designs LLP

For HYPERLOOP DESIGNS LLP

Partner / Authorised Signatory



in the presence of ....

1)

2)

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Receipt

Received on or before the execution of these presents of and from the withinnamed the Purchaser(s)/Allottee(s) the sum of Rs. 1,07,16,750. (Rupees One Crore Seven Lakhs Sixteen Thousand Seven Hundred Fifty Only) being the earnest money within mentioned to be paid by him to them to me.



We Say Received:  
For Accord Builders

*K.P. Parakkal*

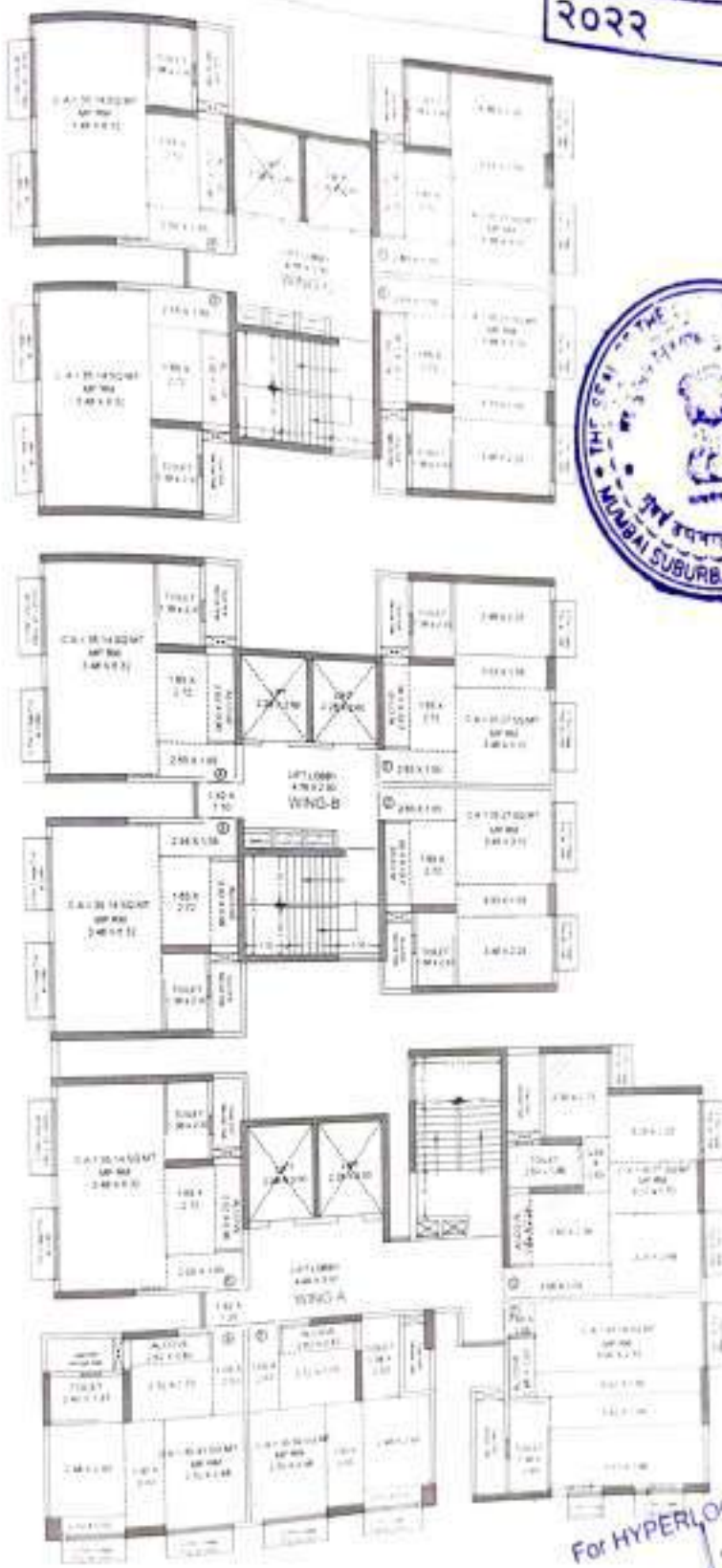
Authorised Signatory

Witnesses:

1. *[Signature]*

2. *[Signature]*

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3RD FLOOR PLAN (SALE WING-A)  
 FLAT NOS-01

For HYPERLOOP DESIGNS LLP  
 Partner / Authorized Signatory

ANATOMY REALTORS & DEVELOPERS PVT. LTD.  
*K.P. Pathang*  
 Director / Authorized Signatory

For ANATOMY REALTORS PVT. LTD.  
*K.P. Pathang*  
 DIRECTOR / AUTHORIZED SIGNATORY

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## NON HBA APPARTMENTS:

### Project highlights:

Entrance lobby designed in imported marble  
 Rooftop Kitchen with Dining Space  
 High-Speed elevators  
 Rain water harvesting system  
 24x7 Laundromat  
 Multi-Level car parking  
 Sewage treatment plant (STP)



### Apartment Features:

Air conditioned homes ( Split AC units)  
 High-End electrical switches  
 Telephone and cable T.V. points in living room and bedrooms  
 Extruded aluminum powder coated sliding windows

### Kitchen Features:

Provision for geyser and water purifier  
 Exhaust fan

### Toilet Features:

Ceramic wall tile dado up to the door height  
 Premium sanitary fixtures and CP fittings  
 Overhead shower and diverter with spout in toilet  
 Storage water heater  
 Wall mounted W. C. with health faucet  
 Exhaust fan

### Leisure Features:

Exquisite terrace Landscape  
 Terrace walkway / jogging track  
 Gymnasium  
 Yoga room - to be a part of Gymnasium  
 Open to sky swimming pool at the terrace with deck

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**Non HBA- APARTMENT AMENITIES FOR 2 BHK**

**Flooring**

Imported Marble Flooring

**Kitchen**

Modular Kitchen with counter

Sink with drain board

Sink mixer (Provision for geyser)

Kitchen back splash

**Air Condition**

Living Room

Bedroom

Study Room

Wooden Sliding Partition  
AC Pelmet finished in paint finish

**Toilets**

Marble Flooring, Ceramic Tiles for Dado

Washbasin Counter

CP & Sanitary Fittings

Mirror

Painted Walls

Madina P. Khona  
and Khona Ahmed

VIVE  
ZENK

Law Firm of Khonas

Solicitors कर्ण & Consultants

2003 05 20

Date 2022

Date: 15.01.2012

(quote our Ref. No.)  
D.8557/TC01/09/S/2012

TITLE CERTIFICATE  
TO WHOMSOEVER IT MAY CONCERN

Our clients Messrs Accord Builders have instructed us to issue our Title Certificate in respect of the properties which are more particularly described in the Schedule hereunder written.



Our clients are the owner of the property situate at Village Kurla and described Firstly in the Schedule hereunder written and hereinafter referred to as "the said Accord Property".

Municipal Corporation of Greater Mumbai is the owner of property which is more particularly described Secondly in the Schedule hereunder written which is hereinafter referred to as "the said MCGM's property". Our clients are together developing "the said Accord Property" and "the said MCGM's Property." Both "the said Accord Property" and "the said MCGM's Property" together are hereinafter called "the said LOI Property".

We have published Public notices in the Free Press Journal on 24<sup>th</sup> November 2011 and Nav Shakti on 24<sup>th</sup> November 2011 inviting claim and objection and have not received any claim and objections from the public.

We have caused searches to be taken. Our Search Clerk has taken search from 2009 to 5th February 2011. However, in the Sub - Registrar's office the said Computerised Indices Books No.11 of Kurla- Village are not made available for taking search after 1<sup>st</sup> Day of December, 2010 to till date and Also search was taken for the period from 1951 to 10<sup>th</sup> day of December, 2009. However, in the Sub - Registrar's office the record of the said Kurla- Village is either partly or completely in torned condition as shown below:

*Tanana*



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Law Firm of  
Solicitors & Legal

Bankamchandani & Khanna  
Ms. Anurupa Khanna Akhrot

Date :

In reply to/for



1051 to 1054, 1055 to 1005, 1960, 1971 to 1982 and the  
As Deputy S.P. Office: 105, 1060, 1058 to 1061, 1963 to 1965, 1971  
and from 1963 to 2001

- a) We have seen the original Title Deed is in favour of our clients Messrs. Accord E with respect to "the said Accord Property". We have not seen any original Title in favour of Municipal Corporation of Greater Mumbai with respect to "the said M Property".
- b) Some part of the said LCI Property is declared as slum and some part is not.
- c) Our clients have informed that there are two legal proceedings which are pending.
- d) SLP (C) No. 27162 of 2010 is filed by 67 occupants in the Hon'ble Supreme Court against our clients. In the said proceedings on 30<sup>th</sup> September, 2010 Division Bench consisting of Hon'ble Justice Mr. R. Ravindran and the Hon'ble Justice A.K. Patnaik, passed an Order directing the Slum Rehabilitation Authority to verify the status of the occupants on the private land and submit its report on their eligibility. There is interim Order passed against the demolition of slums on the occupation of the Petitioners in the said Petition. The said Petition is pending.
- e) There is one more SLP bearing SLP (C) No. 25402 of 2010 filed by one M. Sarpal and Ors. Against our clients. The said Petition is pending. There is no Order passed against our clients in the said Petition.

*[Handwritten signature]*

F. Khona  
Khona Ahmed

Law Firm of Khonas

करल - ५		
2003	२६	३३०
२०२२		

Ref. No. 1  
TAC/T001/09/S/2012

Based on no adverse documents found registered during the period when the records were made or not made available for search we state that Title of our clients to the said "Accord Property" is clear, marketable and free from encumbrances and Title of Municipal Corporation of Greater Mumbai to the said M.C.G.M. property is also clear and free from encumbrances.

Our clients are developing "the said LOI Property" under LOI grant issued by the Rehabilitation Authority bearing LOI No.SRA/Eng/834/LPL & MLI dated 15th June, 2006 and Revised LOI No.SRA/Eng/834/LPL & MLI dated 15th September, 2009 issued to them whereby "the said LOI property" is developed under the provisions of D.C. Regulation 33 (10). Read with Appendix IV.



THE SCHEDULE ABOVE REFERRED TO:

(Accord's Property)

ALL: All that pieces and parcel of land situate at Prebhakar Keluskar Marg. (Match Factory Lane) Kurla(W), Mumbai 400 070, Village Kurla, bearing Survey No. 301 Hissa No. 8 & 9, Hissa No. 106, 106/1 to 5, 107, 107/1 to 9, 108, admeasuring 3326.00 sq.m. or thereabout in the Registration Sub-District and District of Mumbai City and Mumbai District.

करल - ५		
2003	EW	390
३०२१		

Bankinchandra P. Khona  
 Ms. Zarana Khona Ahmed

Law Firm of K  
 Solicitors & Legal

(In reply please refer our Ref. No. 105/17/TCU/00/S/2012)



Date :

(MCCM's Property)

SEVEN pieces and parcel of land situate at Prabhakar Keluskar Mang. Factor, (W), Mumbai 400 070, Village Kurla, bearing Survey No. 301, Hissa No. 3A, 3B, 3(C) & 3(D) and Survey No. 301, Hissa No. 6 corresponding to CTS No. 100 (pt), 111/1 to 70, 77, 80 to 132 and 112 (pt), measuring 6313.92 sq. mtrs. Or thereabouts. Registration Sub-District and District of Mumbai City and Mumbai Suburban.

Mumbai dated this 12<sup>th</sup> day of January, 2012.

For M/S LAW FIRM OF K

*Zarana*

45, M.P. Street

Mumbai - 400 007  
 B/597

Annexure D

करल - ५		
21003	el	230
२०२२		

The requisite approvals and sanctions, Layout plans for the development of the said Project from the competent authorities and approvals and sanctions from other relevant statutory authorities for the Larger Property / Land that will be obtained as and when permissible and required in the future are listed below

1. Reversed Intimation of Approval (for Jodi Apartments)
2. Sale Building A, B & C - Further CC
3. Reversed MOEF
4. Amended CFO NOC for Sale Building etc.



करल - ५		
21003	el	870
2005		

SLUM REHABILITATION AUTHORITY  
5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai  
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/ENG/1773/L/PL&ML/AP  
COMMENCEMENT CERTIFICATE  
DEC 2010  
REHAB BLDG. NO.1

To,  
M/s. Accord Builders  
Pioneer Heritage Residency,  
D-12, Gr. Floor, S.V. Road,  
Santa Cruz (W), Mumbai-400 054.



Sr. With reference to your application No. 07 dated 23-7-2010 for Development Permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permit under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. C.T.S. No. 105, 106/1-5\* of village Kurla situated at Kurla (W), Mumbai for T.P.S. No. 107, 107/1 to 9, 109, 109 (pt), 111 (pt), 111/1 to 70, 112 & 112 Ltd.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned h/O/U/R No. SRA/ENG/834/L/PL&ML/W/I at 09-9-2009  
IOA/U/R No. SRA/ENG/1773/L/PL&ML/AP at 23-7-2010  
and on following conditions.

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

The C.E.O. (SRA) has appointed Shri B.P. Patil

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level for Rehab Bldg. No. 1  
(Wing 'B', 'C' & 'D') as per approved plans dtd. 23-7-2010

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

*(Signature)*  
Executive Engineer (SRA-I)  
FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

2003	part	330
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SRA/ENG/1773/L/PL&MHL/AP

This C.C. is extended upto plinth level for the composite building except wing 'A' & 'B' as per approved amended plans under no SRA/ENG/1773/L/PL & MHL/AP dated: 30/05/2015



SRA/ENG/1773/L/PL&MHL/AP  
 This C.C. is extended upto plinth level for the composite building as per approved amended plans under no SRA/ENG/1773/L/PL & MHL/AP dated: 27/10/2014

*Bhadani* 25/11/14  
 Executive Engineer  
 Slum Rehabilitation Authority  
 27 OCT 2014

30 MAY 2015

SRA/ENG/1773/L/PL&MHL/AP. This C.C. is further extended upto 16th floors to section wing 'A' (part) & section wing 'B' (part) for portion marked 'A' to 'Z', 'AA' & 'AB' on plinth completion plan vide at page 2981 (IOA Bunch III) of composite building as per approved amended plans dtd. 27/10/2014

*Bhadani* 27/10/2014  
 Executive Engineer  
 Slum Rehabilitation Authority

25 AUG 2015  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/1773/L/PL&MHL/AP  
 This C.C. is further extended upto 4th floors to section wing '2' for portion marked '1' to '58' on plinth completion plan vide at page 3297 of composite building as per approved amended plans dtd. 27/10/2014

*Bhadani* 25/8/15  
 Executive Engineer  
 Slum Rehabilitation Authority

10 NOV 2015

SRA/ENG/1773/L/PL&MHL/AP  
 This C.C. is further extended from 5th floor (pt) to 14th floor (pt) for section wing '2' of composite building under reference as marked on plans at page 3227, 93 as per approved amended plans dtd. 27/10/14

*Bhadani* 10/11/2015  
 Executive Engineer  
 Slum Rehabilitation Authority

SRA/ENG/1773/L/PL&ML/

करल - ५	
१५/०५/२०१६	१५/०५/२०१६
२०२२	२०२२

This C.C. is re-endorsed and further extended from 15th to 16th upper floors of Rehab Wing 'A' (pt) & C.C. from 9th floor to 16th upper floors and staircase summit LMR4 outlet marked as M1-M2-M3-M4-M5 and R1-R2-R3-R4-R5-R6-R7 respectively and from 5th floor (pt) to 12th upper floors (pt) of Sale Wing '2' marked as 5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27, as shown on plan at page 2 of approved amended plans dtd. 30/05/2016 for composite building under reference.



*R. K. Kulkarni* 30/5/16  
 Executive Engineer (S-1)  
 Slum Rehabilitation Authority

SRA/ENG/1773/L/PL&ML/AP = 2 DEC 2016

This C.C. is re-endorsed and further extended from 15th to 16th upper floors of Rehab Wing 'A' (pt) i.e. for MH units) and C.C. for Sale Wing '1' from ground floor to 12th upper floor (i.e. for flat No. 1, 2 & 3), for 13th (pt) upper floor (i.e. flat No. 2 & 3) and only RCC frame work for 13th (pt) upper floor (i.e. for flat No. 1 only), for 14th upper floor (i.e. flat No. 1, 2 & 3) and C.C. to Sale Wing '2' for 14th (pt) upper floor (i.e. for flat No. 1, 5 & 6) and only RCC frame work from ground floor to 14th (pt) upper floor (i.e. for flat No. 7 & 8), as per approved amended plans dtd. 09/08/2016 for composite building under reference.

*R. K. Kulkarni*  
 Executive Engineer  
 Slum Rehabilitation Authority

करा - 4

2603

17/7/18

SR/ENG/1773/L/PL & ML/AP 31 JUL 2017

This C.C. is re-endorsed for:

i) Rehab wings A (including M.H. units), B & C upto full height

ii) Rehab wing 'D' upto plinth level

iii) Wing '1' upto 3 complete basements + Ground/Stilt + 1<sup>st</sup> upper floor (for flat nos. 1, 2 & 3 only) + 13<sup>th</sup> upper floor (for flat nos. 2 & 3 only)

iv) Wing '2' upto 3 complete basements + Ground/Stilt + 1<sup>st</sup> upper floor (for flat nos. 1, 2 & 3 only) + 12<sup>th</sup> upper floor (for flat no. 4) + 13<sup>th</sup> (part) upper floor (for flat no. 1 & 2) + 14<sup>th</sup> upper floor (for flat no. 1, 2 & 3 only)

v) Sale wing 2 upto 3 basements + Ground/Stilt + 1<sup>st</sup> upper floor to 14<sup>th</sup> (part) upper floor (except for flat no. 7 & 8)

+ only RCC frame work for Ground to 13<sup>th</sup> upper floor (for flat no. 7 & 8 only) + 14<sup>th</sup> upper floor (for flat no. 7 & 8 only)

vi) Sale wings 'A', 'B' & 'C' upto plinth level

as per approved amended plans dated 21.06.2017 for composite building up/lf.

*K. Bal.*  
31/07/2018  
Executive Engineer  
Slum Rehabilitation Authority

4 MAY 2018

This C.C. is re-endorsed for complete civil work of Sale wings 1 & 2 upto 3 nos Basements + Ground/Stilt + 1<sup>st</sup> upper floor to 13<sup>th</sup> upper floor + 14<sup>th</sup> (part) upper floor as per approved amended plans dated 21.06.2017 for composite building up/lf.

*K. Bal.*  
31/07/2018  
Executive Engineer  
Slum Rehabilitation Authority





SRA/ENG/1773/L/PL & MHL/AP

This C.C is further extended upto full height upto 15th upper floor of Rehab wing 'D' & upto 11th upper floor of Rehab wing 'C' of composite building as per approved amended plans dtd. 21/06/2017.

10 DEC 2018		
करता	उप	15th
21/06/2017	of	15/06/2017
2020	amended plans dtd.	

*Pawf* 10.12.18

Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/1173/L/PL & MHL/AP

This C.C is further extended for RCC work of sale wing 'A' 'B' 'C' from 12th to 14th upper floors including LMA, CHWT and staircase at top most storey of composite building as per approved amended plans dated 21/06/2017.

14 AUG 2019

*Pawf* 14.08.19

Executive Engineer  
Slum Rehabilitation Authority





SLUM REHABILITATION AUTHORITY

करल - ५		
2603	१००	२२५०
२०२२		

No. : SRA/Eng/1773/L PL&ML/AP

Date: 21 JUN 2017

Anand V. Dhokay of  
 Anand V. Dhokay Architect & Designer,  
 Palm Acres,  
 Mahatma Phule Road, Mulund(E),  
 Mumbai-400 081.



Sub: Amended Plans for composite Building in S.P. Slum plot bearing C.T.S No. 106, 106/1 to 5, 109(pt), 110 (pt), 111(pt), 111/1 to 70, 77, 80 to 111 of Village Kuria at Prabhakar Keluskar Marg, Match Factory Lane, Kuria (West), Mumbai-400 070 in T. Ward for Jankalyan S.R.A Co. Op. Hsg. Soc Ltd.

Gentlemen,

With reference to the above amended plans submitted by you for the rehab Building 1 are hereby approved by this office subject to following conditions:-

1. That conditions of Revised LOI under No. SRA/ENG/834/L/PL&ML/LOI dated 20/06/2017 shall be complied with.
2. That conditions of Amended IOA under No. SRA/Eng/1773/L PL&ML/AP dated 09/08/2016 & 20/05/2017 shall be complied with.
3. That you shall submit the revised Structural Designs and Calculations and shall let get peer review from another Structural Engineer.
4. That revised drainage approval shall be obtained as per the amended plans.
5. That the final plan mounted on canvas shall be submitted before asking for OCC permission.
6. That you shall pay all the dues under infrastructural charges and tenement deposit, extra water & sewerage charges etc. at respective stages, as per SRA Policy.

करल - 4		
2603	904	270
2022		



SRO/ENG/1773/PN/MHL/AP

shall submit NOC from CFO before asking the further Composite Building.

8. That the top elevation of the building certified by Airport Authority of India mentioning that the height of the building from mean sea level is within permissible limits of NOC from Civil Aviation Authority shall be submitted before OCC.

Yours faithfully,

- Sd -

Executive Engineer IV  
Slum Rehabilitation Authority

Copy to:

- ✓ 1) Developer - M/s. Anand Builders

For information, please

*A. Babar*  
Executive Engineer IV  
Slum Rehabilitation Authority



SLURM REHABILITATION AUTHORITY

करल - ५		
2003	9/12	2020
2022		

No. SRA/ENG/834/L/PL&ML/LOI

Date: 20 JUN 2017

1. Architect : Shri. Anand V. Dhokay of  
M/s. Anand V. Dhokay Architects  
F-63 "Palm Acres",  
Mahatma Phule Road,  
Mukund (East), Mumbai- 400
2. Developer : M/s. Accord Builders  
Omkar House, Off Eastern Express  
Opp. Sion Chunabhatti Signal,  
Sion(East), Mumbai-400 022.
3. Societies : 'Jankalyan SRA Co. Op. Hsg. Sec. (Ltd.)'



Sub : Proposed S.R. Scheme on the Slum plot bearing C.T.S No. 106, 106/1 to 5, 107/1 to 9, 108, 109(pt), 110 (pt), 111(pt), 111/1 to 70, 77, 80 to 132 & 112(pt) of Village Kurla at Prabhakar Keluskar Marg, Match Factory Lane, Kurla (West), Mumbai-400 070 in T' Ward for Jankalyan S.R.A Co. Op. Hsg. Sec. Ltd.

Ref: SRA/ENG/834/L/PL&ML/LOI

Gentlemen,

With reference to the above-mentioned Slum Rehabilitation Scheme on the Slum plot bearing C.T.S No. 106, 106/1 to 5, 107/1 to 9, 108, 109(pt), 110 (pt), 111(pt), 111/1 to 70, 77, 80 to 132 & 112(pt) of Village Kurla at Prabhakar Keluskar Marg, Match Factory Lane, Kurla (West), Mumbai-400 070 in T' Ward for Jankalyan S.R.A Co. Op. Hsg. Sec. Ltd., this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the sanctioned FSI of 3.00 (Three Point Zero Zero) Only for slum plot in accordance with provisions of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991, out of which maximum FSI of 3.00 (Three Point Zero Zero) shall be allowed to be consumed on the plot, subject to the following conditions:

करा - 6	2003	2003

SR/EN/534/PN/MHL/LOI

This LOI is issued in continuation with the earlier Revised LOI under order No. SRA/EN/534/PN/MHL/LOI dated 09/09/2003 modified with respect to the conditions mentioned here in below.



the Community Tenement, i.e. 05 nos. Welfare Centre & 05 nos. shall be handed over to the slum dwellers society to use for their purpose only.

Annexure No. 17 :-

That you shall restrict the built-up area meant for sale in the open market and built up area of rehabilitation as per the scheme parameters Annexure herewith.

The salient features of the scheme are as under:

Sr. No	Description	Now Proposed
1	Gross plot area	9351.13
2	Deduction Reservation a. D.P. Road b. Reservation (Municipal Housing) (15% of gross plot area/3)	0.00
3	Net Plot Area	467.56
4	Add for FSI a. D.P. Road b. Reservation (Municipal Housing) (15% of gross plot area/3)	8883.57
5	Area of the slum plot arrived at for computation of F.S.I.	467.56
6	Maximum FSI permissible on plot	9351.13
7	Maximum permissible BUA on plot (2 x 3)	3.00
8	Proposed BUA for MH Housing	28053.39
9	Proposed Rehab BUA	1453.23
10	Rehab component proposed	12175.51
11	Sale component proposed	15875.24
12	Total BUA approved for the scheme (7 x 1.0)	15875.24
13	FSI permissible for the scheme (3/2)	28050.75
14	Sale component proposed in situ	3.00
15	TDR generated in the scheme	15875.24
16	Minimum Buildable Reservation to be handed over to M.C.G.M.	nil
17	PAP to be handed over	1402.21

Condition No.26 :-

That the rehabilitation component of scheme shall include

करल - ५		
2003	906	290
2022		

Condition No.37 :-

That you shall pay total amount of Rs. 4,65,00,000.00 to be kept with Slum Rehabilitation Authority at the rate of Rs. 2,19,46,700.00/- @ Rs.560/- (suburb per sq. ft) towards Infrastructural Development Charges.



All other conditions mentioned in earlier LOI dated 09/09/2009 are intact and the following additional conditions shall be complied with.

- 64. That the 05 nos. of Balwadi shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 18/10/2011 as per Circular No.129.
- 65. That you shall pay Rs.100/- per eligible slum dwellers towards issue of Identity Cards as per Circular No.137 dtd. 01/08/2012 before OCC to Rehab Buildings.
- 66. That you shall pay Rs.10/- (Rupees Ten Only) per sq. feet of rehab constructed area inclusive of rehab component & staircase, lift, passage, stilt area etc. for the Structural Audit as per Circular No.138 before issue of Occupation Certificate of rehab buildings.
- 67. That you shall submit Revised NOC from M.O.E.F. before asking for CC above EUA/Construction area approved by the Environment Department.
- 68. That you shall get the project/building registered with Maharashtra Real Estate Regulatory Authority in compliance with Real Estate (Regulation and Development) Act, 2016.

कसब - 6		
2/603	100	200
3022		

SRA/ENG/33-1/11/MIL/LOI



That this Letter of Intent is issued on the basis of plot area as per the Architect, which has to be confirmed by CTSO(SRA), and is issued by Competent Authority and other relevant authorities. In the event of deviation in the area of the plot as per plot demarcation by D.D.L.R./City Survey Office, then the area consumed on the plot will be adjusted accordingly so as to ensure consumption of FSI on the plot within 3.00.

If you are agreeable to all these above conditions and conditions mentioned in earlier issued LOI dated 09/09/2009, you may submit proposal for approval of plans, consuming full sanctioned FSI, in conformity with the D.C. Regulation No.33(10), in the office of the undersigned.

Yours faithfully,

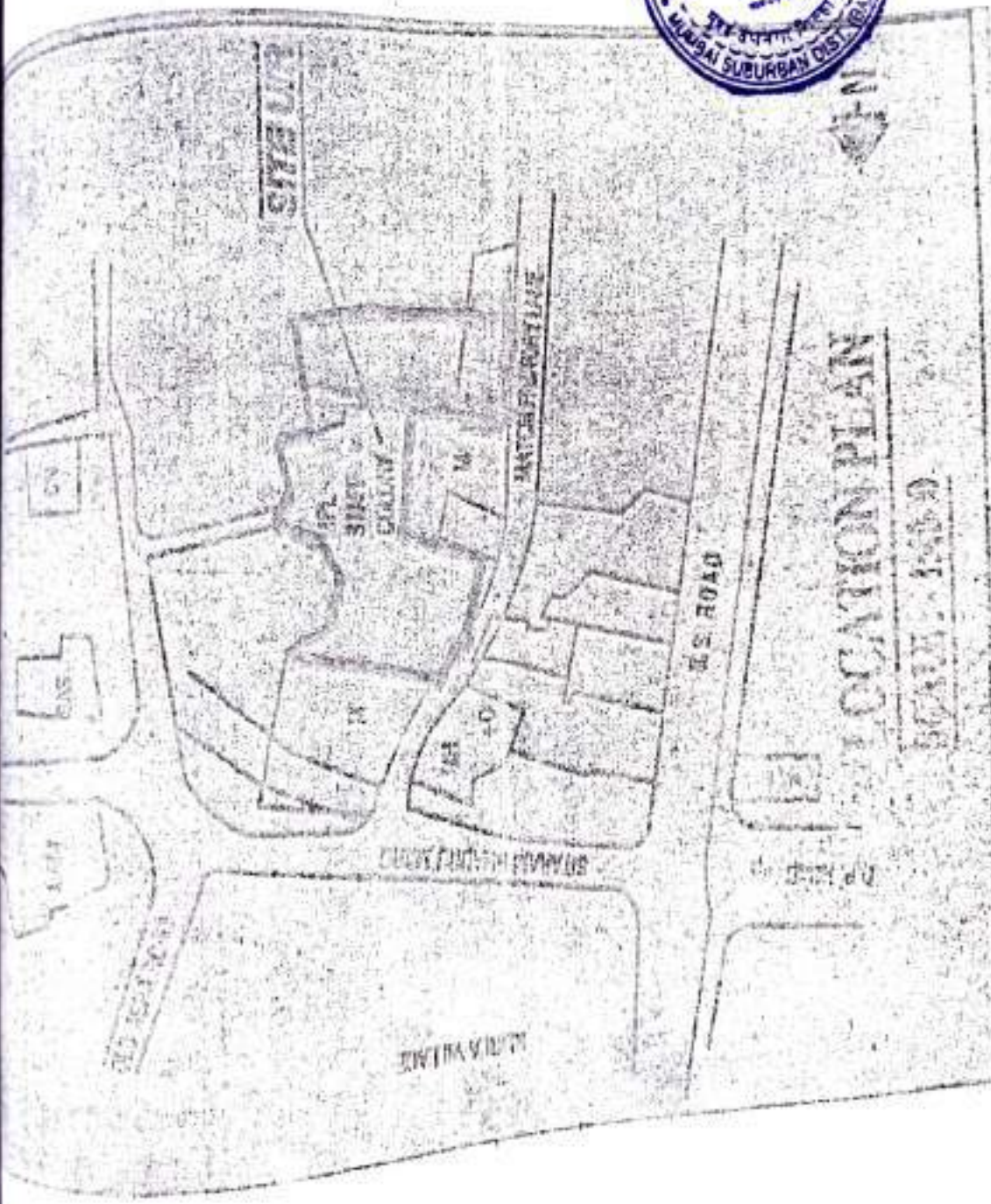
*(Handwritten signature)*  
2016/17

Chief Executive Officer  
Slum Rehabilitation Authority

for

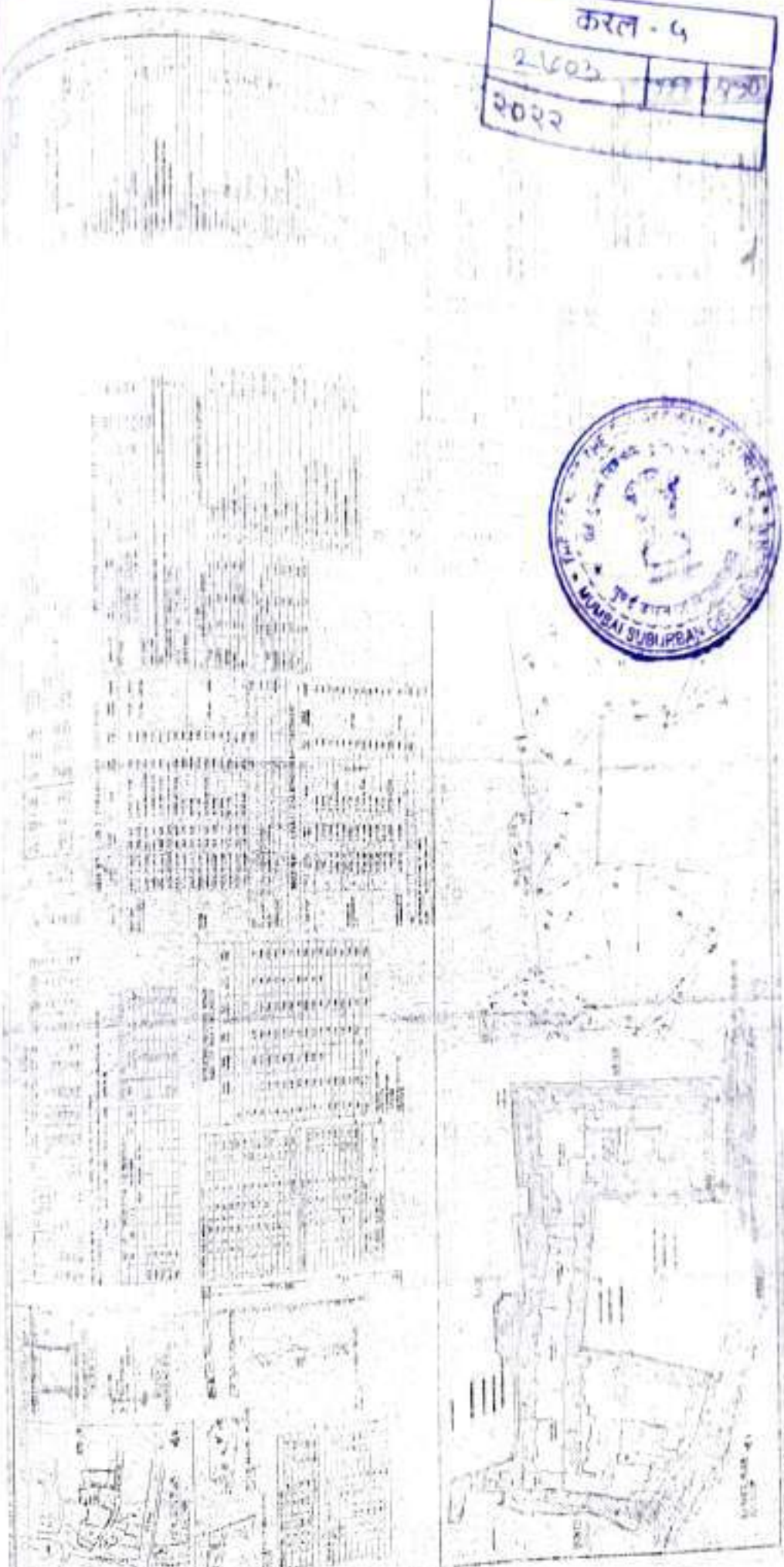
(Hon'ble CEO(SRA) has signed the LOI on 17/06/2017)

करल - ५		
2003	११०	८१०
२०२२		





करल - ५  
२५०३  
२०२२



# मालमत्ता पत्रक

कानूनकार/न.भू.मा.का. -- न.भू.अ. कुर्वा

**करल - ५**  
 दिनांक: २५/०३/२०२२  
 २५/०३/२०२२

(१-३-५२ ते ३१-३-५२)  
 र.नं.५३४.९५ दि.१-६-५१  
 [समूह खणिक]  
 र.नं.५३२.६० दि.१-६-५१ समूह  
 वार्षिक वि.नं.१०६,  
 १०६/१ते ५ तक.

[विक्रय वीचन वी अर्पण पत्रक]

[विचाराधीन]



विवरण	दिनांक	विक्रय पत्रक (भा) पट्टिका (ग) क्लिप पत्र (घ)	विचाराधीन
विक्रय पत्रक	-	मा.प.न. विचाराधीन वी.क्र.(३)मुंबई अनुसार वाचकवरील वृ.नं. DC.HI.LND. ८९० मा.३३-९-५० ने विक्रयीला सात पत्रिका देणं जाता.	वरी - २ भू.प. कुर्वा
विक्रय पत्रक	-	मा.प.न. विचाराधीन वी.क्र.अंधेरी वाचकवरील वृ.नं. DC.HI/LND ५९० दि.१४-१-५२ अनुसार विक्रयीला सात पत्रिका देणं जाता आहे.	वरी - २ भू.प. कुर्वा
सर्व विक्रयीला अर्पण पत्रक जो विक्रय पत्रक	न.भू.अ. क्र.३ वाचक आदेश दि.२२-९-५२	(H) जीवाचक देणारी	वरी - २ भू.प. कुर्वा
सर्व विक्रयीला विक्रय पत्रक	न.भू.अ. क्र.३ वाचक आदेश दि.	(O.P.) विक्रयीला जीवनाची	वरी - २ भू.प. कुर्वा
सर्व विक्रयीला व.प.प.क दि.१५-२-५२	-	(E) मा.प.न. विचाराधीन वी.क्र.अंधेरी वाचकवरील आदेश दि.२३-९-५१ अनुसार जपारी वरील र.नं.५३४.९५ मा.प.३०६/६३०१ न.भू.अ.१०६, १०६/१ते ५	वरी - २ भू.प. कुर्वा
मा.प.न. विचाराधीन वी.क्र.अंधेरी वाचकवरील विक्रयीला सात पत्रिका वी.क्र. ADC/LND/D ५६०० दि.१६-९-५० अनुसार १०४५.०० वी.क्र. अंधेरीला अर्पण पत्रक जो विक्रयीला सात र.नं. ३०६/२०	-	-	वरी - २ भू.प. कुर्वा

करल - 6  
21003  
2022

मालमती पत्रिका

जिल्हा - मुंबई उपनगर जिल्हा

विषय - मुंबई नगर - 2

कामकाय मु. नं. 101 / 2022

सामग्रीला दलबंदी आदी बाबींचे प्रमाणपत्र देण्याबाबतची सूचना  
सहायक जमीन मालकी व नगरपालिका विभाग



क्र. नं.	विवरण	सहायक (भा)	पट्टा (प)	जिल्हा भा. (भा)	सहायक
101/2022	मुंबई नगर मुंबई नगर मंडळ अंतर्गत बांधणी विभाग NO DC-III-250 दि. 21-1-2022 D/D-6006 दि. 21-1-2022 रोजी सुधारित केलेले कागद दि. 2-2-2022 ते 21/01/2022 पर्यंत रु. 2,00,000/- प्रमाण रु. 1-0-2022 पासून पुढे रु. 2,00,000/- लागू राहिले.				
102/2022	मुंबई नगर मुंबई नगर मंडळ अंतर्गत बांधणी विभाग मिळालेला कागद नं. NO. ADC/LND/DC/BE/250 दि. 21-1-2022 ने सुधारित केलेले कागद दि. 2-2-2022 ते 21-1-2022 पर्यंत रु. 2,00,000/- प्रमाण व ता. 1-0-2022 पासून पुढे रु. 2,00,000/- लागू राहिले.				
103/2022	श्री. जयराज देवराजे दिवाळी 21/01/2022 रोजी मकान, धोमरी मल्लिकार्जुन निवास पुरवठाक दिव्याक 21/01/2022 रोजी मकान, अर्ज प्रतिदलबंदी, मुद्रावसुली, प्रमाणपत्रे पत्र प्रकाशनेचे बाबतीची नोंद घेतली.	II			श्री. जयकुमार निवराज कुलांधारी
104/2022	दुपम तिकायक गुणवत्ता 2 मुंबई उपनगर जिल्हा नं. 250-2022/2022 दि. 21-1-2022 बाबत घेतलेला कागद श्री. जयकुमार निवराज कु. निवराज, 250 नंबर कमी करून घेतली नोंद घेतली नंतर नम. 250/2022 घेतली.	II			मं. जयदेव दिवाळी

सहायक जमीन मालकी व नगरपालिका विभाग

श्री. च. म. जयदेव

म. म. कुलार्  
मुंबई उपनगर जिल्हा

अर्ज क्रमांक 101/2022 नं. 101/2022  
अर्ज क्रमांक 102/2022 नं. 102/2022  
अर्ज क्रमांक 103/2022 नं. 103/2022  
अर्ज क्रमांक 104/2022 नं. 104/2022

2022  
मुंबई

# मालमत्ता पत्रक

ता.पु.सं.नं. भु.सं.का. -- न.भु.अ. कुर्ली



क्रमांक	करल - ५
दिनांक	2003
वर्ष	२०२२

[अधिकारी जीवनाची अर्थी मजुरी]

जीवनाचे वेतनी



वर्ग	संज्ञक क्रमांक	संज्ञक पत्रक (भा) पट्टा (ग) किंवा भा (भा)	वेतनी
विलोपी अर्जा	-	सि.सं.वे.२२६ का.	वेतनी - २५,०००/-
विलोपी अर्जा	-	स.पु.नं.२२६ का.	वेतनी - २५,०००/-
विलोपी अर्जा	न.पु.वे.२२६ प्रमाणे	सुदरीन विलोपी अर्जाची वेतनी केली.	वेतनी - २५,०००/-
वृत्त कालात विलोपीय अर्थी, जबाब कुटुंबमुख्यत्व करत अशावे यासाठी नोंद घेण्यात केली. सध्याचे मा. ज्य.पु.सं. वि.सं. कुर्ली -२ यांचेकडील कार्यकाळ २०१३-१४ ते २०२३ दिनांक २३.०९.२०२३ अन्वये अर्थी वेतनीचा वापर होई.	...	यासाठी (भा.)	वेतनी - २५,०००/-
		[जीवनाची करीमती] [अनुत्पाप करीमती] [१] पत्रकरीत नोकरीची करीमती] [२] कुटुंबीयार जीवनाची करीमती] [३] करीमती अधिकारी] [४] दस्तान आली जीवनाची] [५] श्रीमती दुर्गाबाई अनुत्पाप करीमती] [६] परवान अनुत्पाप करीमती] [७] प्रत्यान अनुत्पाप करीमती] [८] वडील अनुत्पाप करीमती] [९] स्त्रीकृती अर्थी] [१०] श्रीमती शशीकांत दस्तान आली जीवनाची करीमती] [११] सुदरीन विलोपीय करीमती] [१२] विलोपीय करीमती] वेतनी - (भा.) वे.पु.सं. विलोपीय (भा.) अर्थीयार	

करल - 4		
2403	993	970
2022		

मालभाता पत्रक

विभाग/सेवा - कुर्ता भाग - 8      मालभाता पत्रक - न. नं. कुर्ता

सं. नं. कुर्ता      दिनांक      पत्रक नं.      पत्रक नं.      पत्रक नं.



पत्रक	पत्रक नं.	पत्रक नं. (आ) पत्रक नं. (अ) किंवा पत्रक नं. (आ)
		[श्री. शरित इशॉप शेख]

सिवाय केस...

श्री. च. ग. अशुभे

स. नं. कुर्ता  
मुंबई उपनगर जिल्हा

श्री. च. ग. अशुभे

मालभाता पत्रक नं. 2403 दिनांक 24/03/2022  
 पत्रक नं. 993 दिनांक 24/03/2022  
 पत्रक नं. 970 दिनांक 24/03/2022  
 पत्रक नं. 920 दिनांक 24/03/2022  
 पत्रक नं. 928 दिनांक 24/03/2022

श्री. च. ग. अशुभे

मानवित्वा पत्रक

मानवित्वा/पु.स.का. - न.पू.अ. कुर्वा

जिल्हा - मुंबई

गणित क्रमिक करण (५)

2603

2022



मानवित्वा/पु.स.का. - न.पू.अ. कुर्वा



क्रमांक	विद्यार्थी नाव	वैधित्य प्रकार (प)	वैधित्य (प) किंवा प्रकार (प)	वैधित्य (प) किंवा प्रकार (प)
			वि.स. १९७७ पास	
			न.पू.अ. १९७६ पास	
		(E)	न.पू.अ. १९७६ पास	
		न.पू.अ. १९७६	मुंबई/पु.स.का. विभागातील नोंद केलेली.	
		H	श्री.स.पु.स.का. विभागातील नोंद केलेली.	
		H	श्री.स.पु.स.का. विभागातील नोंद केलेली.	

न.पू.अ. कुर्वा  
मुंबई उपनगर जिल्हा

करल - 4	
7.1003	1-10/1900



अर्ज क्रमांक 1212 - कंठ्याचे नाव पारोमपतर दिवशारजरी  
 अर्ज वेळ्याची तारीख 9/10/1911 रकमी / रकमा ८  
 मजकूर रकमा रकमी 11/1/1911 मजकूर शुल्क 920  
 दिव्याची तारीख   मजकूर शुल्क    
 तयार करणाऱ्या दिवाकरपतर रकमी रकमा २  
११२

कर्तो मजकूर    
   
 मजकूर मजकूर    
 कुला

मालमत्ता पत्रक

क्रमांक ४०११-४  
 दिनांक ०१/०५/२०२२  
 मालमत्ता पत्रक - क.भु.म.दुर्गा  
 दिनांक - ०१/०५/२०२२  
 मालमत्ता पत्रक - क.भु.म.दुर्गा  
 मालमत्ता पत्रक - क.भु.म.दुर्गा

५३३.० [८५]

करत १  
 २००३  
 २०२२



[बीडको जीवनाची अर्थी कथानी]

जीवनाची कथानी

क्रमांक	वैयक्तिक	वैयक्तिक (५१)	वैयक्तिक (५२) किंवा (५३)
१	विवाहीत	-	म.क.जीवनाचीकथानी कं. (३) मुंबई मालमत्ता पत्रक - क.भु.म.दुर्गा DC III LND-२०११-१०-३७ किंवा (५२) किंवा (५३) किंवा (५४)
२	विवाहीत	-	म.क.जीवनाचीकथानी कं. (३) मुंबई १२ - DC III LND-२०११-१०-३७ किंवा (५२) किंवा (५३) किंवा (५४)
३	मृत	म.क.जीवनाचीकथानी कं. (३) मुंबई १२ - DC III LND-२०११-१०-३७ किंवा (५२) किंवा (५३) किंवा (५४)	म.क.जीवनाचीकथानी कं. (३) मुंबई १२ - DC III LND-२०११-१०-३७ किंवा (५२) किंवा (५३) किंवा (५४)

- [बीडको जीवनाची]  
 [मालमत्ता पत्रक - क.भु.म.दुर्गा]  
 (१) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (३) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (४) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (५) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (६) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (७) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (८) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (९) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१०) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (११) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१२) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१३) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१४) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१५) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१६) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१७) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१८) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (१९) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२०) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२१) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२२) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२३) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२४) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२५) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२६) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२७) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२८) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (२९) मालमत्ता पत्रक - क.भु.म.दुर्गा  
 (३०) मालमत्ता पत्रक - क.भु.म.दुर्गा



करत - ५		
2003	१००	२५०
२०		

भारतमत्तल यन्त्रपद

संयुक्त प्रशासनिक विभाग, न.पू.अ. कुर्वा

दिनांक - १०/०५/२००३  
 सांस्कृतिक विभाग  
 लखनऊ

आवक संख्या - १००३/२५०  
 दिनांक - १०/०५/२००३



यह प्रमाणपत्र जारी करने के लिये आवश्यक दस्तावेजों की जांच की जा चुकी है।

विवरण	नकल प्रत (पा)	प्रत (प)	विद्युत प्रत (प)

धर्म लेखक -

न.पू.अ. कुर्वा  
 मुख्य उपकारक

१०/०५/२००३

१०/०५/२००३

अर्थ संख्या १६०२  
 अर्थ संख्या का तारीख १५/०५/२००३ / संख्या ५  
 नकल प्रत का प्रत १/०५/२००३ नकल शुल्क १००  
 दिनांक तारीख १०/०५/२००३ नकल शुल्क २  
 तयार करण १०/०५/२००३ शुल्क प्रकम १००

धर्म लेखक  
 १०/०५/२००३  
 लखनऊ



करल - 4		
2003	999	290
9028		

मालमाली पत्रिका

राज्यक.पु.सं. - न.पू.अ. कुल

आवृत्ति - कुल नं. 10

नं. पु.अ. कुल 100 नं. पु.अ. कुल 100

कुल नं. 10

कुल नं. 10

कुल नं. 10

समाप्त न.पू.अ. कुल  
समाप्त न.पू.अ. कुल

कुल नं. 10

कुल नं. 10



कुल नं. 10  
कुल नं. 10

न.पू.अ. कुल

कुल नं. 10

अंतर्गत क्रमांक 9028 - कुल नं. 10  
अंतर्गत कंपनी का नाम रिवायतकार रिवायतकार  
अंतर्गत कंपनी का तारीख 12/11/99 जं. नं. / संख्या 4  
नकल तथा तारीख 12/11/99 नकल शुल्क 900  
दिल्याची तारीख 12/11/99 वायदा शुल्क 2  
तयार करणारा 12/11/99 एकूण रक्कम 902

कुल नं. 10  
12/11/99  
न.पू.अ. कुल  
कुल नं. 10

# मालमत्ता पत्रक

साधुका/न.मु.सा.का. - न.भू.अ. मुंबई

क्र.सं.	वर्ग	विवरण	विवरण
		साधुका/न.मु.सा.का.	न.भू.अ. मुंबई
		वर्ग	विवरण
		विवरण	विवरण



परिचालनी टीकवानी कागि वरिचारी  
लगाव रेकॉर्ड



क्र.सं.	खंड क्रमांक	परिचालनी (पा) पट्टीकर (पा) दिनांक	
	-	दि. २०/०१/२०१६ साधुका	
	-	२१/०१/२०१६ साधुका	
	-	<p>घासताने (पा) [निवडणी करीताना] [अनुदानधन करीताना] [१] फलसहाने निवडणी करीताना [२] अनुदानधन निवडणी करीताना [३] फलसहाने निवडणी करीताना [४] अनुदानधन निवडणी करीताना [५] फलसहाने निवडणी करीताना [६] अनुदानधन निवडणी करीताना [७] फलसहाने निवडणी करीताना [८] अनुदानधन निवडणी करीताना [९] फलसहाने निवडणी करीताना [१०] अनुदानधन निवडणी करीताना [११] फलसहाने निवडणी करीताना [१२] अनुदानधन निवडणी करीताना [१३] फलसहाने निवडणी करीताना [१४] अनुदानधन निवडणी करीताना [१५] फलसहाने निवडणी करीताना [१६] अनुदानधन निवडणी करीताना [१७] फलसहाने निवडणी करीताना [१८] अनुदानधन निवडणी करीताना [१९] फलसहाने निवडणी करीताना [२०] अनुदानधन निवडणी करीताना [२१] फलसहाने निवडणी करीताना [२२] अनुदानधन निवडणी करीताना [२३] फलसहाने निवडणी करीताना [२४] अनुदानधन निवडणी करीताना [२५] फलसहाने निवडणी करीताना [२६] अनुदानधन निवडणी करीताना [२७] फलसहाने निवडणी करीताना [२८] अनुदानधन निवडणी करीताना [२९] फलसहाने निवडणी करीताना [३०] अनुदानधन निवडणी करीताना</p>	

साधुका/न.मु.सा.का. - न.भू.अ. मुंबई  
दिनांक २०.०१.२०१६ साधुका  
साधुका/न.मु.सा.का. - न.भू.अ. मुंबई

करल - ५		
2603	३२	२५०
३५२५		

मालमाला पत्रिका

वर्ष	१९५३	१९५४
मास	३२	२५०
दिनांक	३५२५	



सं. ३५२५  
 ३५२५  
 ३५२५

म. म. अ. कुल  
 मुंबई उच्च शिक्षण बोर्ड

सर्वीसदाकाळी १६ पत्रिकांचे मूल्य सोपान विद्यापीठ  
 अर्थ विभागाच्या माध्यमातून ५९५ रकमेची सहाय्य ५  
 देण्यात येईल. १९५३ मसुद्यास मुदत ९००  
 देण्यात येईल. ३२ बायबल मुद्रण २५  
 कालावधीत ३५२५ एकूण रकम ९००

सहाय्य ५  
 कायदे विभाग/६  
 मुंबई

मानमन्ता पत्रक

साधुका/प.पु.सा.क.र. -- व.पु.अ. कुर्ली

जिला - मुंबई उपनगर

करोल - 4

2003

2022



क्र. सं.	पति क्रमांक	पतिनाम (पुं) पत्नीनाम (पुं) विवाह पत्र	पु.सं.
		श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444	
		श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444	
		श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444	

श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444

श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444

श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444

श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444

श्री. साधुका/प.पु.सा.क.र. के. 2 मुंबई संकेत सं. DC, H.L.S.D. 4444



महाराष्ट्र पत्रिका

तत्कालीन मुद्रांक - न.पू.प. १९९२

दिनांक -



मुद्रांक भाग - ४

मुद्रांक भाग - ४  
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 मुद्रांक भाग - ४

करल	५
21003	1992
२०२२	

[०१] अन्तर्गत अन्तर्गत अन्तर्गत



मुद्रांक	मुद्रांक क्रमांक	मुद्रांक भाग (१) मुद्रांक (२) मुद्रांक (३)
<p>मुद्रांक भाग - ४                      न.पू.प. १९९२                      १९९२</p> <p>मुद्रांक भाग - ४                      न.पू.प. १९९२                      १९९२</p> <p>मुद्रांक भाग - ४                      न.पू.प. १९९२                      १९९२</p>	<p>LAQ/१०                      २१/६/१९९२</p>	<p>(१)                      मा.प्र.वि.सं. मुद्रांक भाग - ४                      मुद्रांक भाग - ४, २२-१०-१९९२, मुद्रांक                      २१/६/१९९२, २० मुद्रांक भाग                      (म.प्र. २०/१०/१९९२, न.पू.प. १९९२,                      १९९२/१९९२)</p> <p>(२)                      मुद्रांक भाग - ४                      मुद्रांक भाग - ४</p>

मुद्रांक भाग - ४  
 न.पू.प. १९९२  
 १९९२

मुद्रांक भाग - ४  
 न.पू.प. १९९२  
 १९९२

मुद्रांक भाग - ४  
 न.पू.प. १९९२  
 १९९२



करत - 4	
21003	39U 39U
21 13	

भारतीय प्रयोग

जिल्हा क्षेत्र - कुडाळ तालुका  
 जिल्हा क्षेत्र - कुडाळ तालुका  
 जिल्हा क्षेत्र - कुडाळ तालुका



क्रमांक	विवरण	जड जमिनी	नक्षत धारक (भा) पुरवठा (प) दिव्य धार (पा)
२१००३	मराठी अक्षरी	-	(E) म.मु.क.२१२ प्रयागे
२१०२११२२	मुद्रणालय मराठी अक्षरी, जेन विभागात LAQ/१०० दिवाळी १९४५/१९४६, या टिकेन (मुद्रणालय) क्र.० मुद्रण व मुद्रण उपकरणां खर्चासाठी वर जाणवत उपविभाग/एम्प्लॉय/२४०० यात २०६/२०६ दिवाळी २९/६/१९४५ या २०६/२०६ या मुद्रणालय मुद्रणालय जि. २९/६/१९४५ या २९/६/१९४५ या मुद्रणालय मुद्रणालय जि. २९/६/१९४५ या २९/६/१९४५ जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५ जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५ जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५ या मुद्रणालय जि. २९/६/१९४५	LAQ/१०० २९/६/१९४५	H मुद्रणालय मुद्रणालय

मुख्याधिकारी  
 मुद्रणालय

मुख्याधिकारी  
 मुद्रणालय

न.मु.क. कुळा  
 मुद्रणालय मुद्रणालय  
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 मुद्रणालय मुद्रणालय

मालमत्ता पत्रक

तालिका नं. मु. प्र. क. २ - न. प्र. व. कुर्ना

दिनांक - २०/०३/२०२२



पुर्वापत्र - ४	४२	४२
पत्रक नं.	४२	(४)
पत्रक नं.	४२	४

करल - ४		
२००३	४२	४०
२०२२		

(ही प्रमाण अहूनही पुराव्यासाठी)



पत्रक नं.	पत्रक वर्ग	पत्रक (पत्रक नं. व) पत्रक
४२	४२	(४) न. प्र. व. कुर्ना
४२	४२	४२
४२	४२	४२

पुर्वापत्र न. प्र. व. कुर्ना निकास LAQ/४२० दिनांक २०/०३/२०२२, या वेळी (पुर्वापत्र) ४२० पुर्व व पुर्व निकास कार्यवाहीत या निकास अर्जा/पत्रक/४२०/२०२२ दिनांक २०/०३/२०२२ व २०/०३/२०२२ व पुर्वापत्र निकास अर्जा नं. ४२/२०२२ अन्वये न. प्र. व. कुर्ना, ४२०, ४२०, ४२०/२०२२ व ४२२ ह्या विधानिका निकास अर्जात पत्रिका नं. ४२/२०२२ व ४२२ या प्रमाणे न. प्र. व. कुर्ना, ४२०, ४२२/२०२२ व ४२२/२०२२ या निकास कार्यवाहीत ही निकास अहूनही पुराव्यासाठी निकास कार्यवाहीत निकास कार्यवाहीत.

पत्रक नं. - ४२  
 न. प्र. व. कुर्ना  
 पुर्व व पुर्व निकास

न. प्र. व. कुर्ना  
 पुर्व व पुर्व निकास  
 निकास कार्यवाहीत  
 निकास कार्यवाहीत  
 निकास कार्यवाहीत

पुर्व व पुर्व निकास  
 निकास कार्यवाहीत  
 निकास कार्यवाहीत



मालमत्ता पत्रक

आनुकूलित भू.सा.क. - न.भू.अ. कुर्ना

जिल्हा - मुंबई



प्लॉट नं. 100  
 प्लॉट नं. 100  
 क्षेत्र नं. 100  
 [C]  
 F

[श्री. अहमद अज्जुल पहिर संभवता]



विवरण	शुद्ध क्षेत्र	भूखंड (अ) पट्टा (ब) विद्या पत्र (क)	शुद्ध क्षेत्र
वर्गीकरण		(E) न.भू.क. १११ काली	
भूखंड	LAQ/Type २५/०५/११०१	H भूखंडात सातदा पारिषद	
विवरण	महापौर शासनाकडील निवाडा LAQ/१३० दिनांक २५/६/१९७६, या उपवि (भूखंडात) क.७ मुंबई व मुंबई उपनगर पारिषदातील एक श्रमिक उपवि/पालकमु.२४०/२०८/२०१० दिनांक २५/६/२०१० व १७/६/२०११ व भूखंडात संयुक्त/ अति नो.२.७.१९/२०११ अन्वये न.भू.क. १०९, १११, १११/१ ते १३२ व ११२ हय विद्याकारीत भूखंडात महापौर पारिषदा यांचे नांव दाखल केले. यात प्रभाव F नमुद केला न.भू.क. ११६, ११९/१ ते १३० या विद्याकारीतील श्री.अहमद अज्जुल पहिर सादरता यांचे नांवाची नांव काढे केलेली.		

शुद्धी नकल -

न.भू.अ. कुर्ना  
 मुंबई उपनगर जिल्हा

श्री. अ. अ. अज्जुल  
 मुंबई उपनगर

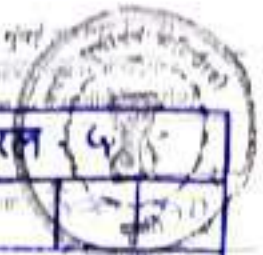
अर्ज क्रमांक १६६३ अर्जादाराचे नाव श्री. अ. अ. अज्जुल  
 अर्ज केलाची तारीख १५/०५/१९९५ मंती / रकमा ३  
 नकल काढत तारीख १५/०५/१९९५ पत्रात शुल्क १०  
 दिनांकी तारीख २०/०५/१९९५ शुल्क शुल्क २  
 अर्ज काढत २०/०५/१९९५ शुल्क शुल्क ६२

शुद्धी नकल  
 श्री. अ. अ. अज्जुल  
 मुंबई उपनगर जिल्हा  
 कुर्ना

महाराष्ट्र सरकार

जिल्हाधिकारी कार्यालय, मुंबई

दिनांक: २०/०५/२०२२



करम	५
२००५	
२०२२	

३० मार्च २०२२ रोजी मिळाली



क्रमांक	दिनांक	वर्ष	वर्ष
१०००	२०/०५/२०२२	२०२२	२०२२

भूखंडाचा  
 मालकी दावा  
 मालकी दावा  
 मालकी दावा

LAQ/२०००  
 २०/०५/२०२२

ज.भू.अ. कुला  
 मुंबई उपनगर जिल्हा

३० मार्च २०२२ रोजी मिळाली

३० मार्च २०२२ रोजी मिळाली  
 ३० मार्च २०२२ रोजी मिळाली  
 ३० मार्च २०२२ रोजी मिळाली

३० मार्च २०२२ रोजी मिळाली

करल - 4		
2003	930	290
2022		

मालमती स्ट्रोक

विभागात् - कुर्गा भाग - 2  
 तालुक्यांतले कुर्गा - व.ग.अ. कुर्गा  
 दिनांक - मुंबई 2022

स.क्र.	स.क्र.	स.क्र.	स.क्र.
112	111	110	109



दिनांक	परिचय	सं.क्र. क्रमांक	संमन घटक (भा) पट्टेदार (ए) विजय धार (भा)	सं.क्र.
2022/01/01	भूसंपादन मालमती स्ट्रोक क्रमांक निवाडा LAQ/100 दिनांक 20/1/2022, सा. क्रमांक (भूसंपादन) क्र. 3 मुंबई व मुंबई उपनगर या क्षेत्रातील पत्र क्रमांक अर्थसंचालक/2022/2022 दिनांक 20/1/2022 क्र. 20/1/2022 व भूसंपादन संशुद्धी अर्जा क्र. 20/2022 अन्वये म.भू.क्र. 109, 110, 111 व 112 व 113 इतके मिळकतीस मुंबई महानगर पालिका शीर्षे घेता घेतला गेला. तथा प्रकार ई नमूद केलेले म.भू.क्र. 110, 111 व 112 या मिळकतीतील श्री.आजमद अब्दुल बॉहर राजाला शीर्षे मिळवणे याद घेता केले.		घातक मुंबई महानगर पालिका	110 111 112

सहायक सहायक - धर्म सहायक - व.ग.अ. कुर्गा  
 मुंबई उपनगर तालुका

सहायक सहायक - धर्म सहायक - व.ग.अ. कुर्गा  
 मुंबई उपनगर तालुका

सहायक सहायक - धर्म सहायक - व.ग.अ. कुर्गा  
 मुंबई उपनगर तालुका

सहायक सहायक - धर्म सहायक - व.ग.अ. कुर्गा  
 मुंबई उपनगर तालुका

मालमत्ता पत्रक

कुर्वा भाग - ४

तालुका/ज.शु.भा.का. -- व.शु.अ. वृत्त

विषय - सुर्वी

दिनांक पत्रांक श्रम क्र.मौ. शारणांक

राज्यपालिका/नगरपालिका/महानगरपालिका/मेट्रोपालिका/सुर्वी उपत्यका विकास प्राधिकरण

करमा ५

२००३

२०२२ ते २६ गिड्डा



[श्री तुलाराम गौरीदास सावरटकर]



व्यक्ति	संकेत क्रमांक	नौकर पत्रक (पा) चौकस (पा) किंवा थर (पा)	श्री - श्रीमती - श्री - श्रीमती -
मा. अण्णर उद्योग निलम्बिकादी अर्धवेतनाधिकारी अर्धवेतनाधिकारी ह.दु.नं. ADC/LNDA/10017 सा. २-२-१९७२ प्रमाणे पिनसोपी साया व मुलाकाद गौरीदास गौरीदास	S.P.E./१५१५ सा. ५-१५-९७	(E) दि कुर्वा नगरपालिका सार्वकारी बँक लि.	श्री - १९०३-१९०३ व.शु.अ. मुर्वा
सालाना सुलत रु. १००००/- व.शु.का. १९०/१९० १९९	S.I.	(पा) १) श्री. सावरटकर तुलाराम सावरटकर २) श्री. सावरटकर तुलाराम सावरटकर ३) श्री. सावरटकर तुलाराम सावरटकर ४) श्री. सावरटकर तुलाराम सावरटकर ५) श्री. सावरटकर तुलाराम सावरटकर	श्री - १९०३-१९०३ व.शु.अ. मुर्वा श्री - १९०३-१९०३ व.शु.अ. मुर्वा श्री - १९०३-१९०३ व.शु.अ. मुर्वा
अर्ध वेतनाधिकारी नगरपालिका सार्वकारी बँक लि. सावरटकर तुलाराम १९९९ बर्षे ०३ दि. १९९९ चे पत्र व प्रमाणपत्र सा अर्धवेतना सावरटकर रु. १०,०००/- बोनसोपी गौरीदास गौरीदास			
श्री. तुलाराम गौरीदास सावरटकर			

राशी नकद -

श्री. व.ग. अण्णर  
मुख लिपिक

अर्ध वेतनाधिकारी १९८९ अर्ध वेतनाधिकारी व.शु.अ. १९०/१९०  
अर्ध वेतनाधिकारी १९८९ अर्ध वेतनाधिकारी व.शु.अ. १९०/१९०  
अर्ध वेतनाधिकारी १९८९ अर्ध वेतनाधिकारी व.शु.अ. १९०/१९०  
अर्ध वेतनाधिकारी १९८९ अर्ध वेतनाधिकारी व.शु.अ. १९०/१९०

सुर्वी उपत्यका विकास प्राधिकरण  
विषय - सुर्वी

२०२२ ते २६ गिड्डा

२०१३

१५६

करल - ५		
2003	१३	१११
२०२२		

नालमता पत्रिका

१३/११

तानुमल मुनि - क.मु.अ.कुला

निवासी -

सकलपता तानुमल मुनि  
तपस्वती जंगल (वाराणसी)



पुस्तक

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पुस्तक

पुस्तक

श्री. तानुमल मुनि द्वारा लिखित पुस्तक 'सकलपता तानुमल मुनि' का प्रकाशन 'तपस्वती जंगल' द्वारा किया गया है। यह पुस्तक 'तपस्वती जंगल' के द्वारा प्रकाशित की गई है।

प्रकाशक का पता -

श्री. तानुमल मुनि  
तपस्वती जंगल  
वाराणसी

श्री. तानुमल मुनि  
तपस्वती जंगल  
वाराणसी

क.मु.अ.कुला  
मुख्य उपनागर निवासी

श्री. तानुमल मुनि द्वारा लिखित पुस्तक 'सकलपता तानुमल मुनि' का प्रकाशन 'तपस्वती जंगल' द्वारा किया गया है। यह पुस्तक 'तपस्वती जंगल' के द्वारा प्रकाशित की गई है।

१/११/२२  
१/११/२२  
१/११/२२  
१/११/२२



मालमत्ता पत्रक

राज्य शासने भु.मा.क. - व.भु.अ. क्लास

जिल्हा - मुंबई



प्रमाणित प्रत - ४

दिनांक	२२/०४/२२	[Apr]
वर्ष	२०२२	C

कर	२४०३
२०२२	



विवरण	दिवस	दिवस (१) दिनांक (२) दिनांक (३)
<p>विशेषी जाणे</p> <p>श्री. व्ही.डी. डेवुडी कार्यालय बी.एस. डी. जेव्ही. सोपेकाडीस जाणे</p> <p>क्र. A.D.C./N.D./D.H/२२ दि. २२-४-२२ अन्वये विशेषी जाणे ही</p> <p>२४२ बी.डी. या कार्यालय येणे.</p> <p>जाणे दि. २२-४-२२</p> <p>दि. २२-४-२२ बी.डी.</p>	<p>S.I.F.</p> <p>विशेषी जाणे</p> <p>दि. २२-४-२२</p> <p>व.भु.अ.</p> <p>जाणे जाणे</p> <p>दि. २२-४-२२</p> <p>जाणे</p>	<p>(६)</p> <p>श्री. अ. व. विष्णु विष्णु</p> <p>जाणे जाणे.</p>
<p>राज्य शासने भु.मा.क. माल विभाग / क्र. २८४२/२०२२/१५००</p> <p>दि. २२-४-२२ अन्वये श. मा. अ. भु. अ. मुंबई उपनगर भाग १</p> <p>क्र. २८४२/२०२२/१५०० मुंबई दि. २८-३-२० अन्वये जाणे</p> <p>जाणे जाणे जाणे जाणे जाणे जाणे जाणे जाणे</p> <p>(दि. २८-३)</p>		

श्री. व्ही.डी. डेवुडी कार्यालय बी.एस. डी. जेव्ही. सोपेकाडीस जाणे

क्र. A.D.C./N.D./D.H/२२ दि. २२-४-२२ अन्वये विशेषी जाणे ही

२४२ बी.डी. या कार्यालय येणे.

जाणे दि. २२-४-२२

दि. २२-४-२२ बी.डी.

राज्य शासने भु.मा.क. माल विभाग / क्र. २८४२/२०२२/१५००

दि. २२-४-२२ अन्वये श. मा. अ. भु. अ. मुंबई उपनगर भाग १

क्र. २८४२/२०२२/१५०० मुंबई दि. २८-३-२० अन्वये जाणे

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(दि. २८-३)

श्री. व्ही.डी. डेवुडी कार्यालय बी.एस. डी. जेव्ही. सोपेकाडीस जाणे

क्र. A.D.C./N.D./D.H/२२ दि. २२-४-२२ अन्वये विशेषी जाणे ही

२४२ बी.डी. या कार्यालय येणे.

जाणे दि. २२-४-२२

दि. २२-४-२२ बी.डी.

राज्य शासने भु.मा.क. माल विभाग / क्र. २८४२/२०२२/१५००

दि. २२-४-२२ अन्वये श. मा. अ. भु. अ. मुंबई उपनगर भाग १

क्र. २८४२/२०२२/१५०० मुंबई दि. २८-३-२० अन्वये जाणे

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(दि. २८-३)



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

करल - ५		
2003	796	990
2022		

Registration is granted under section 5 of the Act to the following project under project registration number: **20030005985**

Project: **Vive. Plot Bearing / CTS / Survey / Final Plot No.: 107/1 to 9, 108 at Kurta, Kurta, Maharashtra - 400022**

Accord Builders having its registered office / principal place of business at **Telast, Ghatkopar North, District, Mumbai City, Pin. 400022.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottees, as the case may be, of the apartment or the common areas as per Rule 6 (Regulation and Development) (Registration of Real Estate Projects, Registration of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5.



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

The Registration shall be valid for a period commencing from **14/08/2017** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under

That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Varun Prakash Prasad  
(Secretary, MahaRERA)  
Date 8/11/2017 3:30:00 PM

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

dated 14/08/2017  
at Mumbai

करल - ५		
2003	२३०	२९०
२०२२		

omkar

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 24/2018-19 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, 14 NOVEMBER 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT PRAHAKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAGE, SION (EAST), MUMBAI - 400 022 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

**ITEM NO. 8 - AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERE TO IN RESPECT OF PROJECT SITUATED AT KURLA, MUMBAI:**

The Chairman informed the Board that M/s Accord Builders ("Firm") a registered partnership firm wherein Company is a Partner has undertaken a project situated at All that piece of land or ground bearing C.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9, 108, 109(pt.), 111(pt.), 70, 77, 80 to 13 and 112(pt.) of village Kurla, at Prabhakar Keluskar Marg, (Match Factory Lane), Kurla (W), Mumbai 400 070. ("said Project") and has started construction of Building/Tower for sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the table and authorized the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the M/s Accord Builders (the "Firm").

The Board after discussion considered the same and passed the following resolutions:

**"RESOLVED THAT** Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta Directors of the Company and/or Mr. Prakash Chand Varma and/or Mr. Vikas Gupta and/or Mr. Gaurav Varma, Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project for and on behalf of the M/s Accord Builders (the "Firm").

**RESOLVED FURTHER THAT** upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
1. Keshari P Pathak	Mr. Ashok Kumar Saraogi
2. Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
3. Vrindesh R Agarwal	Mr. Bimal A Shroff

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

*Signature*

करल - ५  
 2003 193/ 590  
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RESOLVED FURTHER THAT the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreements For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration for Sale and other related documents to any of their constituted attorney(s) Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if required, be affixed on the said Agreements For Sale and other related documents in terms of the Articles of the Company.

RESOLVED FURTHER THAT the said Agreements For Sale and other related documents issued under the Company shall be subject to all the provisions of the Act and may concern.



CERTIFIED TRUE COPY

FOR DIRECTOR/COMPANY SECRETARY

*[Handwritten Signature]*

DIRECTOR/COMPANY SECRETARY

# Anatomy Realtors Private Limited.

करल - ५		
2003	१३८	११०
२००३		

CERTIFIED TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 05/2018-19 OF THE BOARD OF DIRECTORS OF ANATOMY REALTORS PRIVATE LIMITED HELD ON THURSDAY, NOVEMBER 15, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 01.00 P.M. AND CONCLUDED AT 01.30. P.M.

## ITEM NO. 05:- AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT KURLA, MUMBAI

The Chairman informed the Board that M/s Accord Builders ('Firm') a registered partnership wherein Company is a Partner has undertaken a project situated at Allotment piece of parcels of land or ground bearing C.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9, 108, 108/1 to 11, 109, 109/1 to 13, 110, 110/1 to 15, 111, 111/1 to 17, 112, 112/1 to 19, 113, 113/1 to 21, 114, 114/1 to 23, 115, 115/1 to 25, 116, 116/1 to 27, 70, 77, 80 to 132 and 112(pt.) of village Kurla, at Prabhakar Keluskar (Matchless) Layout, Kurla (W), Mumbai 400 070. ('said Project') and has started construction of Building/ Tower for sale of Flat/Unit(s) in the said project it is necessary to enter into and execute the Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the Board of Directors of the Company. Authorised Representative(s) of the Company to sign the said Agreement For Sale on behalf of the M/s Accord Builders (the 'Firm').



The Board after discussion considered the same and passed the following resolutions:

**\*RESOLVED THAT** Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Vikas Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project for and on behalf of the M/s Accord Builders (the 'Firm').

**RESOLVED FURTHER THAT** upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Saraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement

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## Anatomy Realtors Pvt. Ltd.

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for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

RESOLVED FURTHER THAT the Common Seal of the Company if require, be affix on the said document for sale and other related documents in terms of the Articles of Association of the

RESOLVED FURTHER THAT a certified true copy of this resolution issued under signature of any of the Director of the Company be submitted to whomsoever it may concern."



CERTIFIED TRUE COPY  
 FOR ANATOMY REALTORS PRIVATE LIMITED

*Mohan Subramanian*  
 MOHAN SUBRAMANIAN  
 Director  
 DIN - 06898337



SLUM REHABILITATION AUTHORITY

करल - ५		
2003	१०७	६७०
२०२२		

No. : SRA/ENG/1773/L/PL & ML/AP

Date : 11 MAY 2021

To,

✓ Shri. Anand V. Dhokay,  
 P.63 Plans Acres,  
 Mahatma Phule Road,  
 Mulund (E), Mumbai-51

Sub: Amended plans cum part Occupation Certificate for rehab wing D, Sale wings 1 & 2, Sale wings A, B & C and terrace building in S.R. Scheme on the Slum plot bearing to 5, 107/1 to 4, 108, 109(pt), 110(pt), 111(pt), 111/1 to 132 & 112(pt) of Village Kurla at Prabhakar Kelurkar Marg, Match Factory Lane, Kurla (West), Mumbai-400 070 in 'L' Ward for Jankalyan S.R.A Co. Op. Hsg. Soc. Ltd.



Ref: Your Application dated 10/12/2020.

Gentleman,

With reference to above letter and certificate attached thereto, this is to inform you that, Ground to 15<sup>th</sup>(pt) floors of rehab wing D, 9<sup>th</sup> (pt) to 14<sup>th</sup> (pt) floors and Multi-purpose Hall at terrace level of Sale wings 1 & 2 and 3 basements + Ground/Stilt + 14<sup>th</sup> floors and terrace amenities of Sale wings A, B & C of the composite building in the S. R. Scheme under Subject which is completed under supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/1855, Structural Engineer Ms. Madhura Manjekar c/o Dr. Kelkar Designs Pvt. Ltd Lic. No. STR/M/99 and Site Supervisor Shri. Prasad Shetty, License No. P/807/SS-II may be occupied subject to the following conditions.

करल - 4	
2003	2032
3032	

SRA/ENG/1773/L/PL&ML/AP

1. That this permission allows Occupation permission for 179 sale units on 1<sup>st</sup> (pt) floor of sub-wing D of the composite building for 179 sale units. 179 Residential apartments, 5 Commercial tenements, 2 tenements & 100 units, 1 School, 1 Welfare Centre, 2 Amenities & 2 Additional Amenities & 1 sale unit on 13<sup>th</sup> Int floor. That this permission also allows Occupation permission for 179 sale units on Wing A, B & C of Wing E from 9<sup>th</sup> (pt) to 14<sup>th</sup> (pt) floor. 179 sale units and 1 Multi-purpose Hall at terrace level of sub wings 1 & 2.

That this permission also allows Occupation permission for basements + Ground/Sale + 14<sup>th</sup> floors for 179 sale units and terrace amenities of Sale wings A, B & C.

A set of certified completion plans is returned herewith please.

Yours faithfully,

Executive Engineer - State Rehabilitation Authority





घोषणापत्र

करल - ५		
2003	११३	११०
२०२२		

मी सचिन चांदलेकर याद्वारे घोषित करतो कि, दुय्यम निबंधक कुर्ला 5 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मेसर्स अकॉर्ड बिल्डर्स चे भागिदार मेसर्स ओमकार रीयल्टर्स अँड डेव्हलपर्स प्रा ली आणि मेसर्स अकॉर्ड बिल्डर्स चे भागिदार मेसर्स ऍनॅटोमी रीयल्टर्स प्रा ली चे ऑथो सिग्रेटरी केशरी प्रसाद पाठक आणि अशोक कुमार सरावगी व इतर यांनी दि. 29/11/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेली नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृत करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस मी पात्र राहिन याची जाणीव आहे.

*Shanellkar*

कुलमुखत्यारपत्रधारकाचे नाव व सही



दिनांक 11/02/2022

करल - ५		
2003	७७०	९९०
२०२२		

Kerala Account.

0114 पावती Original/Duplicate  
 Friday, November 29, 2018 टेली क्र. : 39५  
 ५ PM Regn. 39M

पावती क्र. : 10600 दिनांक : 29-11-2018

व. सं. साधक  
 प्रस्ताव अनुक्रमांक: पर्व-3 -9314-2018

विकास प्रकल्प : कुलपुस्तकालयाध्य

कलाद्याने संघ : ये अकोई किल्लारं ये भागीदार ओपकार विपट्टरं अंर इंजलपरं प्रा. ली अणि  
 इतरी किरिट एच वेहरा



DELIVERED  
 रीटरी की  
 प्रस्तावणी की  
 प्रस्तावी संख्या: 40

एकूण:

₹ 900.00

वर्षात पूरु दल , पब्लिक लिट, मुंबी-२ अद्याने  
 18 PM वा वेळी किल्लेस.

वर्षा क्र. 1 :-

वर्षा क्र. (2) :-

वर्षा प्रस्ताव क्र. : 500/-

५५  
 सह सहाय निबंधक, पर्व-3

DELIVERED

सह सहाय निबंधक  
 मुंबई शहर क्र. ३

1) वर्षा प्रस्ताव : By Cash रक्कम : ₹ 100/-

2) वर्षा प्रस्ताव : By Cash रक्कम : ₹ 800/-



CHALLAN  
MTR Form Number-4

करल - ५		
2003	५५	९९०
२०२२		

SRN: MH00421172018196	BARCODE:	Date: 26/11/2018 14:40:17	Form ID: 252
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Department: Inspector General Of Registration	Type of Payment: Stamp Duty		
Office Name: BOMC, JT SUB REGISTRA MUMBAI CITY 2	Location: MUMBAI		
Year: 2018-2019 One Time	Account Head Details		
000045501 Sale of NonJudicial Stamp	Amount in Rs.	500.00	
Payment Details			
TAX ID (If Any)			
PAN No. (If Applicable)			
Full Name: Messrs Accord Builders			
Flat/Block No. One-Accord Builders			
Premises/Building: One-Accord Builders			
Road/Street: One-Accord Builders			
Area/Locality: Son (East)			
Town/City/District: MUMBAI SUBURBAN DIST			
Pin: 400 001			
Remarks (If Any)			
Second Party Name			
Amount in Words: 500.00			



Payment Details	SANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank/City	Ref No	02300042018112607879-927332415
Cheque/DD No		Bank Date	RBI Date	26/11/2018 14:41:04 Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No	Date	Not Verified with Scroll

Department ID:   
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 नॉट वॉलड फॉर डॉक्युमेंट्स टो बी रेजिस्टर्ड इन सब रेजिस्ट्रार ऑफिस. नॉट वॉलड फॉर अनरेजिस्टर्ड डॉक्युमेंट्स.   
 नॉट

बबई - ३१		
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करल - 4  
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735 290  
2022

CHALLAN  
MTR Form Number-0



REGISTRATION NO	BARCODE	Date	28/11/2018-14 40 01	Form ID	252
General Of Registration			Payer Details		
TAX ID (If Any)					
PAN No (If Applicable)					
Full Name			Messrs Accord Builders		
Flat/Block No.			Ormai House, Off Eastern Express Highway,		
Premises/Building					
Road/Street			Opp. Son Churabhat Sigrta,		
Area/Locality			Sun (East) Mumbai		
Town/City/District					
PIN			4 0 0 0 2 2		
Remarks (If Any)					
Second Party Name					
Amount In Words			Five Hundred		
Amount In Rupees			500.00		
Payment Details			BANK OF MAHARASHTRA		
Cheque/DD Details			FOR USE IN RECEIVING BANK		
Cheque/DD No			Bank City	Ref No	02300042018112807879 627332415
Name of Bank			Bank Date	RBI Date	28/11/2018-14 41 04 Not Verified with RBI
Name of Branch			Bank Branch	BANK OF MAHARASHTRA	
Department ID			Serial No	Date	01128 28/11/2018
NOTE - This challan is valid for document to be registered in Sub Registrar office only.			Not valid for unregistered document.		
Challan Defaced Details			2398 280 2022		
Sr No	Remarks	Defacement No	Defacement Date	Used	Defacement Amount
1	10-450-0314	900480178201818	28/11/2018-15 13 17	034784	
Total Defacement Amount					

करल - ५		
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करल - ३		
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 2003 म 200  
 2022

POWER OF ATTORNEY

To All To Whom These Present Shall Come We, (1) Kirit H. Mehta, (2) Keshav Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Srinivas and (6) Bimal A. Shroff, adults, Indian inhabitants authorized signatories of M/s. Accord Builders a Partnership Firm through its partners (a) Onkar Realtors & Developers Pvt. Ltd. and (b) Anatomy Realtors Pvt. Ltd. all having their respective offices at office address at Onkar House, Off Eastern Express Highway, Opp. New Chumbhani Signal, Sector East Mumbai-400 022 do hereby Send Greetings:



We, have to execute executed various Deeds, Documents, Agreements, Agreements for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents which are of registrable nature in respect of the property more particularly described in the Schedule of Property written hereunder therein after referred to as "the said Property" or in respect of any part or portion thereof or any structure's constructed on the said Property or any part thereof;

(a) In view of our official pre-occupation and travelling abroad for business we are unable to present ourselves before the concerned Registering Authorities and/or such other registering authorities to lodge and admit execution of all such aforesaid Deeds, Documents, Agreements, Agreements for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents to be executed by us;



(b) We therefore, intend to appoint, nominate and constitute person/s hereunder to be our true and lawful attorney/s to appear before various offices in Mumbai and Mumbai suburban to lodge and admit execution before the concerned registering authorities officials, all such Deeds, Documents, Agreements, Agreements for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents executed to be executed by us with regard to the said Property or in respect of any part or portion thereof or any structure's constructed on the said Property or any part thereof;

Now Know Ye All And These Presents Witnesseth that We, (1) Kirit H. Mehta, (2) Keshav Prasad Pathak, (3) Vrindesh R. Agarwal, (4) Ashok Kumar Sarogi, (5) Pilla Adi Venkata Naga Srinivas and (6) Bimal A. Shroff hereby appoint, nominate and constitute (1) Bavi Doot, (2) Vijay Kunder, (3) Sachin Ramesh Chandekar, (4) Mohammad Shahid Raza and (5) Rahul Chhajed having their office address at Onkar House, Off Eastern Express Highway, Opp. New Chumbhani Signal, Sector (E), Mumbai-400 022 as our true and lawful Attorneys to severally do the following acts, deeds, matters and things on our behalf in respect of the said Property more specifically set out in the Schedule annexed hereunder:

(1) To appear before the Sub-Registrar of Assurance or any other Registering Authority and to lodge for attestation and/or registration, the Deeds, Documents, Agreements, Agreements for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents executed by us in respect of the said Property or in respect of any part or portion thereof or any structure's constructed on the said Property or any part thereof for ourselves on our behalf.

(2) To admit execution of such Deeds, Documents, Agreements, Agreements for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents executed by us before the Sub-Registrar of Assurances.

(3) To sign all such notices, notices and endorsements on such documents to be executed by us and to take all necessary steps to properly register and complete all registration formalities of all such documents executed by us as aforesaid in accordance with law in respect of the said Property or in respect of any part or

*Handwritten notes and signatures on the left margin, including 'K.P. Pathak' and other illegible marks.*

*Handwritten notes and stamps on the right margin, including '2022' and '2026'.*

*Handwritten signatures and initials at the bottom of the page.*

करल - ५		
2003	पृष्ठ	270
2022		

portion thereof or any structures constructed on the said property or any part thereof.

- To do all acts, deeds, matters and things for getting all such Deeds, Documents, Agreements, Agreement for Sale, Declarations, Writings, Undertakings, Deed of Mortgage, Deed of Rectification, Deed of Re-Conveyance of Mortgage and any other Documents duly registered with the Sub-Registrar of Assurances or any other Competent Authority as our Lawful Attorney deems fit and proper.
- Receive back the said documents from the Sub-Registrar of Assurances and or any other Competent Authority and give effective and valid receipt and discharge thereof.
- Apply for and obtain certified copies or true copies of such documents registered.

The powers conferred upon our Attorneys are to be construed as wide as possible.

And We Do Hereby agree to ratify and confirm all and whatsoever our Attorneys shall lawfully do or cause to be done in the premises of these present.

Schedule of Property

All that pieces and parcels of land or ground bearing U.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9, 108, 109(pt.), 111(pt.), 111/1 to 70, 77, 80 to 132 and 112(pt.) of village Kurfa, at Prabhakar Keluskar Marg, (Masch Factory Land), Kurfa (W), Mumbai 400 070.

In Witness Whereof we have hereunto set our hands and seal at Mumbai on this 28 day of November 2018.

Signed & Delivered by the withinnamed

- (1) Kirit H. Mehta
- (2) Keshari Prasad Pathak
- (3) Vrindesh R. Agarwal
- (4) Ashok Kumar Sarogi
- (5) Pilla Adi Venkata Naga Shrinivas
- (6) Bimal A. Shroff

*[Handwritten signatures corresponding to the list above]*

Authorised Signatories of  
 M/s. Accord Builders  
 Through its Partner  
 (a) Onkar Realtors & Developers Pvt. Ltd.  
 (b) Anantony Realtors Pvt. Ltd.  
 in the presence of \_\_\_\_\_

*[Handwritten signature]*  
 28/11/2018  
 2022



करल - 4		
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We Accep-

*[Signature]*  
(2) Vagy Kunder.



(1) Ravi Dixit

*[Signature]*

(3) Sachin Ramesh Chandekar

(5) Rahul Chhajed

*[Signature]*  
(4) Mohammad Shahid Raza

Photographs of

Left Hand Thumb Impression of



(Kirit H. Mehta)



(Kirit H. Mehta)



(Keshari Prasad Pathak)



(Keshari Prasad Pathak)

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2003	AYD	990
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(Vrindesh R. Agarwal)



(Vrindesh R. Agarwal)



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Photographs of

Left Hand Thumb Impress



(Adlok Kumar Sarangi)

(Adlok Kumar Sarangi)



(Pilla Adi Venkata Naga Shrinivas)

(Pilla Adi Venkata Naga Shrinivas)



(Hamid A. Sheriff)

(Hamid A. Sheriff)



(Rav Dixit)

(Rav Dixit)



(Vinay Kumar)

(Vinay Kumar)

नवंबर - 11		
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करल - ५		
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Photographs of

Left Hand Thumb Impression of



(Sachin Ramesh Chaudhkar)

(Sachin Ramesh Chaudhkar)



(Mohammad Shahid Baza)



(Mohammad Shahid Baza)



(Rahul Chitambar)



(Rahul Chitambar)



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# AB

**ACCORD BUILDERS**

Date 15<sup>th</sup> November, 2018

**TO WHOMSOEVER IT MAY CONCERN**

**SUB - AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED TO THE PROJECT OF PROJECT SITUATED AT KURLA, MUMBAI:**

We, Omkar Realtors & Developers Private Limited (ORDPL) and Anatomy Realtors partners of M/s. Accord Builders (the "Firm") a registered partnership firm, hereby execute Letter of Allotment, Agreement for Sale with the Purchaser(s)/Buyer(s) of flats/units in project situated at All that pieces and parcels of land or ground bearing C. 107, 107/1 to 9, 108, 109(pt), 111(pt), 111/1 to 70, 77, 80 to 132 and 132(pt.) of village Keluskar Marg, (Match Factory Lane), Kurla (W), Mumbai 400 070 ("said Project")

Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Vikas Gupta and/or Mr. Gaurav Varma, Authorized persons of the firm be and are hereby severally authorised of the firm to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of project

**FURTHER** upon issue of said letter of allotment, any one from group A and any one from group B below be and are hereby jointly authorized for and on behalf of the firm to sign and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/ Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshari P Pathak	Mr. Ashok Kumar Sharma
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Reddy
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

**FURTHER** the said Authorized Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

**FURTHER** the said Authorized Signatories be and are hereby jointly authorised for and on behalf of the firm to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

We request you to consider the same and take on your record and do the needful

**FOR M/S. ACCORD BUILDERS**

Name of the Partners	Signature of Director/Authorised Signatory
Omkar Realtors & Developers Private Limited	<i>[Signature]</i>
Anatomy Realtors Private Limited	<i>[Signature]</i>



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90	80

Telefax : +91 22 2403 4066  
Phone : +91 22 6625 4100

# omkar

2023  
24/12/23



COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 24/2018-19 OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY NOVEMBER 24, 2023 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE OPP. EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 070 COMMENCED AT 10.00 A.M. AND CONCLUDED AT 10.30 A.M.

**RESOLUTION TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS IN RESPECT OF PROJECT SITUATED AT KURLA, MUMBAI:**

The Chairman informed the Board that M/s Accord Builders ("Firm") a registered partnership firm wherein Company is a Partner has undertaken a project situated at All that pieces and parcels of land or ground bearing C.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9, 108, 109(pt.), 111(pt.), 111/2 to 7, 111/3 to 132 and 112(pt.) of village Kurla, at Prabhakar Keluskar Marg, Kurla (W), Mumbai 400 070. (said Project) and has started construction of Flat(s)/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the Board and Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the M/s Accord Builders (the "Firm").



The Board after discussion considered the same and passed the following resolution:

**RESOLVED THAT** Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta Directors of the Company and/or Mr. Tarachand Varma and/or Mr. Vikas Gupta and/or Mr. Gaurav Varma, Authorised Signatory of the Company be and are hereby severally authorised for and on behalf of the Company to sign and issue letter of allotment to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project for and on behalf of the M/s Accord Builders (the "Firm").

**RESOLVED FURTHER THAT** upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshav P Pathak	Mr. Ashok Kumar Sarangi
Mr. Kiran H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vinodh R Agarwal	Mr. Bimal A Shroff

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other documents, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may be necessary, incidental or desirable in this respect.

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**omkar**



**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorised for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement For Sale and other related documents to any of their constituted attorney appointed through Power of Attorney.

**RESOLVED FURTHER THAT** the Common Seal of the Company if require, be affixed to the Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

**CERTIFIED TRUE COPY  
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED**



**DIRECTOR/COMPANY SECRETARY**



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२०१८		

करल - 4		
2003	934	290
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## Anatomy Realtors Pvt. Ltd.



LETTERS TRUE COPY OF THE EXTRACT OF MINUTES OF MEETING NO. 05/2018-19 OF THE BOARD OF DIRECTORS OF ANATOMY REALTORS PRIVATE LIMITED HELD ON THURSDAY, NOVEMBER 15, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OFF-SECTION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 01.00 P.M. AND CONCLUDED AT 01.30. P.M.

**ITEM NO. 05: AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO IN RESPECT OF PROJECT SITUATED AT KURLA, MUMBAI:**

The Chairman informed the Board that M/s Accord Builders ('Firm') a registered partnership firm wherein Company is a Partner has undertaken a project situated at All that pieces and parcels of land or ground bearing C.T.S. Nos. 106, 106/1 to 5, 107, 107/1 to 9, 108, 109(pt.), 111(pt.), 111/1 to 70, 77, 80 to 132 and 112(pt.) of village Kurla, at Prabhakar Keluskar Marg, (Match Factory Lane) Kurla (W), Mumbai 400 070. ('said Project') and has started construction of Building/Tower for sale of Flat/Unit(s) in the said project it is necessary to enter into and execute Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) as per the draft placed before the Board and authorize the Authorised Representative(s) of the Company to sign the said Agreement For Sale for and on behalf of the M/s Accord Builders (the "Firm").

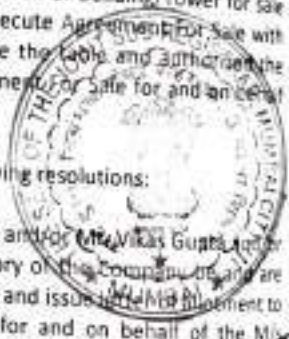
The Board after discussion considered the same and passed the following resolutions:  
**"RESOLVED THAT** Mr. Kamal Kishore Gupta and/or Mr. Gaurav Gupta and/or Mr. Tarachand Varma and/or Mr. Gaurav Varma, Authorised Signatory of the Company, be and are hereby severally authorised for and on behalf of the Company to sign and issue the said Agreement to Purchaser(s)/Buyer(s)/customer(s) of Flat(s)/Unit(s) in said project for and on behalf of the M/s Accord Builders (the "Firm").

**RESOLVED FURTHER THAT** upon issue of said letter of allotment, any one from group A and any one from Group B as mentioned below be and are hereby jointly authorized for and on behalf of the Company to sign, execute and deliver Agreement For Sale with the Purchaser(s)/Buyer(s)/Customer(s) of Flat(s)/Unit(s) in the said project on the terms and conditions as mentioned in the said Agreement For Sale draft of which placed before the meeting be and is hereby approved.

GROUP A	GROUP B
Mr. Keshan P Pathak	Mr. Ashok Kumar Saraogi
Mr. Kirit H Mehta	Mr. Pilla Adi Venkata Naga Shrinivas
Mr. Vrindesh R Agarwal	Mr. Bimal A Shroff

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to sign other ancillary documents, fit-out letters, possession letters, cancellation letters, demand letters, annexures covering amenities and such other documents, deeds, documents in relation thereto and to do all such acts, deeds, matters and things which may deem necessary, incidental or desirable in this respect.

**RESOLVED FURTHER THAT** the said Authorised Signatories be and are hereby jointly authorized for and on behalf of the Company to admit, appear, register and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said Agreement For Sale and such other documents related thereto and further authorized to delegate power of said admission and registration of Agreement



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# Anatomy Realtors Pvt. Ltd.

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201 Eastern Express Highway  
Suburban, Sector 5 (East)  
Mumbai - 400 072


Tel: +91 22 40254001, Fax: +91 22 40254002  
Email: contact@anatomy.com  
PIN: 400272/MH/29058/10/154

for Sale and other related documents to any of their constituted attorney(s) appointed through Power of Attorney.

**RESOLVED FURTHER THAT** the Common Seal of the Company if require, be affix on the said Agreement For Sale and other related documents in terms of the Articles of Association of the Company.

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

**CERTIFIED TRUE COPY  
FOR ANATOMY REALTORS PRIVATE LIMITED**

  
**MOHAN SUBRAMANIAN**  
Director  
DIN - 06898337



बबई - ३१		
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करल - ५  
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BA-103160

28/2/2011

FORM 'H' / नमूना 'ह'  
 (See Rule 17 / नियम १७ धारा)  
**CERTIFICATE OF REGISTRATION**  
 नोंदणीचे प्रमाणपत्र



The INDIAN PARTNERSHIP ACT, 1932  
 (Act No. IX of 1932)

भारतीय भागीदारी अधिनियम, १९३२  
 (सन १९३२ चा अधिनियम क्रमांक ९)

Registration No. २१२-१०३१६०  
 नोंदणी क्रमांक

It is certified that a firm by name \_\_\_\_\_  
 with its head office at \_\_\_\_\_

has this day been duly registered under The Indian Partnership Act, 1932  
 (Act No. IX of 1932).



दुसरी ही नोंदणी करणारा फर्म आहे की साहनी विलेजींग पीटेल वजल  
दुसरी ही नोंदणी करणारा फर्म आहे की  
मुंबई २००३१६०  
मि. अनोड विलेजींग  
 या नोंदणीचे संपर्कस्थळी  
२८ २ २०११

या दिवशी भारतीय भागीदारी अधिनियम १९३२  
 (१९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे  
 Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_  
 महिना २०११ या दिवशी माझ्या सक्षीने देण्यात आले



Registrar/Deputy Assistant Registrar of Firms  
 Mumbai/Pune/Aurangabad  
 निबंधक/उप सहायक निबंधक भागीदारी सव्या  
 मुंबई/पुणे/आमरावती

जमाई - ३१  
 २३१४ १४ ६०  
 २०१६



करल - ५

2003

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प्रारम्भ : आई. आर.  
Form I. R.  
विद्यमान इ २ प्रयाग-पत्र

**CERTIFICATE OF INCORPORATION**

No. U 70100 MH 2005 PTC 157754  
of Date

ये एतद्वारा प्रमाणित किया है कि आज

कम्पनी अधिनियम (1956 का. सं. 1) के अन्तर्ग विहित की गई है और कम्पनी पंजीकृत है।  
**OMCAR REALTORS & DEVELOPERS PRIVATE**

I hereby certify that  
**LIMITED**

Part IX of

is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the Company is limited.

ये एतद्वारा से आज की दिनांक

Given under my hand at MUMBAI this SECOND

day of DECEMBER Two Thousand FIVE

*M. Jayakumar*  
M. JAYAKUMAR

ASST. Registrar of Companies  
Maharashtra, Mumbai



ज. ए. ए.  
J.S.C.-1  
112/114, P.W. OFF. (MUMBAI) 400 002-54-03-GIP/112/114  
112/114 P.W. OFF. (MUMBAI) 400 002-54-03-GIP

जबई - ३८

298 04 00  
2026

**MINISTRY OF CORPORATE AFFAIRS  
CHALLAN  
G.A.R.7**



Civil

Expiry Date: 03/12/2010  
(BANK)

HDFC  
for

By Whom tendered  
Name: **VIJAY RANCHAL**  
Address: **OMKAR SQUARE, OFF EASTERN EXPRESS HIGHWAY  
OPP. SION CHUNNABHATTI SIGNAL,  
SION (EAST)  
MUMBAI, MAHARASHTRA, 400022**

Entity on whose behalf money is paid  
CIN : U70100MH2005PTC157754  
Name : **OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED**  
Address : **OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,  
OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),  
MUMBAI, MAHARASHTRA  
INDIA - 400022**



**Full Particulars of Remittance**

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee For Form 18	Normal	500
	<b>Total</b>	<b>500</b>

Head of Account : 1475001050000- Other general economic services, Regulation of Joint Stock Companies  
Accounts Officer by whom adjustable : Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi

Rupees (In words): Five Hundred only

Mode of Payment:  Cash  Cheque  Demand Draft

Cheque/Demand Draft details: No. \_\_\_\_\_  
Drawn on \_\_\_\_\_

Dated: \_\_\_\_\_ (Bank) \_\_\_\_\_ (Branch)

Date: 29/11/2010

Signature of the Remitter: *[Signature]*

Note: Cheque/Demand Draft should be locally payable and drawn in favour of "Pay & Accounts Officer, Ministry of Corporate Affairs, New Delhi"

Received Payment Rupees (words): \_\_\_\_\_ (For Bank use only)

Date: \_\_\_\_\_ Bank Officer: \_\_\_\_\_

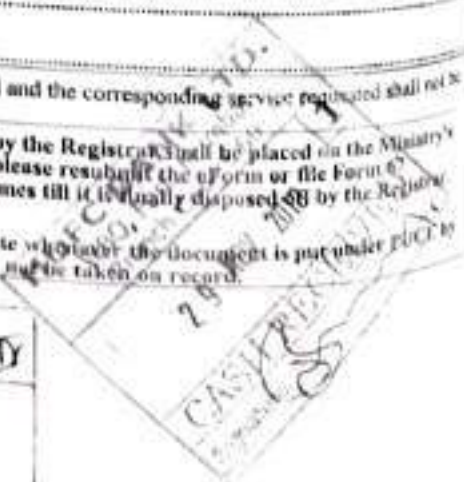
Received Payment Rupees (words): \_\_\_\_\_ (For Office use only)

Date: \_\_\_\_\_ Cashier: \_\_\_\_\_

**Disclaimer:** Payment done at the bank after the EXPIRY DATE shall be rejected and the corresponding service requested shall not be assigned.

**Note:** The defects or incompleteness in any respect in this eForm as noticed by the Registrar shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form 67 (Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)  
It is compulsory to file Form 67 (Addendum) electronically within the due date whenever the document is put under PUCL by the ROC, failing which the system will treat the document as invalid and will not be taken on record.

वचन - ३१  
२३९४ ९४ ६०  
२०१०



करल - ५  
 2003 १६९ २१०  
 २०२२

# FORM 18

[Pursuant to section 146 of the Companies Act, 1956]

Notice of situation or change of situation of registered office

Form Language  English  हिन्दी

Note - All fields marked in \* are to be mandatorily filled.

1 \* This form is for  New company  Existing company

2 (a) \* Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company U70100MH200

(b) Global location number (GLN) of company

3 (a) Name of the company  
 OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

(b) Address of the registered office of the company  
 OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY  
 OPP. SION CHUNNABHATTI SIGNAL, SION (EAST),  
 MUMBAI  
 Maharashtra  
 INDIA  
 400022

(c) Name of office of existing Registrar of Companies (RoC)  
 Registrar of Companies, Mumbai

(d) Purpose of the form  
 Change within local limits of city, town or village  
 Change outside local limits of city, town or village  
 Change in office of RoC within same state  
 Change in state within office of same RoC  
 Change in state outside office of existing RoC

4. Notice is hereby given that  
 (a) The address of the registered office of the company with effect from  25/11/2010 (DDMM/YYYY) is  The date of incorporation of the company is



\* Address Line I OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,  
 Line II OPP. SION CHUNNABHATTI SIGNAL, SION(EAST),  
 \* City MUMBAI  
 \* District Mumbai City  
 \* State Maharashtra-MH  
 Country INDIA  
 \* Pin code 400022  
 \* e-mail ID vira.panchal@omkarcorp.com

बवई - ३॥  
 २३१६ १० ६०  
 २०१८

(b) \* Name of office of proposed RoC or new RoC  
 Registrar of Companies, Mumbai

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

\* Name SION POLICE STATION  
 \* Address Line I NEXT TO KING CIRCLE RAILWAY STATION  
 Line II DR. AMBEDKAR ROAD,  
 \* City MUMBAI  
 \* State Maharashtra-MH  
 \* Pin code 400022

करल - ५		
2003	२६२	२२०
२०२२		

5 (a) SRN of Form 23:

(b) SRN of relevant form:

(Mention the SRN of related Form IAD, 21, if applicable)

(c) Date of order of company law board (CLB) or any other competent authority:  (DDMMYYYY)



Attachments: - if any

Attach

List of attachments

Remove Attachment

**Verification**

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete.

I have been authorised by the Board of directors' resolution number  dated  25/11/2010 (DDMMYYYY)

I am authorised to sign and submit this form.



To be digitally signed by:

Managing director, director or manager or secretary of the company

Designation:  Director

Identification number of the director or Managing Director, or partner/ account number (income-tax PAN) of the manager, or Membership number, if applicable of income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/her income-tax PAN):  01180600

**Certificate**

I hereby certify that I have verified the above particulars (including attachment(s)) from the records of  GIMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

महई - २६
२०२२

I have found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

Chartered accountant (in whole-time practice) or  Cost accountant (in whole-time practice) or  Company secretary (in whole-time practice)

Whether associate or fellow:  Associate  Fellow

Membership number or certificate of practice number:  48133

Modify  Check Form  Proceeding  Submit

For office use only

eForm service request number (SRN):

Digital signature of the authorising officer:

These Form is/are hereby registered:

Date of signing:  (DDMMYYYY)

Attaching details:

eForm filing date:  (DDMMYYYY)

Confirm submission:

करल - ५  
 2023 १६३ ३१०  
 २०२२



प्रारूप १  
 पंजीकरण प्रमाण-पत्र



कंपनीचा पंजीकरण संख्या : U70200MH2008PTC181154

मैं एकादशका सारवावित काला हू कि मैवर्त  
 Anatomy Realtors Private Limited

का पंजीकरण, कम्पनी अधिनियम १९५६ (१९५६ का १) के अन्तर्गत कर लिया गया है और यह  
 कम्पनी प्राइवेट लिमिटेड है।

यह निपटारा-पत्र आज दिनांक पंधर अप्रैल दो हजार आठ को मेरे हस्ताक्षर के द्वारा प्रमाणित किया गया है।



Form 1  
 Certificate of Incorporation

Corporate Identity Number : U70200MH2008PTC181154 2008 - 2009  
 I hereby certify that Anatomy Realtors Private Limited is this day incorporated under  
 the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

On my hand at Mumbai this Fifteenth day of April Two Thousand Eight.



*(Signature)*  
 (CHANDRANATH M)

सहायक कंपनी रजिस्ट्रार / Assistant Registrar of Companies  
 महाराष्ट्र, मुंबई  
 Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय अधिनियम में दर्जका पताका का पता।  
 Mailing Address as per record available in Registrar of Companies office  
 Anatomy Realtors Private Limited  
 OM SHIV BAI CO-OP HOUSING SOCIETY, CHUNABATI, JUNCTION, VASANTRAO NAR  
 MHANARIG SION,  
 MUMBAI - 400022,  
 Maharashtra, INDIA

२३४४ १६ ४०  
 २०२६

करल - ५		
2003	७६४	२१०
२०२२		

**MINISTRY OF CORPORATE AFFAIRS**  
**RECEIPT**  
**G.A.R.7**



Service Request Date: 20/06/2022

Payment made into: ICICI Bank

Received From:

Name: VIKAS FINANCIAL  
 Address: OMKAR SQUARE, OFF EASTERN EXPRESS HIGHWAY,  
 OPP. SION CHUNNABHATTI SIGNAL,  
 SION (EAST),  
 MUMBAI, MAHARASHTRA  
 400022

Entity on whose behalf money is paid:

CIN: U70209MH2008PTC181154  
 Name: Anatomy Realtors Private Limited  
 Address: OMKAR ESQUARE, OFF EASTERN EXPRESS HIGHWAY,  
 OPP. SION CHUNNABHATTI SIGNAL, SION(EAST),  
 MUMBAI, MAHARASHTRA  
 INDIA - 400022



Full Particulars of Remittance:

Service Type: eForm

Service Description	Type of Fee	Amount (Rs.)
Fee For Form 18	Normal	200
<b>Total</b>		<b>200</b>

Mode of Payment: Credit Card - ICICI Bank

Received Payment Rupees: Two Hundred only

Note: The defects or incompleteness in any respect in this eForm as noticed by the Registrar shall be placed on the Ministry's website ([www.mca.gov.in](http://www.mca.gov.in)). In case the eForm is marked as RSUB or PUCL, please resubmit the eForm or file Form 67 (Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off by the Registrar. (Please refer Regulation 17 of the Companies Regulation, 1956)

It is compulsory to file Form 67 (Addendum) electronically within the due date whenever the document is put under PUCL by the ROC, failing which the system will treat the document as invalid and will not be taken on record.

मबई - ३१		
२३१४	२०६०	
२०१६		

करल - ५  
2003 २६५ ५१०  
२०२२

# FORM 18

Pursuant to section 146 of the Companies Act, 1956

Notice of situation or change of situation of registered office

Form Language  English  हिन्दी

Note - All fields marked in \* are to be mandatorily filled.

1. \* This form is for  New company  Existing company

2. (a) \* Form 1A reference number (Service request number (SRN) of Form 1A) or corporate identity number (CIN) of company

(b) Global location number (GLN) of company

3. (a) Name of the company

(b) Address of the registered office of the company



(c) Name of office of existing Registrar of Companies (RoC)

(d) Purpose of the form  
 Change within local limits of city, town or village  
 Change outside local limits of city, town or village  
 Change in office of RoC within same state  
 Change in state within office of same RoC  
 Change in state outside office of existing RoC

4. Notice is hereby given that (a) The address of the registered office of the company with effect from  17/12/2010 (DDMMYYYY) is

The date of incorporation of the company is

\*Address Line I   
 Line II   
 \* City   
 \* District   
 \* State   
 \* Country   
 \* Pin code   
 \* e-mail ID

बवई - ३४  
२३९४ २९ ६०  
२०२८

(b) \* Name of office of proposed RoC or new RoC

(c) The full address of the police station under whose jurisdiction the registered office of the company is situated

\* Name   
 \* Address Line I   
 Line II   
 \* City   
 \* State   
 \* Pin code

करल - 4  
 2003  
 2022

(a) SRN of Form 23

(b) SRN of relevant form

Mention the SRN of related Form 1AD-21 (if applicable)

Date of order of company law board (CLB) or any other competent authority

(DD/MM/YYYY)



Attachment

Attachment(s) - if any

Attach

List of attachments

Remove Attachment

To the best of my knowledge and belief, the information given in this form and its attachments is correct and complete

I have been authorised by the Board of directors' resolution number 4 dated 17/12/2010 to sign and submit this form

(DD/MM/YYYY)

I am authorised to sign and submit this form

To be digitally signed by

Managing director or director or manager or secretary of the company



Designation Director

Director identification number of the director or Managing Director, or income-tax permanent account number (income-tax PAN) of the manager, or Membership number, if applicable or income-tax PAN of the secretary (secretary of a company who is not a member of ICSI, may quote his/her membership number)

01180000

बल  
 2348 22 80  
 Certificate

Certificate

I hereby certify that I have verified the above particulars (including attachment(s)) from the records of Anatomy Realtors Private Limited

and found them to be true and correct. I further certify that all required attachment(s) have been completely attached to this form.

Chartered accountant (in whole-time practice) or  Cost accountant (in whole-time practice) or  Company secretary (in whole-time practice)

Whether associate or fellow  Associate  Fellow

Membership number or certificate of practice number

48133

Modify Check Form Prescribing Submit

For office use only

eForm Service request number (SRN)

After filing details

eForm filing date

Digital signature of the authorising officer

Confirm submission

The eForm is already registered

Date of signing

(DD/MM/YYYY)

Page 2 of 2



करल - ५		
2003	१६७	२१०
२०२२		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ANATOMY REALTORS PRIVATE LIMITED

15/04/2008  
Forman's Account Number

AAHCR0254E



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ACCOUNT NUMBER

10/1/2008

AAHCR0254E



बवई - ३१		
८३१४	२३	४०
२०१६		

K. P. Patil

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

OMEGA REALTORS AND DEVELOPERS PRIVATE LIMITED

02/12/2005  
Forman's Account Number

AAAC07919F

Wid

करल - ५		
2003	३६८	२१०
२०२२		



भारत सरकार  
Unique Identification Authority of India  
भारत - सामान्य माणसाचा अधिकार  
Government of India

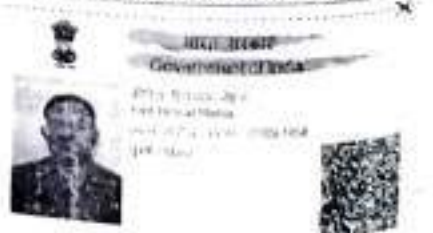
वैयक्तिक माहिती  
 नाव: कृषि निराला मंता  
 पत्ता: २१, मुंबई  
 जिल्हा: मुंबई  
 तालुका: मुंबई  
 पोस्टाचा पत्ता: ४००००१  
 मोबाईल क्रमांक: ९८७६५४३२१०  
 १९/०८/१९८६



आपला आधार क्रमांक / Your Aadhaar No

**5533 8275 7605**

आधार - सामान्य माणसाचा अधिकार



5533 8275 7605

आधार - सामान्य माणसाचा अधिकार

बबई - ३		
९३७४	२४	५०
२०१६		

करल - ५  
 21003  
 766 990  
 2022



भारत सरकार  
 केशरी प्रसाद पथक  
 Keshari Prasad Pathak  
 जन्म वर्ष/युग  
 पत्ता




7044 1869 1251

आधान भाषान्य मागसाचा अधिकारी  
 K. P. Pathak

भारत सरकार  
 KESHARI PRASAD PATHAK  
 MENALAL TULSI PATHAK  
 05/12/1996  
 Passport/Adhaar Number  
 AKJF/P0412E




K. P. Pathak

बयर्क - 31  
 398 21 80  
 2026

भारतीय विशिष्ट पदनाम प्राधिकरण  
 ISSUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
 नवी मुंबई विकास क्षेत्र  
 नूतन वास्तव्य क्षेत्र  
 इन्डिया, नवी मुंबई नगर  
 400610

Address:  
 New Mumbai Development  
 Sector  
 India, New Mumbai City  
 400610

Aam Admi ka Adhikar

करल - ५		
21003	940	590
२६२२		



Registrar  
Mumbai Suburban District  
Mumbai



6540 8327 3823

माझे आधार, माझी ओळख



बबई - ३५		
९३९४	२६	४०
२०१८		

Address  
D/O. Ramji Agave  
Mumbai Suburban District  
Mumbai

Address  
D/O. Ramji Agave  
Mumbai Suburban District  
Mumbai

6540 8327 3823

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



आयकर विभाग  
Income Tax Department

ANTPASS2D

आयकर विभाग

आयकर विभाग

आयकर विभाग



करल - ५  
 21003 १५१ ११०  
 २०२२

   
 भारतीय विशिष्ट ओळख प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India  
 Unique ID No: 5214 9220 7645



5214 9220 7645

साधारण नागरिक अधिकार

बवई - १४  
 ३४४ २० ४०  
 २०२६

  
 5214 9220 7645

साधारण नागरिकाचा अधिकार

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 BARAOJI ASHOKKUMAR  
 GHANSHYAMDAS NATHMAL BARAOJI  
 18/08/1980  
 BPP58944F

भारत सरकार  
 GOVT. OF INDIA



५२५५

करल - 4		
2003	942	990
2022		



भारत सरकार  
 GOVERNMENT OF INDIA  
 श्री अरि वेंकट नाग श्रीनिवास  
 P.O: Ari Venkata Naga Srinivas  
 जन्म तिथि: DOB: 13/04/1953  
 SEX: MALE

687 6156 9950

श्री अरि वेंकट नाग श्रीनिवास



श्री अरि वेंकट नाग श्रीनिवास



वर्क - 3		
2318	20	80
2026		

करल - 4		
2003	903	290
2022		



भारत सरकार  
GOVERNMENT OF INDIA

विमान अरविट श्रोफ

Bimal Arvind Shroff

जन्म तारीख / DOB: 25/04/1974

पुरुष / MALE

5698 8406 1701

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT  
DIMAL ARVIND SHROFF  
ARVIND MANGBHAI SHROFF  
25/04/1974  
Permanent Account Number  
AGTP62402C

भारत सरकार  
GOVT OF INDIA



24-04-2022  
25-04-2022  
DLD 2103-2016

358	20	80
2022		

*Handwritten signature*

करल - ५		
2003	१५४	२१०
२०२२		

  
 भारत सरकार  
 Government of India  
 ११, बंगला रोड  
 नया दिल्ली - ११०००३  
 आर. पी. ऑफिस, एन.ए. रोड  
 ३२१, मुंबई

6413 4085 0696



माझे आधार, माझी ओळख



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAVI KUMAR DIXIT  
RANOMANNAR ANANTRAM DIXIT  
1209/1976  
Assessment Order Number  
AGRPD9071H

*(Signature)*  
१५/०५/२०२२



भारत सरकार  
 Government of India  
 ११, बंगला रोड  
 नया दिल्ली - ११०००३  
 आर. पी. ऑफिस, एन.ए. रोड  
 ३२१, मुंबई

6413 4085 0696

Income Tax Officer (Joint Sub-Registrar Office)  
 Income Tax Office, Mumbai, E. CHS,  
 Plot No. 1, Sector 11, CHS Building,  
 Near Mumbai - 400 114.  
 आर. पी. ऑफिस, एन.ए. रोड, मुंबई  
 ३२१, मुंबई

वचन - ३१		
२३१४	२०	६०
२०१८		





करल - 4		
2003	904	290
2022		



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Office:  
S-1, Naraina Complex,  
Naraina, New Delhi - 110028

Address:  
S-1, Naraina Complex,  
Naraina, New Delhi - 110028



9273 3292 7747

9273 3292 7747

9273 3292 7747

9273 3292 7747

माझे आधा राडी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUNIL RAMESH CHANOLEKAR  
RAMESH DATTRAM CHANOLEKAR  
83071950

Public Accountant

ANDPC8372R

Chanolekar

बवई - 30	
1818	12 10
2026	

करल - ५		
21003	3410	290
२०२२		

आयुक्त विभाग  
FISCAL DEPARTMENT  
MOHAMMAD SHAH RAZA  
MOHAMMAD JABIR ALI  
10021561

भारत सरकार  
GOVT. OF INDIA

Account Number  
ALP01874F  
As Cash by



भारत  
GOVERNMENT OF INDIA  
MUMBAI SUBURBAN DIST.



करल - ५		
2375	23	200
२०२०		

करल - ५		
2003	202	990
2022		



भारत सरकार  
 RAHUL JAWAHARLAL CHAUHAN  
 राहुल जवाहरलाल चौहान  
 Rahul Jawaharlal Chauhan  
 जन्म तारीख : DOB: 04/10/1978  
 पुरुष / MALE

9361 1953 0872

माझे आधार, माझी ओळख



आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA

RAHUL J CHAUHAN

JAWAHARLAL

04/10/1978

Permanent Account Number

A1YPC626AJ




बवई - ३४

e398	28	80
2026		



भारत सरकार  
 GOVT. OF INDIA

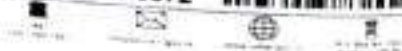
पता

A-203 Garden Plaza, Dimple  
 Hospital Road, New India  
 Park, Mira Road East, Mira  
 Bhayander, Thane,  
 महाराष्ट्र - 401107

Address:

A-203 Garden Plaza, Dimple  
 Hospital Road, New India  
 Park, Mira Road East, Mira  
 Bhayander, Thane,  
 Maharashtra - 401107

9361 1953 0872



करल - ५		
2003	अक्टू	२९०
२०२२		

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH01 2003007343 (DL) 20-03-2018  
 Valid till: 20-03-2022

IN REGISTRATION TO DRIVE VEHICLES CLASSIFIED AS BEARINGS (MOTORCYCLE)

DOB: 14-03-1978  
 LIC No: 20-03-2018

DL No: 20-03-2018 (DL)

Signature: [Signature]  
 Inspection of Motor: [Signature]

THE UNION OF INDIA  
**MAHARASHTRA STATE MOTOR DRIVING LICENCE**

DL No. MH01 2003007343 (DL) 20-03-2018  
 Valid till: 20-03-2022 (DL)

IN REGISTRATION TO DRIVE THE LICENSE CLASSIFIED AS BEARINGS (MOTORCYCLE)

DOB: 14-03-1978  
 LIC No: 20-03-2018

DL No: 20-03-2018 (DL)

Signature: [Signature]  
 Inspection of Motor: [Signature]

आयकर विभाग  
**INCOME TAX DEPARTMENT**

सुशान्त प्रकाश पतेकर  
 Sushant Prakash Patelkar  
 जन्म तारीख (DOB): 14/10/1936  
 लिंग / GENDER: MALE

5412 3356 4057

[QR Code]

अधीन - सम्मान्य माणसाच अधिकार

आयकर विभाग  
**INCOME TAX DEPARTMENT**

श्री. सांग्राम बोहरा  
 SHRI. SANGRAM BOHRA  
 16/04/1930

पंजीकृत असून नंबर  
 CMPP60841R

[Seal of the Joint Commissioner of Income Tax, Mumbai Suburban (W)]

[Signature]

आयकर विभाग  
**INCOME TAX DEPARTMENT**

प्रायन डधुरी  
 PRAVIN D DHURI  
 CHANDRAKANT LAXMAN DHURI

03/03/1965

पंजीकृत असून नंबर  
 AJXP05007D

[Signature]

भारत सरकार  
 GOVT. OF INDIA



बबई - ३१		
२३९४	३५	४०
२०१८		

करा - 6	
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करा - 50		
22/12/20	35/20	20
2016		



करल - 4  
2003  
22 390  
2027

Summary-2



दस्तावेजा प्रकार 2

दस्तावेजा क्रमांक 9/10/18  
दस्तावेजा क्रमांक 9314/2018

दस्तावेजा प्रकार 2  
दस्तावेजा प्रकार 2

पलकडाराचा प्रकार (गिफ्ट) मालकीचा हक्क



1. मा. नं. अर्जाचे विनंती व अर्जाद्वारा अंमलबजावणी  
दिल्यातले अर्जाद्वारा अंमलबजावणी व नोंद घेतली आहे.  
विनंती व नोंद घेतली आहे. विनंतीची किंमत 10000/-  
रुपये  
पत्ता - अंमलबजावणी, सावन पुणे मुंबई  
सिखण्ड सनो सावन पुणे मुंबई, रीट नं. जीए  
इस्टर्न एकराज्ये हायवे, मलगापट, मुंबई.  
MAHARASHTRA, MUMBAI Non-Government.  
दस्तावेजा क्रमांक

कुलमुद्राचार  
दस्तावेजा  
दस्तावेजा  
दस्तावेजा



2. मा. नं. अर्जाचे विनंती व अर्जाद्वारा अंमलबजावणी  
दिल्यातले अर्जाद्वारा अंमलबजावणी व नोंद घेतली आहे.  
विनंती व नोंद घेतली आहे. विनंतीची किंमत 10000/-  
रुपये  
पत्ता - अंमलबजावणी, सावन पुणे मुंबई  
सिखण्ड सनो सावन पुणे मुंबई, रीट नं. जीए  
इस्टर्न एकराज्ये हायवे, मलगापट, मुंबई.  
दस्तावेजा क्रमांक

कुलमुद्राचार  
दस्तावेजा  
दस्तावेजा  
दस्तावेजा



3. मा. नं. अर्जाचे विनंती व अर्जाद्वारा अंमलबजावणी  
दिल्यातले अर्जाद्वारा अंमलबजावणी व नोंद घेतली आहे.  
विनंती व नोंद घेतली आहे. विनंतीची किंमत 10000/-  
रुपये  
पत्ता - अंमलबजावणी, सावन पुणे मुंबई  
सिखण्ड सनो सावन पुणे मुंबई, रीट नं. जीए  
इस्टर्न एकराज्ये हायवे, मलगापट, मुंबई.  
दस्तावेजा क्रमांक

कुलमुद्राचार  
दस्तावेजा  
दस्तावेजा  
दस्तावेजा



4. मा. नं. अर्जाचे विनंती व अर्जाद्वारा अंमलबजावणी  
दिल्यातले अर्जाद्वारा अंमलबजावणी व नोंद घेतली आहे.  
विनंती व नोंद घेतली आहे. विनंतीची किंमत 10000/-  
रुपये  
पत्ता - अंमलबजावणी, सावन पुणे मुंबई  
सिखण्ड सनो सावन पुणे मुंबई, रीट नं. जीए  
इस्टर्न एकराज्ये हायवे, मलगापट, मुंबई.  
दस्तावेजा क्रमांक

कुलमुद्राचार  
दस्तावेजा  
दस्तावेजा  
दस्तावेजा




5. मा. नं. अर्जाचे विनंती व अर्जाद्वारा अंमलबजावणी  
दिल्यातले अर्जाद्वारा अंमलबजावणी व नोंद घेतली आहे.  
विनंती व नोंद घेतली आहे. विनंतीची किंमत 10000/-  
रुपये  
पत्ता - अंमलबजावणी, सावन पुणे मुंबई  
सिखण्ड सनो सावन पुणे मुंबई, रीट नं. जीए  
इस्टर्न एकराज्ये हायवे, मलगापट, मुंबई.  
दस्तावेजा क्रमांक

कुलमुद्राचार  
दस्तावेजा  
दस्तावेजा  
दस्तावेजा






6. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

कुलकर्णी  
 ३५ - ४६  
 मालाती -  





7. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

३५ - ४७  
 मालाती -  





8. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

३५ - ४७  
 मालाती -  





9. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

३५ - ४७  
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10. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

३५ - ४७  
 मालाती -  




11. जन्म तिथि दिवस व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास जैन विद्यालय का जी व जन्म तिथि व भारतीय श्रेणिका विन्यास

३५ - ४७  
 मालाती -  




तीर्थ प्रमाणपत्र जारी करने का प्रमाणपत्र  
 दिनांक २३ वीं २०२१ ११ / २०२१  


२३०४ ३९ ६०  
 २०२६  
 दिनांक २३ वीं २०२१

करल - ५

2003

५० ५००

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Summary 2

Page 1 of 1



1. १११ अन्वय लेई  
 २० ३५  
 पत्र १०१ एम प्रदात संविधानी, को को एम अन्वय लेई. माली  
 एम ए. माली  
 एम कोर ४०००२१  
 एम अन्वय लेई  
 एम २८  
 एम २८  
 एम कोर ४०००२१



*Signature*

Nov 14 10:29:11 / 2018 03:03:51 PM

*Signature*  
 सह मुख्य निबंधक  
 मुंबई शहर क. ३

Sl	Epayment Number	Deportment Number
1	MH00873717201819E	004807119001819

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- 2. Get print immediately after registration.

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वचई - ३१		
२०१४	४०	४०
२०१८		



अभिलेख करलेन देले को दस्तऐवज  
 कृपया ६० दिने वापस, तुला  
 काल २९-११-२०१८  
 दिनांक 29 NOV 2018  
 दिनांक  
*Signature*  
 सह मुख्य निबंधक, मुंबई शहर - ३

घोषणापत्र

करल - ५		
2003	२८५	२२०
२०२२		

मी सतीश पाचकर याद्वारे घोषित करतो कि, दुय्यम निबंधक कुर्ला 5 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. हायपरलूप डिजाईन्स एल एल पी चे भागीदार लक्ष्मीकांत श्यामसुंदर व्वास व इतर यांनी दि. 17/11/2021 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून घेणार यांशी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून घेणारे कुलीपती कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबाबत ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध आणि उपरोक्त कृत करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळल्यास नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस मी पात्र राहिल जावी जाणीव आहे.



*Satish P. Pachkar*

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक 11/02/2022

पावती

November 17, 2021

कॉपी: Original/Duplicate	नोंदणी क्र. 39
2603	Regn: 39M
2022	

पावती क्र.: 16603 दिनांक: 17/11/2021

नोंदणी क्रमांक: वदर1-14794-2021

पत्ता: कुलमुखत्यारपत्र

शेताचे नाव: हाथपरलूप डिजाईन्स एल एल पी चे भागीदार लक्ष्मीकांत श्यामसुंदर व्यास

नोंदणी फी ₹. 100.00  
 दस्त हानालणी फी ₹. 360.00  
 पृष्ठांची संख्या: 18

एकूण: ₹. 460.00

एल एल पी चे भागीदार लक्ष्मीकांत श्यामसुंदर व्यास  
 वदर 1-14794-2021 अदात्रे  
 हाथपरलूप डिजाईन्स

*[Signature]*  
 लक्ष्मीकांत श्यामसुंदर व्यास  
 भागीदार, हाथपरलूप डिजाईन्स



₹. 1/-  
 ₹. 0/-  
 एकूण शुल्क: ₹. 500/-

पत्राप्रकार: DHC रकम: ₹. 360/-  
 वेतनापे ओईन क्रमांक: 1711202104462 दिनांक: 17/11/2021  
 पत्ता:  
 पत्राप्रकार: eChallan रकम: ₹. 100/-  
 वेतनापे ओईन क्रमांक: MH008840239202122P दिनांक: 17/11/2021  
 पत्ता:

*[Signature]*

**REGISTERED ORIGINAL DOCUMENT**  
**DELIVERED ON 96/99/2022**



CHALLAN  
MTR Form Number-6



GRN: 16-11-2021-10-37-07 BARCODE: 1 01 0001 01000000000000000000 Date: 16/11/2021 10:37:07 Form ID: 4891

Depot: करल = 6  
21003 - 1920/290  
रेगिस्ट्रेशन नं. 1920/290

Payer Details

TAX ID: TAN (If Any)  
PAN No. (If Applicable)  
Full Name: Laxmikant Chyankunder Vyus

Plot/Block No: Office No G-01, The Summit Business Park  
Premises Building  
Road/Street: M.V. Road Off Gundah Village, Old Post Colony, Andher East  
Area/Locality: Mumbai  
Town/City/District  
PIN: 400 009



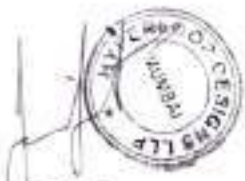
Remarks (If Any)  
Secondary Name: SATISH SHAHAJI PACHKAR AND NITIN TRILOKAR

Total Amount In Words: Six Hundred Rupees Only

Payment Details: STATE BANK OF INDIA  
Cheque/DD Details: Bank Chq. Ref No: 100005  
Bank Date: RBI Date: 16/11/2021  
Bank Branch: STATE BANK OF INDIA  
Scanned Date: Not Verified with Scanned



NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No: 0000000000



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बदर - १  
१४५६७ १ १८  
२०२१

Print Date 16-11-2021 10:37:07

*Handwritten signature*

SPECIFIC POWER OF ATTORNEY

करल - ५		
2003	२५६	२७०
२०२२		

CALL TO WHOM THESE PRESENTS SHALL COME:

Satyam S. S. Vyas bearing PAN: ABZPY1194Q, adult, resident, in my capacity as Partner and Authorized Signatory/Representative of the Limited Liability Partnership known as Hyperloop Designs LLP bearing PAN: AAMFH7297J, and having its registered office at G-01, The Summit Business Park, M.V. Road, Off Gundavli Village, Opp N.R. Cinema, Andheri East, Mumbai - 400093, bearing LLPIN: AAR-3762 (hereinafter referred to as the "said LLP") SEND GREETINGS:

WHEREAS:

- (a) I am a Partner and Authorized Signatory/Representative in the said LLP.
- (b) In the course of business of the said LLP, I have been authorized to execute my Agreement for Sale and/or Sale Deed and/or Deed of Transfer and other ancillary documents (hereinafter collectively referred to as the "said Documents") sale and/or purchase of residential flats, commercial units and land parcels in the name of the said LLP.
- (c) Being unable to personally appear before the Sub-Registrar of Assurances for admitting execution and/or the registration of the said Documents, I am desirous of appointing some fit and proper person/s to appear in the office of the Sub-Registrar to lodge and to admit execution of the said Documents on my behalf.



बदर - १		
gruer	2	१६
WITNESSES		

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I do hereby nominate, constitute and appoint (1) SATISH SHAHAJI PACHKAR, adult, Indian Inhabitant, bearing PAN: EZCPP6261H and residing at Apna Ghar CHS, Building No.16, room No.305, near Mankhurd Police Station, Hiranandani Akroti Lalubhai Compound, Mankhurd, Mumbai - 400088 and (2) Pravin TIRLOTKAR, adult, Indian Inhabitant, bearing PAN:



*Pravin T. Tirlotkar*

*Satish Pachkar*

A/PT/1003P and residing at 400, Kanchi Pada Pipe Line, Barve Nagar, Bhatwadi, Ghatkopur

2003 and 2020  
2020

jointly and or severally, to be my true and lawful attorneys to act as partner of the said LLP, jointly and/or severally for the purpose

To get the said Documents adjudicated by the Collector/Superintendent of Stamps or such other concerned authorities for ascertaining the stamp duty, if any, payable thereon and



such applications, forms, affidavits, declarations and other writings for the purpose of such applications as may be required and for payment of the stamp duty, if any payable, for an

to the Collector/Superintendent of Stamps or such other concerned authorities,

and lodge in the office of the concerned Sub-Registrar of Assurances and to

before the said Sub-Registrar of Assurances and to admit in my name and on my

behalf registration of the said Documents executed by me;

To collect the duty registered said Documents from the Sub-Registrar office;

in general, to do all such things, deeds, etc. in respect of the registration of the said Documents which shall do themselves.

AND I do hereby for themselves, their respective heirs, executors and administrators agree to ratify and confirm all and whatsoever the said Attorney shall or purport to do or cause to be

done by virtue of this presents.

वदर - १  
98028 3 96  
IN WITNESS WHEREOF  
2021

I and the Constituted Attorneys have hereto set out our day of Nov 2021.



Sentti S. Rajan

M. Lakshmi

RECEIVED AND DELIVERED

करल - ५		
2003	1-10	2020
२०२२		

AMIKANT  
KAMISHAIBER  
IAS

SIGNATURE

PHOTO

THUMB  
IMPRESSION

*[Handwritten signature]*



WITNESSES

*[Handwritten names of witnesses]*

*[Handwritten marks]*



बदर - १ IV		
३३०२४	४	१८
२०२१		



करल - ६ १११

२७०३

२०११/२०१२

DELIVERED BY THE

२०२२

२०२२

CONSULTED ATTORNEYS

NAME

SIGNATURE

PHOTO

THUMB  
IMPRESSION

MIR. SATISH  
SHAHALPACHKAR

*Satish Patil*



MIR. STEEN  
HIRLOTKAR

*Steen*



WITNESSES  
1. *Satish Chavan*

2. *Steen Chavan*

*[Signature]*

*[Signature]*

करल - २ १११		
२०११/१२	१	११
२०२२		





Government of India  
Form CS-1 REG-06  
Part B (to Form CS-1)

Registration Certificate

Registration Number : 77AAMP117297112L

करत - ५		
२६०३	७९९	२९०
२०२२		



HYPERLOOP DESIGNS LLP	
HYPERLOOP DESIGNS LLP	
Limited Liability Partnership	
Ground Floor, G-01, The Summit Business Park, M V Road Off Gindrabli Village, Andheri East, Mumbai Suburban, Maharashtra, 400093	

Date of Validity	From	21/01/2021	To	Not Applicable
------------------	------	------------	----	----------------

Type of Registration	Regular
----------------------	---------



Particulars of Approving Authority

Signature

Name

Designation

Institutional Office

Date of issue of Certificate: 05/10/2021

Note: The registration certificate is required to be prominently displayed at all places of business/offices in the state.

३ - ६ ४		
Shreey	CO	१८
१.१.३		

This is a computer generated digitally signed Registration Certificate issued based on the approval of application on 05/10/2021.

करल - ५		
2003		
२०२२		

Additional Place of Business(s)

Name: HYDROOP DESIGNS LLP  
 Name: HYDROOP DESIGNS LLP

Number of Additional Place(s) of Business in the State: 0



बंदर - १ #1		
Jewey	C	१८
२०२१		

करल - ५		
2003	904	990
2022		

Annexure B

GSTIN: ZAAMBH290103  
 PAN: HYDRHOEDISGNSLTP  
 UCA No: 3000 HYDRHOEDISGNSLTP



Location/Status  
 District  
 Description of Status  
 Residential State

Location/Status  
 District  
 Description of Status  
 Residential State



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2022		

करल - ५

2003

net

890

Index -2

Sr/Name

Joint S.R. Andhari 4

Doc No

२०२२

Regn No

Village Name Gundavali Gundavali

Leave and Licenses(36 A)

Rs. 45000/-

- a) Rs. 15000/- per month for the first 12 months.
- b) Rs. 15750/- per month for the next 12 months.
- c) Rs. 16507.5/- per month for the next 12 months.
- d) Rs. 17264.3/- per month for the next 12 months.
- e) Rs. 18025/- per month for the next 12 months.

Corporation: Mumbai City 2636, Office No G-01, Floor 4th, AGILWIND Building, EAST MUMBAI.  
 Name THE SUMMIT BUSINESS BAY, Block Sector ANDHARI, EAST MUMBAI.  
 400069 Road NEAR WEH METRO STATION, City Gundavali, East Mumbai.  
 District Mumbai Sub-urban District, C.T.S. Number 265.21  
 Months 60

13.27 Square Meter



Name: Mrs. Laxmi Razia Razendis Age: 40 Address: Flat No A/1406, Block Section VIKRANT COMPOUND, Road WESTERN EXPRESS HIGHWAY, CH. BIREGAON EAST, District Mumbai, State Maharashtra, Pin 400053 PAN ADMV1722P

Limited Liability Partnership Hyperloop design L.L.P. Address: 3RD FLOOR, Building Name DIMPLE ARCADE, Block Road ASHA NAGAR, Ch. KANDIVALI, District Mumbai, Pin 400121 PAN H-19197164 Authorized Partner Vy 40, Address: Flat No 7, Building Name PANDEY MURTI CHAWL, Block Sector KURAR VILAGE, Road BAN DONGRI, City Shivajinagar, Pin 400097, PAN



24-02-2021

24-02-2021

2155/2021

Rs.25500/-

Rs.1000/-

Thumb Impression of Joint S.R. Andhari 4

करल - २ IV		
98062	१०	१८
२०२१		



आयकर विभाग

INCOME TAX DEPARTMENT



नाम / Name  
LAXMIKANT VYAS

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABZPV1194Q



सरकार  
GOVT. OF INDIA

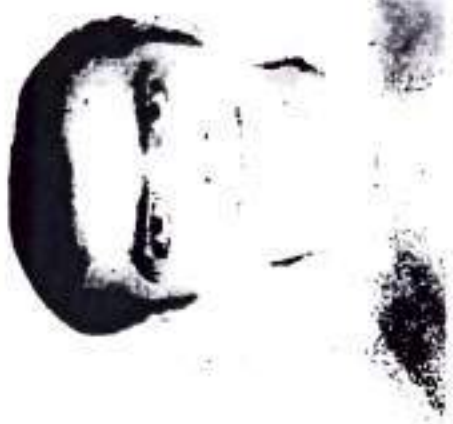


पिता का नाम / Father's Name  
SHYAMSUNDER SURAJKAR

जन्म की तिथि / Date of Birth  
10/03/1981



हस्ताक्षर / Signature



करल - ५		
2003	२०८	२०८
२०२२		



*N. K. Kulkarni*



१	२	३
१२६४	१२	१८
१००१		



करत - ५  
 2003  
 २०२२



**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नोटिफिकेशन क्रमांक / Enrollment No 1104/20574/00323

To,  
 सतिश शहाजी पाचकार  
 Satish Shahaji Pachkar  
 S/O. Shahaji Haribhau Pachkar  
 Apna Ghar, CHS, Building No-16, Room No-305  
 Near Marikhurd Police Station Hirvanandav Akkut, Lashuwa  
 Compound Marikhurd  
 Shivaji Nagar  
 Shivaji Nagar Shivaji Nagar Mumbai  
 Maharashtra 400043  
 8652093335

Ref: 881 / 15A / 1307696 / 1308891 / P



SH070903625DF



आपला आधार क्रमांक / Your Aadhaar No

**6275 9055 3682**

**आधार - सामान्य माणसाचा अधिकार**

 **भारत सरकार**

 सतिश शहाजी पाचकार  
 Satish Shahaji Pachkar  
 जन्म वर्ष / Year of Birth: 1992  
 लिंग / Male



**6275 9055 3682**

**आधार - सामान्य माणसाचा अधिकार**

*Siddh S. K. W.*

घटका - १  
 97uer 93 96  
 २०२२

करल - 4		
2003	507	290
2022		

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFYPC5537R



*[Handwritten signature]*



वर्गीकृत नाव  
TUSHAR PRAFUL CHAWAN

पेपर वी नं. / Paper & Name  
PRAFUL KUMARJI CHAWAN

0401201

वर्ग वी नं. / Date of Birth  
25/06/1982



*[Handwritten signature]*



ग्रुपर	१४	१८
२०२१		

CHALLAN  
MTR Form Number 6



करल - ५		
2003	००	००००
२०२२	...	

Date: 16/11/2021 22:12:15	Form ID: 144
---------------------------	--------------



Payer Details	
TAX ID / TAN (if Any)	
PAN No (if Applicable)	
Full Name	Laxmikant Sripatwardhan...
Folio/Block No	Office No G-01 The Summit Business Park
Premises/Building	
Road/Street	M V Road Off Gardens Village Geo Park Cinema Anchar East
Area/Locality	Mumbai
Town/City/District	
Pin	400043

Amount in Rs.	Words
500.00	
100.00	
600.00	

Remarks (if Any)  
SecondPartyName-SATISH SHAHAJI PACHKAR 410 N/15  
TIRLOTKAR



Amount in Words  
Six Hundred and No Only

500.00

STATE BANK OF INDIA

FOR USE IN RECEIVING BANK

Cheque-00 Details			
Bank CRI	Ref No	1000050202111603373	41278475532
Bank Date	ISS Date	16/11/2021 22:33:25	Not Verked with QR
Bank Branch	STATE BANK OF INDIA		
Serial No	Date	Not Verked with Serial	

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

करल - २		
१२७२४	२५	१८
००००		

Remarks	Detachment No	Detachment Date	Used	Detachment Amount
	000404817202122	17/11/2021 11:48:56	ICR110	500.00
	000404817202122	17/11/2021 11:48:56	ICR110	500.00
Total Detachment Amount				600.00

करल - ५  
 2003      ३६      ३३०  
 २०२२

**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1711202104462      Receipt Date 17/11/2021

Received from Disc. Mobile number 9990000000, an amount of Rs. 360/-, to Document Handling Charges for the Document to be registered on Document 14794 dated 17/11/2021 at the Sub-Registrar office Joint S.R. Andheri 1 District Mumbai Sub-urban District

DEFACED  
 ₹ 360  
 DEFACED



**Payment Details**

Bank Name: HDFS	Payment Date: 17/11/2021
Bank CIN: 10004152021111704067	REF No.: 213216794443
Deface No: 1711202104462D	Deface Date: 17/11/2021

This is computer generated receipt, hence no signature is required.



बदर - १ ४  
 १४०२२      १६      १८  
 २०२१

दस्तावेज नंबर 14794/2021		
2021	990	990
मूद्रांक शुल्क ₹ 500		

मोबिलिटी ₹ 00

द. नि. मद्र. द. नि. वदर. एवं कार्यालय  
 नं. 14794 व. दि. 17.11.2021  
 म. 12.46 म. न. का. नं. 12.46

पारसी 16603  
 पारसी दिनांक: 17/11/2021  
 मादरकरणाश्वे नाथ हायपरभूप डिजाईन्स एन एन पी से मागील  
 लक्ष्मीकांत श्यामसुंदर श्याम

जोडणी फी ₹ 100.00  
 दस्तावेज टांकणी फी ₹ 360.00  
 नूतनी मसुदा 18

एकूण 460.00



*[Signature]*  
 सह. मुख्य अधिकारी, अंधेरी क. १

सह. मुख्य अधिकारी, अंधेरी क. १

दस्तावेज प्रकार कृपया ध्यान  
 मूद्रांक शुल्क 3 जिल्हा को प्रतिक्रिया देण्यात आला असेल. यापुढे कागदीही न्यायन मान्यता विकण्याचा अधिकार मिळत असेल तेव्हा  
 लिखा # 1 17 11 2021 12 46 15 PM की वेळ मादरीकरण  
 लिखा # 2 17 11 2021 12 47 47 PM की वेळ सी



बंद - १		
90	90	90
२०२१		

18794/2021  
**करल - 4**  
 2003      205      230  
**2022**      2022

प्रमाणित करके देणे की...  
 नाम और पता...  
 ...  
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Small C. P. ...  
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**बंदर - १**  
 30000      95      95  
**2022**



...  
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प्रमाणित करके देणे की...  
 ...  
**2022**  
**7 NOV 2021**

27 / 11 / 2021 01 : 02 : 54 PM

...  
**अंभेरी ज. १**

...  
**अंभेरी ज. १,**

Serial No.	Type	Verification no/Vender	GRN/Licence	Amount	Unit	Deface Number	Deface Date
1	Charter	1000050702111603373	MH008640239202122P	500.00	SD	0004204617202122	12/11/2021
2	Charter		MH008640239202122P	100	RF	0004204617202122	12/11/2021
3	Charter		1711202104462	360	RF	17112021044620	12/11/2021

DHC  
 (DHC: Document Handling Charges)



2603	2019	570
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ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAMFH7297J

HYPERLOOP DESIGNS LLP

संस्थापना / Formation  
20/12/2019



Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax refund/loan amount, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.

यह लेखा संख्या (पैन) एक कार्ड पर संबंधित विभिन्न दस्तावेजों को जोड़ने में आसानी देता है, जिसमें करों के भुगतान, आकलन, कर वापस, ऋण राशि के भुगतान और इलेक्ट्रॉनिक दस्तावेजों का आसानी से रखरखाव व बहाली आदि भी शामिल हैं।

Income Tax Department (ITD) PAN is mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) and Section 139A of Income Tax Act, 1961. It is a unique alphanumeric PAN card issued to every individual and entity.

अधिक से अधिक पैन का उपयोग करना कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

यह पैन कार्ड में एंहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAMFH7297J



Hyperloop  
HYPERLOOP DESIGNS LLP

Created on 20/12/2019

यह कार्ड के खोले/खरों पर कृपया सुरक्षित करें/संभालें।  
Please keep this card safe, do not lose it.

यदि कार्ड खोया/खराब हो गया है, तो कृपया सूचना दें।  
If the card is lost/damaged, please inform / notify us.

Income Tax PAN Services Unit, NSDL,  
216 Floor, Mittal Tower,  
Plot No. 341, Survey No. 9978,  
Model Colony, Near Deep Sanganer Chowk,  
Jaipur - 302011.

Tel: 9103-2721 309, 9103-2721 308  
e-mail: info@pan2u.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

आयकर विभाग  
INCOME TAX DEPARTMENT



करल - ५  
2003 20E 290  
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABZPV1194Q



QR Code  
नाम / Name  
LAXMIKANT VYAS

पिता का नाम / Father's Name  
SHYAMSUNDER SURAJKARAN VYAS

जन्म की तारीख / Date of Birth  
10/03/1981

हस्ताक्षर / Signature



69052017

Handwritten signature







आधार

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 1249/23989/00030

पंजीकृत व्यक्ति  
Shyamunder Vyas  
Shyamunder Surajkaran Vyas  
Mulki Salvi Chawl  
Kurar Village

पता  
Mumbai - 400097  
400097



आधार क्रमांक / Your Aadhaar No. :

2441 0296 8862

आधार, मेरी पहचान

भारत सरकार  
Government of India

पंजीकृत व्यक्ति  
Shyamunder Vyas  
Mulki Salvi Chawl, Kurar Village, Malad  
East, Near TOI Press, Mumbai, Mumbai,  
Maharashtra - 400097



2441 0296 8862

आधार, मेरी पहचान



Government of India



AADHAAR

करल - 4	
24003 सूचना	2018/290
2022 ऑथेंटिकेशन द्वारा प्राप्त करें	
यह एक इलेक्ट्रॉनिक प्रमाण पत्र है।	

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑथेंटिकेशन द्वारा प्राप्त करें
- यह एक इलेक्ट्रॉनिक प्रमाण पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.



- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं के लाभ उठाने के लिए उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be used by Government and Non-Government in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता:  
आमज: श्यामसुंदर सुरजकरण व्यास, 7, पण्डेय मुजा सान्दी  
वाला, बंगला टॉवर, कुरार विलेज, बालास ईस्ट, टीओपी प्रेस के पास,  
मुंबई, महाराष्ट्र - 400097

Address:  
S/O: Shyamunder Surajkaran Vyas, 7, Pandey  
Mulki Salvi Chawl, Bandongra, Kurar Village, Malad  
East, Near TOI Press, Mumbai, Mumbai,  
Maharashtra - 400097



2441 0296 8862

करल - ५		
2003	2d	290
2022		



दिनांक 11 फरवरी 2022 11:55 म पू

दस्त गौश्वारा भाग-1

कलम 5  
दस्ता क्रमांक 2703/2022

दस्ता क्रमांक कलम 5 /2703/2022

मूल्य रु. 64,94,444/-

मौजदना रु. 1,08,25,000/-

मूल्य मुद्रांक शुल्क रु. 5,41,300/-

करल - 4  
2003 200 270  
2022

दि. ग. वि. इ. कि. कलम 5 यांचे कार्यालयाने

गावणी 2868

गावणी दिनांक 11-02-2022

दस्ता क्र. 2703 वर दि. 11-02-2022

मालकी हक्काच्या नावा व आधारावर विज्ञापन घेतले आहे व याची कोर्टात नोंद घेतली आहे. याबाबतची सविस्तर माहिती घ्यायची आहे.

दस्ता क्र. 11-52 म पू वा हक्क देना

मौजदीची रु. 30000.00  
दस्ता क्रमांकणीची रु. 4200.00  
पुस्तकी मूल्य: 210

एकूण: 34200.00

Sarish S. Patil  
दस्ता क्र. 2703 वर दि. 11-02-2022

दस्ता क्र. 2703 वर दि. 11-02-2022  
दस्ता क्र. 2703 वर दि. 11-02-2022

Joint S. Kurla-5  
सह. दुय्यम निबंधक  
पुर्ला-4 (वर्ग-2)



दस्ता क्र. 11/02/2022 11:52:32 AM ची वेळ (संकेतित) आहे.  
दस्ता क्र. 211/02/2022 11:54:36 AM ची वेळ (संकेतित) आहे.

प्रति

सदर दस्तऐवज हा गावणी मालकी हक्काच्या अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस द्यायत केलेला आहे. दरम्यान संपूर्ण मजकूर निष्पादक व्यापारी, हाथीदार व सेवा कोटलेल्या कागदपत्रांशी आणि 'दस्ताची सत्यता, वैधता वगैरेबाबत सविस्तर माहिती घ्यायची दस्त निष्पादक व फायलीधारक यांच्याकडे घ्यायची आहे. याबाबतची सविस्तर माहिती घ्यायची आहे. याबाबतची सविस्तर माहिती घ्यायची आहे. याबाबतची सविस्तर माहिती घ्यायची आहे.

लिहून देणारे  
१) Shrivastava  
२) Shrivastava  
३) Shrivastava

लिहून घेणारे  
१) Sarish S. Patil  
२)  
३)

दस्ता क्र. 2703 वर दि. 11-02-2022  
दस्ता क्र. 2703 वर दि. 11-02-2022  
दस्ता क्र. 2703 वर दि. 11-02-2022

M. J. Patil  
सह. दुय्यम निबंधक



द्वितीय वारिका भाग 2

पान 5  
एफआर क्रमांक 2703/2022

पुणे जिल्हा - वारिका

- पुणेकराचे नाव व पत्ता  
 नाव वेमर्न अर्काई डिवाय्ज व प्रोविडर वेमर्न अर्काई प्रोपर्टी मॅनेजमेंट अँड  
 कन्सल्टिंग प्रा. ली. वे अडोबिफ्लॉरी बेजरी प्रसाद पाण्डे ज्येष्ठ अर्काई  
 बुधवार मंगळी तपे मुधनगर लविक बावलेकर -  
 पत्ता प्लॉट नं. - बाळा नं. - इमारतीचे नाव अर्काई हाउस,  
 ब्लॉक नं. भावन मुनामटी सिव्हाय मधोय बायल पूर्व मुंबई, रोड नं. अर्काई  
 टाऊन एक्सप्रेस हायवे, महाराष्ट्र, मुंबई  
 पिन नंबर AAMFA1604J

पुणेकराचा प्रकार  
 विट्ठल देवार  
 वय - 32  
 स्वाधारी -

कार्याचित्र

अर्काईचा छपा
- पुणेकराचे नाव व पत्ता  
 नाव वेमर्न अर्काई डिवाय्ज व प्रोविडर वेमर्न अर्काई प्रोपर्टी मॅनेजमेंट प्रा  
 ली वे अडोबिफ्लॉरी बेजरी प्रसाद पाण्डे ज्येष्ठ अर्काई बुधवार  
 मंगळी तपे मुधनगर लविक बावलेकर -  
 पत्ता प्लॉट नं. - बाळा नं. - इमारतीचे नाव अर्काई हाउस, ब्लॉक  
 नं. भावन मुनामटी सिव्हाय मधोय बायल पूर्व मुंबई, रोड नं. अर्काई  
 टाऊन एक्सप्रेस हायवे, महाराष्ट्र, मुंबई  
 पिन नंबर AAMFA1604J

पुणेकराचा प्रकार  
 विट्ठल देवार  
 वय - 32  
 स्वाधारी -

कार्याचित्र

अर्काईचा छपा
- पुणेकराचे नाव व पत्ता  
 नाव हावामानुष विद्यालय पब्लिसिटी वे भासीदार लविककोल  
 कामगुरु ज्येष्ठ अर्काई बुधवार मंगळी तपेकर  
 पत्ता प्लॉट नं. 314/ए, बाळा नं. 3 ए बाळा, इमारतीचे नाव  
 विद्यालय अर्काई, ब्लॉक नं. अर्काई मधोय बायल पूर्व मुंबई, रोड नं. अर्काई  
 टाऊन एक्सप्रेस हायवे, महाराष्ट्र, मुंबई  
 पिन नंबर AAMFH7297J

पुणेकराचा प्रकार  
 विट्ठल देवार  
 वय - 29  
 स्वाधारी -

कार्याचित्र

अर्काईचा छपा

द्वितीय वारिका भाग 2 वारिका भाग 2 वारिका भाग 2 वारिका भाग 2

वारिका क्र 3 ची वेळ: 11/02/2022 12:02:14 PM

- पुणेकराचे नाव व पत्ता  
 नाव पुणेकराचे नाव व पत्ता  
 वय 24  
 पत्ता 101/1 ना बाळा, राव बुधवार मंगळी तपे, को. ली. पब्लिसिटी मधोय बायल पूर्व मुंबई  
 पिन कोड 400028

पुणेकराचा प्रकार  
 विट्ठल देवार  
 वय - 24  
 स्वाधारी -

कार्याचित्र

अर्काईचा छपा
- पुणेकराचे नाव व पत्ता  
 नाव पुणेकराचे नाव व पत्ता  
 वय 48  
 पत्ता 101/1 ना बाळा, राव बुधवार मंगळी तपे, को. ली. पब्लिसिटी मधोय बायल पूर्व मुंबई  
 पिन कोड 400028

पुणेकराचा प्रकार  
 विट्ठल देवार  
 वय - 48  
 स्वाधारी -

कार्याचित्र

अर्काईचा छपा

वारिका क्र 4 ची वेळ: 11/02/2022 12:25:48 PM

करल - 4  
2603 290 290  
2022

सह. दुय्यम निबंधक, कुर्ला - 4

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Class At	Deface Number	Deface Date
1	HYPERLOOP DESIGNS LLP	eChalan	0230004202111828536	MH008778118202122E	541300.00	SO	0006281729202122	11/02/2022
2	HYPERLOOP DESIGNS LLP	eChalan		MH008778118202122E	30000	RF	0006281729202122	11/02/2022
3				1102202202643	2000	RF	1102202202643D	11/02/2022
4				1102202202690	2000	RF	1102202202690D	11/02/2022
5				1102202202582	200	RF	1102202202582D	11/02/2022



सूची क्र.2

दुय्यम निवडणक - सह दु मि कुर्ला ६

मूल क्रमांक: 2/03/2022

नोंदणी

Regn. In

गावामे नाव: कुर्ला

(1) विविधाका प्रकार	करागणना
(2) मोबदला	10825000
(3) बाजारभावा/बाजोपट्टा/बाज्या/बाज्यापट्टा/बाजार/अकारणी देतो की घटोदार नें मनुष करावे	6494444
(4) कु-माल, पोट्टिका व पत्रकमांक(अमलावाम)	1) पानिकेने नाव Mumbai Ma na pa. इतर वर्गाने मर्यादित नें. मर्यादित क्र. 0301, , माळा नं: 3 रा मजला, ए. विंग, इमारतीचे नाव: विंग, , ब्लॉक नं: कुर्ला पश्चिम, रोड: प्रभाकर केडुलकर मार्ग मुंबई-400070, इतर माहिती: रोड 48 90 ची मी कारपेट रेग प्रमाणे, लोका 1 कारगारिंग महिन, विंगेज कुर्ला 4 व इतर माहिती व मिळकतीचे वर्गाने इत्यात मनुष केन्नाप्रमाणे ( C.T.S. Number: 108, 106/1 TO 5, 107, 107/1 TO 9 AND 108, 108PT, 111PT, 111/1 TO 70, 77, 80 TO 132 AND 112PT. , )
(5) क्षेत्रफळ	1) 51.59 चौ.मीटर पोट्टाराव क्षेत्र - 49 चौ.मीटर
(6) अकारणी विंगा कुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करम देणा-बा/मिहून देवणा-या पत्रकाराचे नाव विंगा दिवाणी न्यायालयाचा हुकुमनामा विंगा अदेश अमलावाम, प्रतिबादिचे नाव व पत्ता	1) नाव-वेर्ला अर्बाई विन्वर्ली ये कारिदार रोमर्स अयेकार विंगपट्टा जीव रोडवर्ली या मी ये अर्बा विन्वर्ली केजरी प्रसाद पाठक अदि अर्बा कुमार मराठवी लई मुळकार सविन चांदनेकर - वय-32, पत्ता-प्लॉट नं: , माळा नं: , इमारतीचे नाव: अयेकार हाउस, , ब्लॉक नं: सायन बुनाबट्टी मिडल समोर सायन पूर्व मुंबई, रोड नं: अर्बा इन्वर्ली एक्सप्रेस हावणे, , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पिन नं:-AAMFA1804J
(8) दस्तऐवज करम देणा-या पत्रकाराचे व विंगा दिवाणी न्यायालयाचा हुकुमनामा विंगा अदेश अमलावाम, प्रतिबादिचे नाव व पत्ता	2) नाव-वेर्ला अर्बाई विन्वर्ली ये कारिदार रोमर्स एन्वोमी रीवर्ली या मी ये अर्बा विन्वर्ली केजरी प्रसाद पाठक अदि अर्बा कुमार मराठवी लई मुळकार सविन चांदनेकर - वय-32, पत्ता-प्लॉट नं: , माळा नं: , इमारतीचे नाव: अयेकार हाउस, , ब्लॉक नं: सायन बुनाबट्टी मिडल समोर सायन पूर्व मुंबई, रोड नं: अर्बा इन्वर्ली एक्सप्रेस हावणे, , महाराष्ट्र, मुम्बई. पिन कोड:-400022 पिन नं:-AAMFA1804J
(9) दस्तऐवज करम देणा-या पत्रकाराचे व विंगा दिवाणी न्यायालयाचा हुकुमनामा विंगा अदेश अमलावाम, प्रतिबादिचे नाव व पत्ता	1) नाव:-हायदरगुप विन्वर्ली एम एम पी ये कारीदार मधिमकांत सायमंदन आस लई मुळकार ललीग पाचकर - वय-29, पत्ता-प्लॉट नं: 314A, , माळा नं: 3 रा मजला, इमारतीचे नाव: विन्वर्ली अर्बाई, , ब्लॉक नं: अर्बा नगर, वेस्टर्न एक्सप्रेस हावणे आ सयोर, रोड नं: कारिदानी पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पिन नं:-AAMFH7297J
(9) दस्तऐवज करम देणा-या पत्रकाराचे	11/02/2022
(10) दस्तऐवज करम देणा-या पत्रकाराचे	11/02/2022
(11) अनुक्रमेण, खंड व पत्र	2703/2022
(12) बाजारभावाप्रमाणे मुद्रांक मुलक	541300
(13) बाजारभावाप्रमाणे नोंदणी मुलक	30000
(14) नोंद	



मुम्बईकरनासाठी विचारात घेतलेला तपशील:-

मुद्रांक मुलक अकारणांना निवडलेला अनुष्छेद :-

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

मुलक व्यवहारासाठी नागरिकांचे सहजीकरण  
दस्तऐवज नोंदणीकर मिळकत करिदारां कर नोंदवही अद्ययावत करणे गरजेचे आहे  
या व्यवहाराचे निवडणक पत्र ई-मेल द्वारे मुहामुंबई महानगरपालिकेस पाठविलेले असेल आहे  
आता हे दस्तऐवज दाखल करणाऱ्यांनी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

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

Details of this transaction is forwarded by Email ( dated 11/02/2022 ) toMunicipal Corporation of Greater Mumbai.



सह. दुय्यम निवडणक  
कुर्ला-५ (विंग-२६)

## Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HYPERLOOP DESIGNS LLP	eChallan	02300042021111528536	MH008778118202122E	541300.00	SD	0006281729202122	11/02/2022
2	HYPERLOOP DESIGNS LLP	eChallan		MH008778118202122E	30000	RF	0006281729202122	11/02/2022
3		DHC		1102202202643	2000	RF	1102202202643D	11/02/2022
4		DHC		1102202202690	2000	RF	1102202202690D	11/02/2022
5		DHC		1102202202582	200	RF	1102202202582D	11/02/2022

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

