



MRS. POONAM KUNAL KASAT

401, CTS NO. 67-A/1/2, SIMBA, OFF. W.E. HIGHWAY, 12 ARADHANA INDL. ESTATE, NEAR VIRWANA INDL. ESTATE, GOREGAON EAST MUMBAI 400063

Mobile : 96*****49
Email : hpl*****eshgroup.com
PAN :
GST :

BILL DATE
05-Feb-2024

TARIFF
LT II (A)

BILL DISTRIBUTION NO.
**Malad/Dindoshi/
14/055/028/028/013**

METER STATUS
Active

CONNECTION DATE
01-07-2018

BILLING STATUS
Regular

CYCLE NUMBER
14

SANCTIONED LOAD (kW)
11.00

PRESENT READING DATE
02-Feb-2024

TYPE OF SUPPLY
THREE PHASE

BILL NUMBER
100191185550

PREVIOUS READING DATE
02-Jan-2024



CA NO:152635640

₹21440.00

Due Date: 26-Feb-2024

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month
Jan-24

Bill Period: 03-Jan-2024 - 02-Feb-2024

Units Consumed
2027

Previous Units : 2195

Current Month Bill
₹21487.49

Previous Outstanding
₹8.45

- Round sum payable by discount date **12-Feb-2024** Amt **₹21270.00** Discount **₹171.88**
- Round sum payable after due date **26-Feb-2024** Amt **₹21710.00** DPC **₹268.59**

Scan code to pay your bill via (use any UPI app)



Nearest Collection Centre (Cash/Cheque)

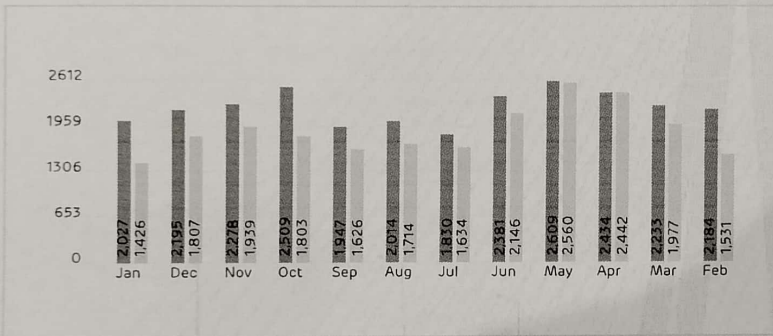
Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097

Jaypal Vadgave

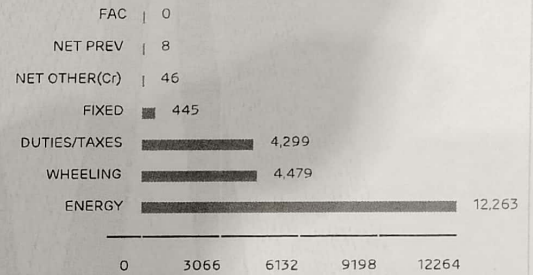
Jaypal Vadgave
Division Head - Malad

CONSUMPTION TREND

■ Current year ■ Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
9061966	102082.00	100055.00	1	2027

Total Consumption 2027

IMPORTANT MESSAGE

- Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft.
- Please note that all important communication related to your account are being sent on 96*****49 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bills is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000 please use convenient digital channels / online / cheque modes
- Tentative meter reading date for your FEB-24 bill is 02/03/2024

HELP CENTER

19122 Toll Free No.(24X7) www.adanielectricity.com

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Malad, MBH colony, Dindoshi, Western Express Highway, Malad(East), Mumbai-400097

For power interruption complaint or restoration status
SMS POWER<9 digit account no.> to 7065313030 from mobile no.
Whatsapp POWER <9 digit account no.> to 9594519122 from any mobile number

Give us missed call on 1800 532 9998 from your registered mobile no.
Portal Related Complaint call us:19122

For internal complaint redressal system(ICRS), visit our website:
www.adanielectricity.com

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Leave paper for interesting stuff!
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SIMBA COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

REGN. NO. MUM/WP/GNL/03151/2018-19 DATED 01/03/2019
CTS NO. 67, OFF WESTERN EXP HIGHWAY, NEAR VIRWANI IND. ESTATE,
GOREGAON (EAST), MUMBAI - 400 063.
GSTIN : 27ABDAS8942A1ZG

TAX INVOICE

Name [0401] MRS. POONAM KUNAL KASAT

Bill No. 55

Sq. Ft. 910.63

Date 01/12/2023

Particulars BILL FOR OCT.2023 TO DEC.2023

Due Date 31/12/2023

No.	Nature of Charges	HSN/SAC	Amount
1.	ELECTRICITY CHARGES		10283.00
2.	WATER CHARGES		2421.00
3.	MAINTENANCE CHARGES (GST Applicable)	999599	36021.00
4.	NON OCCUPANCY CHARGES (GST Applicable)	999599	3602.00
5.	SINKING FUND		1423.00
6.	REPAIR FUND (GST Applicable)	999599	4269.00
7.	EDUCATION FUND		30.00
8.	S.G.S.T. @ 9%		3950.50
9.	C.G.S.T. @ 9%		3950.50

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Updating Statutory registers, Byelaws adoption,
Drafting and Filing 'O' form, Election procedure, TDS return filing,
Income Tax return filing and GST return filing.

BREAKUP OF ARREARS		Total	65950.00
Principal Arrears	0.00	Arrears	0.00
Interest Arrears	0.00	Amount Due	65950.00

Rupees Sixty-five thousand nine hundred fifty only

- Note (1) Cheque should be drawn in favour of "Simba Commercial Premises Co-op. Soc. Ltd."
(2) Interest @ 18% p.a. will be charged on delayed payments.
(3) Please mention Invoice no. & Office no. on backside of the cheque.
(4) Water Charges & Electricity Charges are on yearly average basis.

E. & O. E.

THIS IS COMPUTERISED BILL HENCE REQUIRES NO SIGNATURE

RECEIPT

Received with thanks from [0401] MRS. POONAM KUNAL KASAT

Receipt No. 34

Date 11/09/2023

Sum of Rupees One lakh thirty-one thousand nine hundred only
By Cheque No. 143435 of Union Bank of India Rec Dt. 11/09/2023 Rs. 131900.00
Against Bill No. 32

For SIMBA COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LIMITED

Rs. 131900.00

Subject to Realization of Cheque
E. & O. E.

Secretary/Chairman/Treasurer/Manager



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CHE/A-0419/BP(WS)/AP of 26 February 2018]

To,
M/s. Simba Enterprises L.L.P
12, Aradhana Industrial Estate, W.E. Highway, Goregaon (E). Mumbai- 400063.

Dear Applicant/Owners,

The full development work of **Industrial** building comprising of **Pit Parking + Stilt + 1st to 12th upper Floor** on plot bearing C.S.No./CTS No. **67- A/1/2** of village **DINDOSHI-P/S** at _____ is completed under the supervision of Shri. **HARISH DOLATRAI GANDHI**, Architect, Lic. No. **CA/84/8223**, Shri. **MAHADEV R PATIL**, RCC Consultant, Lic. No. **STR/P/21** and Shri. **BHAVESH R PARMAR**, Site supervisor, Lic.No. **P/265/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **FB/HR/R-IV/286** dated **15 December 2017**. The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy To :

1. Asstt. Commissioner, P/S Ward
 2. A.A. & C., P/S Ward
 3. EE (V), Western Suburb II
 4. M.I., P/S Ward
 5. A.E.W.W., P/S Ward
 6. Architect, HARISH DOLATRAI GANDHI, 802, 765 FlyEdge, S.V.Road, Borivali West
- For information please

Name : Girish Bhimrao Nikam
Designation : Executive
Engineer
Organization : Municipal
Corporation Of Greater Mumbai
Date : 26-Feb-2018 21: 15:35

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
P/S Ward

CHE/A-0419/BP(WS)/AP

Page 1 of 1 On 26-Feb-2018

OPPO F23 5G

Mumbai | 2024.02.27 15:44



10 July, 2017

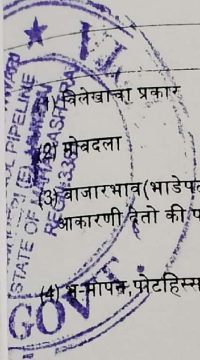
सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 8888/2017

नोदणी 63

Regn. 63m



गावाचे नाव : दिंडोशी

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वित्तो की पट्टेदार ते नमुद करावे)
- (4) न.मोपन्न,पेटहिस्सा व घरक्रमांक(अमल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेर

करारनामा

रु.18,062,500/-

रु.16,350,300/-

67, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं: युनिट नं. 401, माळा नं: 4, इमारतीचे नाव: सिंबा टावर, ब्लॉक नं: विलेज दीन्डोशी, रोड नं: गोरेगाव ईस्ट,मुंबई 400063, इतर माहिती: मोबत 2 मेकनिकल कार पार्किंग व(लॉफ्ट एरिया 62.84 चौ.मी.) 84.60 चौ.मीटर

- 1) नाव:- सिंबा इंटरप्रासेस एल एल पी चे आथोराइज्ड सिप्रेचरी मधुसूदन रामधार महेश्वरी यांचा तर्फे मुखत्यार आशी ;वय: 41; पत्ता :-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: आराधना इंडस्ट्रियल ईस्टेट, ब्लॉक नं: ऑफ. वेस्टर्न एक्सप्रेस हाईवे, गोरेगाव ईस्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:- 400063 पॅन नंबर: ACHFS6854M
- 2) नाव:- सिंबा इंटरप्रासेस एल एल पी चे आथोराइज्ड सिप्रेचरी आशीष साव् ;वय: 41; पत्ता :-प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: आराधना इंडस्ट्रियल ईस्टेट, ब्लॉक नं: गोरेगाव ईस्ट, मुंबई , रोड नं वेस्टर्न एक्सप्रेस हाईवे, महाराष्ट्र, मुंबई. पिन कोड:- 400063 पॅन नंबर: ACHFS6854M
- 1)नाव:- पूनम कुणाल कामत तर्फे मुखत्यार कन्हैयालाल के कामत ; वय:50; पत्ता:-प्लॉट नं: 96, माळा नं: 4, इमारतीचे नाव: अनिरुद्ध निवास, हिंदू कॉलनी, ब्लॉक नं: डाडर ईस्ट, मुंबई, रोड नं 3, महाराष्ट्र, मुंबई.; पिन कोड:- 400014; पॅन नं:- AHTPB2248R;

28/06/2017

30/06/2017

8888/2017

रु.903,500/-

रु.30,000/-

Null

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

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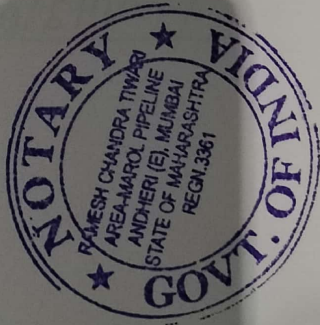
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घोषणापत्र

मी सुदामाबाब व्यंकट याद्वारे घोषित करतो की,
दुय्यम निबंधक बोरी यांचे कार्यालयात कराटना
या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

व इतर यांनी दि. 20/06/17 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे
/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती
करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी
अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव
आहे.

दिनांक : 20/6/17.



W. Kasat
कुलमुखत्यारपत्रधारकाचे नावे
व सही

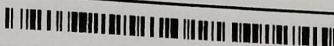
बरत-४		
८८८	१३१	१४०
२०१७		



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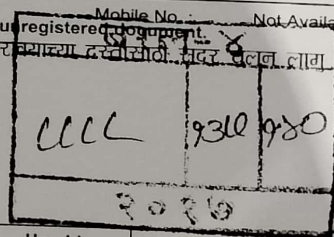
CHALLAN
MTR Form Number-6

MH002754326201718M	BARCODE 	Date 27/06/2017-11:36:03	Form ID 25.2
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Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID (If Any)	
Registration Fee		PAN No.(If Applicable)	AHTPB2248R
Name BRL4_JT SUB REGISTRAR BORIVALI NO 4		Full Name	POONAM KUNAL KASAT
MUMBAI		Flat/Block No.	UNIT NO. 401 SIMBA TOWER
2017-2018 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	VILLAGE DINDOSHI
3301 Registration Fee	30000.00	Area/Locality	GOREGAON EAST MUMBAI
		Town/City/District	
		PIN	4 0 0 0 6 3
		Remarks (If Any)	PAN2=ACHFS6854M~SecondPartyName=SIMBA ENTERPRISES LLP~
		Amount In	Thirty Thousand Rupees Only
	30,000.00	Words	

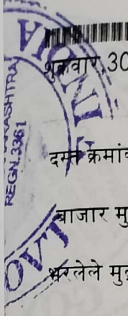
Bank Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		69103332017062911206	127822028
DD No.		Date	29/06/2017-10:04:05
Bank		Bank-Branch	IDBI BANK
Branch		Scroll No. , Date	Not Verified with Scroll

This challan is valid for document to be registered in Sub Registrar office only. Not valid for use registered document. Mobile No. : Not Available
 चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्तासठी लागू नाही. मोबा. नं. : उपलब्ध नाही


 30.06.2017

Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
(IS)-387-8888	0001657840201718	30/06/2017-14:36:32	IGR193	30000.00
Total Defacement Amount				30,000.00





गोपवारा 30 जून 2017 2:50 म.नं.

दस्त गोपवारा भाग-1

वरल-4

दस्त क्रमांक: 8888/2017

दस्त क्रमांक: वरल-4 /8888/2017

बाजार मूल्य: रु. 1,63,50,300/-

मोबदला: रु. 1,80,62,500/-

प्रलेने मुद्रांक शुल्क: रु.9,03,500/-

दु. नि. सह. दु. नि. वरल-4 यांचे कार्यालयात

पावती:10028

पावती दिनांक: 30/06/2017

अ. क्रं. 8888 वर दि.30-06-2017

सादरकरणाराचे नाव: पूनम कुणाल कामत तर्फे मुखत्यार
कन्हैयालाल के कामत

रोजी 2:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2800.00

पृष्ठांची संख्या: 140

KK Karat

दस्त हजर करणाऱ्याची सही:

एकुण: 32800.00

S. D. Karat

सह दु. नि. का-बोरीवली4

S. D. Karat

सह दु. नि. का-बोरीवली4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 30 / 06 / 2017 02 : 32 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 30 / 06 / 2017 02 : 33 : 34 PM ची वेळ: (फी)

वरल-4
6666 930 980
2017



OPPO F23 5G

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दस्त गोपवारा भाग-2

वरल-4

दस्त क्रमांक:8888/2017

दस्त क्रमांक :वरल-4/8888/2017

दस्ताचा प्रकार :-करारनामा

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठगा |
|----------|---|---|-----------|---------------|
| 1 | नाव:सिवा इंटरप्रासेस एल एल पी चे आथोराइज्ड सिग्नेचरी मधुसूदन रामधार महेश्वरी यांचा तर्फे मुखत्यार आशीष सावू पत्ता:प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: आराधना इंडस्ट्रियल ईस्टेट, ब्लॉक नं: ऑफ. वेस्टर्न एक्सप्रेस हार्डवे, रोड नं: गोरगाव ईस्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ACHFS6854M | लिहून देणार
वय :-41
स्वाक्षरी:-
<i>Jeish Saboo</i> | | |
| 2 | नाव:सिवा इंटरप्रासेस एल एल पी चे आथोराइज्ड सिग्नेचरी आशीष सावू पत्ता:प्लॉट नं: 12, माळा नं: -, इमारतीचे नाव: आराधना इंडस्ट्रियल ईस्टेट, ब्लॉक नं: गोरगाव ईस्ट, मुंबई, रोड नं: ऑफ. वेस्टर्न एक्सप्रेस हार्डवे, महाराष्ट्र, मुम्बई. पॅन नंबर:ACHFS6854M | लिहून देणार
वय :-41
स्वाक्षरी:-
<i>Jeish Saboo</i> | | |
| 3 | नाव:पुतम कुणाल कासत तर्फे मुखत्यार कन्हैयालाल के कासत पत्ता:प्लॉट नं: 96, माळा नं: 4, इमारतीचे नाव: अनिरुद्ध निवास, हिंदू कॉलनी, ब्लॉक नं: डाडर ईस्ट, मुंबई, रोड नं: लेन नं. 3, महाराष्ट्र, मुम्बई. पॅन नंबर:AHTPB2248R | लिहून घेणार
वय :-50
स्वाक्षरी:-
<i>KK Kasat</i> | | |

वर्गान दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:30 / 06 / 2017 02 : 39 : 58 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांनी ओळख केल्याने

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:अदित्य शाह
वय:19
पत्ता:13, मातृ कृपा, ऑफ. राणी सती मार्ग, मालाड ईस्ट, मुंबई
पिन कोड:400097

Aditya
स्वाक्षरी



- नाव:प्रदीप पांडेय
वय:38
पत्ता:13, मातृ कृपा, ऑफ. राणी सती मार्ग, मालाड ईस्ट, मुंबई
पिन कोड:400097

Pradeep
स्वाक्षरी



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण १.०० पाने आहेत.

Pradeep
मह. दुय्यम निबंधक, बोरीवली क्र. ४, मुंबई उपनगर जिल्हा.

शिक्का क्र.4 ची वेळ:30 / 06 / 2017 02 : 40

सह दु.नि.का-बोरीवली4

EPayment Details.

Epayment Number
MH002754326201718M
MH002754242201718M

Replacement Number
0001657840201718
0001657838201718

वरल ४/८८८८/२०१७

पुस्तक क्रमांक - १, क्रमांक.....वर

बोंबला 30/06/2017

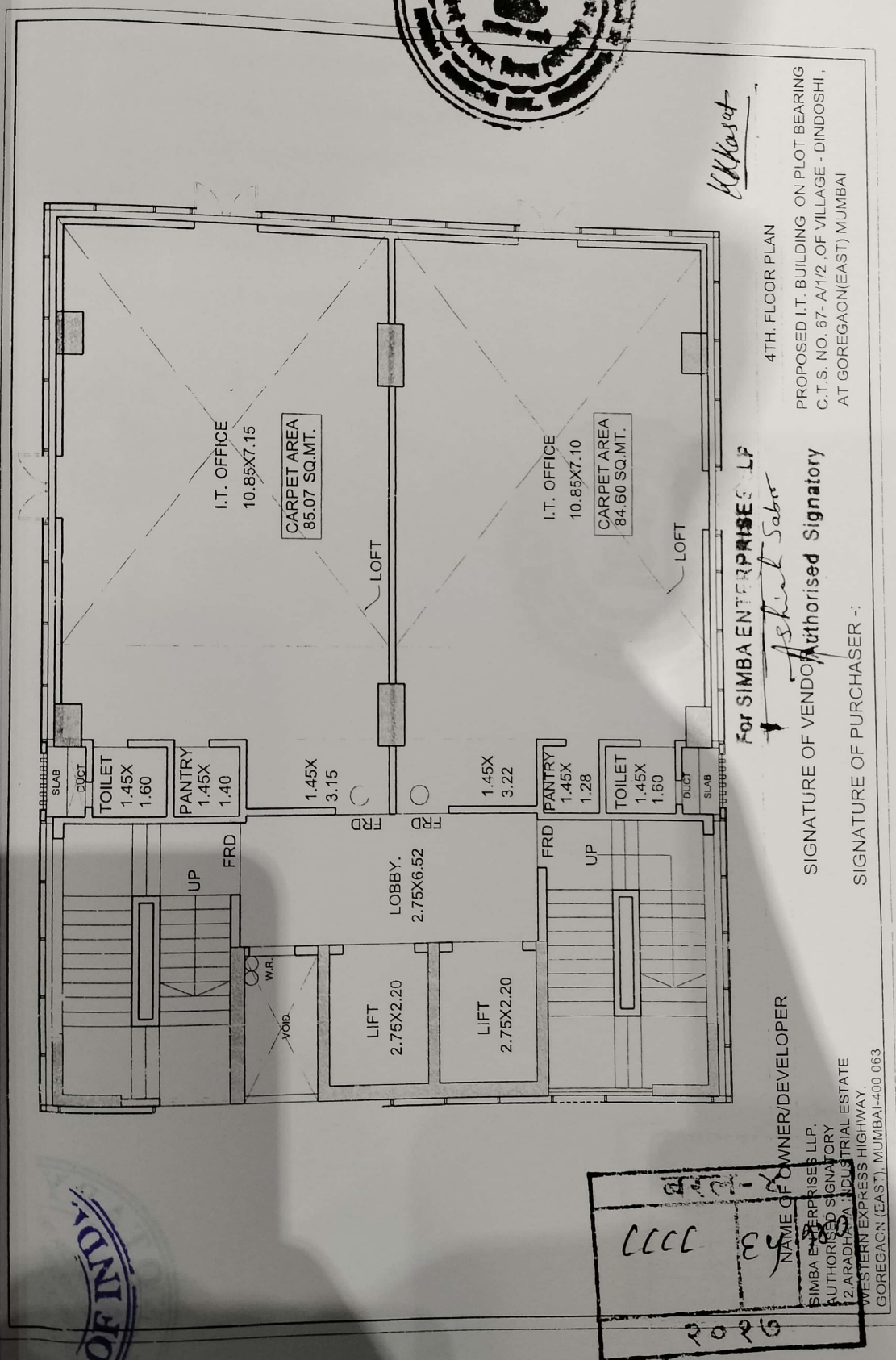
1. Verify Scanned Document for correctness through QR code or get a soft copy printout after scanning.
2. Get print immediately after registration.

दिनांक:

Pradeep
सह. दुय्यम निबंधक, बोरीवली क्र.-४, मुंबई उपनगर जिल्हा.

TRUE COPY

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA



W.K. Kasat

For SIMBA ENTERPRISES LLP

Shikant Sabar

SIGNATURE OF VENDOR/Authorised Signatory

SIGNATURE OF PURCHASER :-

NAME OF OWNER/DEVELOPER

**SIMBA ENTERPRISES LLP,
AUTHORISED SIGNATORY
12, ARADHANA INDUSTRIAL ESTATE
WESTERN EXPRESS HIGHWAY
GOREGAON (EAST), MUMBAI-400 063**

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BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A-0419/BP(W.S.)/AP

ISSUED

18 SEP 2014

COMMENCEMENT CERTIFICATE ISSUED ON 29.11.2013

Owner: M/s. Simba Enterprises LLP.

With reference to your application No. 1447 dated 28.08.2014 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed I.T. building on plot bearing

C.T.S. No. 67-A/1/2
at premises at Street --
Village Dindoshi

Plot No. --
Ward P/South

situated at Goregaon (East), Mumbai
The Commencement Certificate/Building Permit is granted on the following conditions:

- The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- This permission does not entitle you to develop land which does not vest in you.
- 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.
- This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 42 or 45 of the Maharashtra Regional and Town Planning Act 1966.
- 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 Municipal Commissioner has appointed Shri S.M. Gaikval, Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act. This C.C. is restricted for work up to sheet piling only.

For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

Sd/- 29.11.2013

Ex. Eng. Bldg. Prop. (W.S.) 'P' Wards
FOR MUNICIPAL COMMISSIONER FOR GREATER



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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands, the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the
withinnamed "PROMOTERS /BUILDERS"

SIMBA ENTERPRISES LLP
① MADHUSUDAN R. MAHESHWARI
PAN NO. ACHFS6854M ② ASHISH SABOO

in the presence of

- (1) Adw. Pradeep Pandey *Pradeep Pandey*
- (2) Aditya sharma *Aditya*



For SIMBA ENTERPRISES LLP

Ashish Saboo
Authorized Signatory

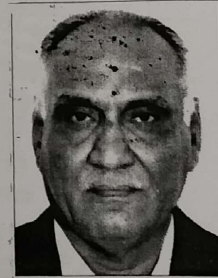
SIGNED SEALED AND DELIVERED by the
withinnamed "PURCHASER/S"

MRS. POONAM KUNAL KASAT

in the presence of

- (1) Aditya sharma *Aditya*
- (2) Adw. Pradeep Pandey *Pradeep Pandey*

KK Kasat



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२०१७		



SECOND SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situate lying and being at Village Dindoshi, Goregoan East in the registration Sub District Bandra, District Bombay Suburban now in the registration Sub District and District of Bombay City and Bombay Suburban bearing part of Survey No. 20 (part) of Hissa No. 7 (part) and part of Survey No. 8 (part), part of Survey No. 20 (part) of Hissa No. 13 of CTS No. 67 bearing Sub-Plot No. 12 and admeasuring around 1553.34 square yards i.e. 1297.74 square meters and bounded as follows:

On or towards the East	:	Sub-Plot No.11
On or towards the West	:	Sub-Plot No. 13
On or towards the North	:	33-00 wide road
On or towards the South	:	Dindoshi village



THIRD SCHEDULE ABOVE REFERRED TO:

- High Speed Elevators
- Air-conditioned and Decorative Entrance Lobby
- Attached Toilet and Pantry;
- Automatic Basement Car parking System
- Access control system in Building lobby;
- DG Set

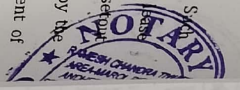


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conveyance/ lease of the said Property in favour of the said Association. Such conveyance/ lease of the said Property shall be drafted by the Solicitors of the Seller. Such conveyance/ lease shall be in keeping with the terms and provisions of the Agreement and will set out in detail the rights of the members of the said Association to use and enjoy the amenities and facilities in the Building and the sharing and apportionment of common expenses.



15.6 On completion of the entire development of the said Property in all aspects and after granting occupation/ possession of all premises to respective purchasers of the premises, the Seller will hand over maintenance and management of common areas of the said Property to the said Association. The Purchaser shall not raise any objection or on any matter relating to the same for any reason whatsoever.

15.7 All Deeds, Documents and other documents necessary for transfer of title of the said Property shall be prepared by the Advocates and Solicitors of the Seller and the same will be in consonance with the covenants and conditions and the right retained and/or reserved by the Seller as are contained in this Agreement. The Stamp Duty and Registration charges on the said Deed of Conveyance shall be borne by the said Association alone. The Seller shall not be responsible nor liable to contribute any amounts towards the same.



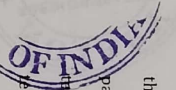
15.8 Nothing contained in this Agreement is however intended to be nor shall be construed as a grant, demise or assignment in law of the said Property. The Purchaser shall have no claim save and except in respect of the Premises hereby agreed to be sold to him and all open spaces, lobbies, staircases, common terraces, recreation spaces etc. will remain the property of the Seller until the same is transferred and conveyed to the said Association as hereinbefore mentioned.

16.	TERMINATION
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RP 388/19	

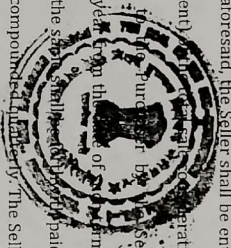
16. Without prejudice to the right of the Seller to receive interest @ 21% p.a. on all delayed payments, if the Purchaser commits default/ breach in making payment of any of the installments falling due on its due date as provided in Annexure 'F' and



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the default continues for a period of seven (7) days from the date on which such payment has fallen due and/ or on the Purchaser committing breach of any of the terms and conditions herein contained, the Seller at its option shall be entitled to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Seller unless and until the Seller shall have given to the Purchaser fifteen (15) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within fifteen (15) days after the giving of such notice. PROVIDED further that upon termination of this Agreement as aforesaid, the Seller shall be entitled to forfeit as liquidated damages, 10% (ten per cent) of the purchase price of the said Property. The balance amount if any shall be returned to the Purchaser by the Seller, on installment basis, within a period of one (1) year from the date of termination without interest and if there is any shortfall, the same shall be paid by the Purchaser with interest thereon @ 18% p.a. compounded annually. The Seller shall not be liable to pay to the Purchaser any interest or compensation on any ground whatsoever and upon termination of this Agreement and upon refund by cheque of the aforesaid amount by the Seller, if any, the Seller shall be at liberty to dispose of and sell the said Premises to such person and at such price as the Seller may in its absolute discretion think fit without any further notice and/or recourse to the Purchaser. The Purchaser agrees that receipt of the said refund cheque from the Seller to the Purchaser by registered post acknowledgement due at the address given by the Purchaser in these presents will constitute a valid discharge to the Seller.



16.2	TERMINATION
1111	21/1/80
RP 388/19	

16.2 Subject to the Seller having received the full consideration in respect of the Premises and all other amounts payable by the Purchaser in respect of the Premises, if the Seller fails or is unable to give possession of the Premises to the Purchaser on the aforesaid date and/or on such date as may be extended, as may be mutually agreed upon in writing by and between the Parties, the Purchaser shall have the option to terminate this Agreement after giving fifteen (15) days notice in writing to the Seller, whereupon the Seller shall be liable on demand to refund to the Purchaser



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amounts already received by it in respect of the said Premises together with simple interest @ 9% per annum, as per MOFA, from the date of the receipt of the respective amounts by the Seller till payment. It is agreed that upon the termination of this Agreement by the Purchaser, the claim of the Purchaser shall be restricted to the refund of monies paid with simple interest @ 9% p.a. thereon and that the Purchaser shall not be entitled to claim for compensation, loss and/or damages or otherwise howsoever. Till the entire amount alongwith interest thereon is refunded by the Seller to the Purchaser the same shall be a charge on the said Premises, subject to any prior encumbrances if any, but only to the extent of the amount so due to the Purchaser. The amount so refunded shall be full and final satisfaction and final settlement of all the claims of the Purchaser under this Agreement. The receipt of the said amount shall constitute a valid discharge to the Seller. The receipt of the said amount shall constitute a valid discharge to the Seller.

17. ARBITRATION & GOVERNING LAW

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

17.2 If the dispute or difference cannot be resolved within a period of seven (7) days from the notice by the aggrieved Party under sub clause (1) above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language.

The award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.

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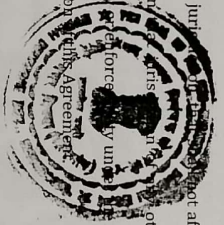
This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the award in any arbitration proceeding hereunder.

18. SEVERABILITY

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

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

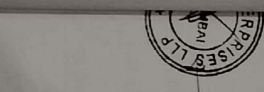
Such enforceability shall not affect any other provision of this Agreement and this Agreement shall be construed as if said unenforceable provision had not been contained therein and the Parties shall negotiate in good faith to replace such unenforceable provision by such as gives effect nearest to that of the provision being replaced, and preserves the Parties commercial interests under this agreement.



19. WAIVER

Any delay tolerated or indulgence shown by either Party in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of amounts payable under this Agreement shall not be construed as waiver on the part of either Party of any breach or non-compliance of any of the terms and conditions of this Agreement or the right of such Party to enforce such terms.

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retained by the Purchaser and the duplicate of such original Agreement franked with the stamp duty of Rs.100/- shall be retained by the Seller. Each page of this Agreement along with the Annexures is signed by the Parties hereto. The Purchaser shall lodge the original stamped Agreement hereof for registration with the concerned Sub-Registrar of Assurances within four (4) months from the date hereof. Upon intimation by the Purchaser to the Seller of the Agreement being lodged, the Seller shall attend the office of the concerned Sub-Registrar of Assurances and admit execution and registration thereof. If the Purchaser fails and or neglects to present this Agreement for registration within the prescribed period, whatever the reason thereof, the Seller shall not be responsible for such non-registration as also the consequences arising therefrom and the Purchaser shall keep the Seller indemnified and harmless against the consequences thereof.

23. PAN number of Parties are as under:

SIMBA ENTERPRISES LLP : ACHFS6854M
MRS. POONAM KUNAL KASAT : AHTPB2248R

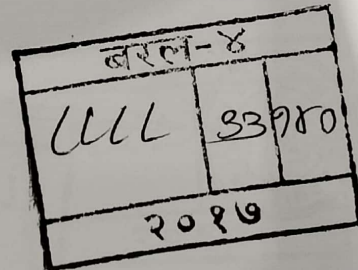


IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands the day and year first hereinabove written.

FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situate lying and being at Village Dindoshi, Goregoan East in the registration Sub District Bandra, District Bombay Suburban now in the registration Sub District and District of Bombay City and Bombay Suburban bearing part of Survey No. 20 (part) of Hissa No. 7 (part) and part of Survey No. 8 (part), part of Survey No. 20 (part) of Hissa No. 13 of CTS No. 67 bearing Sub-Plot No. 12 and admeasuring 1553.34 square yards i.e. 1297.74 square meters forming part of the bigger plot of land admeasuring about 27000 square yards and bounded as follows:

On or towards the East	: Sub-Plot No.11
On or towards the West	: Sub-Plot No. 13
On or towards the North	: 33-00 wide road
On or towards the South	: Dindoshi village



or other conveniences belonging to or serving or used for the Building, after giving 24 hours prior notice thereof.

10.13 Until the formation of the said Association, the Seller shall determine the manner in which management of the Building shall be carried out, contributions for outgoings shall be realized and payments and expenses shall be made therefrom and the Purchaser shall not raise any objection to the same. However, the Seller shall render an account in that behalf to the Purchaser.

11. PURCHASER'S ASSURANCES

11.1 If, after the date on which the Purchaser has taken possession of the Premises, any damage of whatsoever nature is caused to the Premises by the Seller or its contractor will be held responsible for the cost of repairing, replacing or the same and that the Purchaser alone will be responsible for the same.

11.2 The Seller shall be entitled to inspect all interior works carried out by the Purchaser.

In the event the Seller finds that the nature of interior work being executed by the Purchaser is harmful to the Premises, or the other premises in Simba Tower or to the structure, facade and/or elevation of Simba Tower or to the said Property, then, the Seller shall be entitled to stop such interior works forthwith and the Purchaser shall not be entitled to dispute or claim any reimbursement from the Seller for the loss suffered by the Purchaser for such stoppage of interior works.

11.3 The Purchaser will ensure that the debris from the interior works be dumped in an area earmarked for the same and will be cleared by the Purchaser, on a daily basis at no cost to the Seller and no nuisance or annoyance to the other purchasers. All costs and consequences in this regard will be to the account of the Purchaser.

11.4 The Purchaser will further ensure that the contractors and workers engaged by the Purchaser during execution of the interior work do not dump any material, waste or otherwise) of whatsoever nature either in the toilet, waste water line or soil line or in any other place other than those earmarked for the same, which may block the



impost or levy be imposed or there be any increases in the current tax, impost or levy, such new tax, impost or levy or any increases in the current tax, impost or levy shall be at the Purchaser's account and the Seller shall be entitled to the entire purchaser consideration net of such new tax, impost or levy or increases in the current tax, impost or levy provided.

12. PURCHASER'S INDEMNITY

The Purchaser shall indemnify and keep indemnified the Seller from and against any and all actions, suits, claims, proceedings, cost, fines, penalties, damages, judgments, amounts paid in settlement and expenses (including, without limitation, attorney fees and disbursements) relating to or arising from or in connection with the representations, warranties, declarations, terms and conditions of the Purchase Agreement and the terms herein.

13. DEFECT LIABILITY

If within a period of 36 months from the date of handing over the possession of the Premises to the Purchaser, the Purchaser brings to the notice of the Seller any defect in workmanship of the Premises or the material used thereon (wear and tear and misuse excluded), such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Seller at their own costs. However, if the Purchaser has carried out any alteration or addition or change in the Premises without obtaining prior written permission of the Seller and the concerned authorities wherever required, the liability of the Seller shall come to an end and the Purchaser alone shall be responsible to rectify such defect or change at its own costs.

14. PERMISSIONS IN FAVOUR OF THIRD PARTY

It is hereby agreed and understood by and between the Parties hereto that in the event the Purchaser is desirous of transferring the Premises and such transfers are consented to in writing by the Seller:

14.1 If such transfer is prior to the Purchaser having received possession of the Premises, the Purchaser shall pay to the Seller, a sum calculated at the rate of 2% (2 per cent) of the total sale consideration for such resale as and by way of transfer premium.



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in full or in part until all the dues under this Agreement are fully paid up by the Purchaser to the Seller and only if the Purchaser had not been guilty of breach of or non observance of any of the terms and conditions of this Agreement and until the Purchaser has obtained the prior written consent in writing from the Seller, which shall not be unreasonably withheld.

10.10 The Purchaser hereby agrees and undertakes to be a member of the said Association to be formed in the manner hereinafter appearing and to sign and execute the application for registration, other papers and documents necessary for the formation of the and registration of such organization. The Purchaser shall observe and perform all the rules and regulations which the said Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Building and the Premises therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authorities and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulation and conditions laid down by the said Association regarding the occupation and use of the Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out goings in accordance with the terms of this Agreement.

10.11 The Purchaser shall not use the Premises or permit the same to be used for any purpose whatsoever other than that permitted nor use the same for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the Building and the neighboring properties nor for any illegal or immoral purpose.

The Purchaser shall permit the Seller and its surveyors and agents with or without workmen and others at reasonable times to enter into and upon the Premises or any part thereof for the purpose of viewing or repairing any part of the Building and for the purpose of, maintaining, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, structure

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free flow of waste water, thus resulting in perennial choking and leakage in the Premises or Simba Tower.

11.5 All materials brought into the Premises or Simba Tower or on the said Property for carrying out interior works will be at the sole cost, safety, security and consequence of the Purchaser and that the Seller will not be held responsible for any loss/theft/damage to the same.

11.6 During the course of carrying out interior works, any workmen sustain injuries of whatsoever nature, the same will be insured and taken care of, attended to and treated by the Purchaser at its own cost and the Seller will be not be held responsible for the same. All liabilities and damages arising out of such injury will be borne and paid by the Purchaser alone.

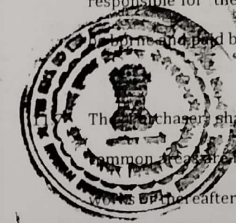
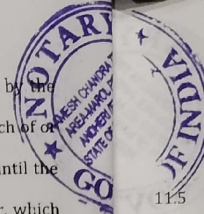
The Purchaser shall ensure that common passages/walkways and any other common areas are not obstructed or damaged during the course of carrying out any interior works hereafter.

11.8 No external alterations/changes/modifications of any nature shall be made to the structure, façade or elevation to the Premises or Simba Tower by the Purchaser.

11.9 The Purchaser shall deposit with the Seller as refundable (interest free) security deposit an amount of Rs.1, 00,000/- (Rupees One Lakh Only), till such interior work in the Premises are completed and all debris/waste so generated is cleared by the Purchaser.

11.10 The Purchaser shall abide by all rules, regulations and requirements as laid down by the Seller or the said Association and no nuisance or disturbance shall be caused to the other purchasers.

11.11 The Purchaser agrees that in event there be any change in law, retrospective amendment by way of regulation or policy introduced by any Government or Statutory Authority whereby, after the execution of the Agreement any new tax,



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9.2 Subject to what is stated herein, possession of the Premises shall be granted to the Purchaser only after the Purchaser shall have duly paid the entire consideration in respect of the Premises and all other amounts payable under this Agreement or otherwise to the Seller and shall have complied with all the terms and conditions of this Agreement.

10. PURCHASER'S COVENANTS

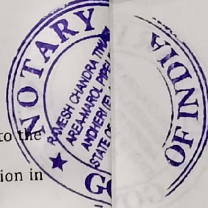
The Purchaser with the intention to bind all persons into whatsoever hands the said Premises may come, doth hereby covenant with the Seller as follows:-

10.1 The Purchaser shall maintain at its own costs, the Premises agreed to be purchased in conformity with the condition, state and order and shall abide by all bye-laws, rules and regulations of the Government, MCGM, the said Association or of any other concerned Authorities and shall observe and perform all the terms and conditions contained in this Agreement.

10.2 Not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building in which the Premises are 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 to upper floors which may damage or is likely to damage the staircase, common passages or any other structure of the Building in which the Premises are situated, including entrances of the Building in which the Premises are situated, including entrances of the Building in which the said Premises are situated and in case any damage is caused to the Building in which the said Premises are situated or to the Premises on account of negligence or default of the Purchaser in

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10.3 To carry at its own cost all internal repairs to the Premises and the Purchaser shall not do or suffer to be done anything in or to the Building in which the Premises are situated or to the Premises, which may be in contravention of the rules and regulations and bye-laws of the concerned local authorities. And in the event of the



Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authorities.

10.4 Not to demolish or cause to be demolished the Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof; nor alteration in the elevation and outside colour scheme of the Building in which the Premises are situated and shall keep the portion sewers, drains pipes in the Premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Building in which the Premises are situated and shall not chisel or any other manner damage the columns, beams, walls, slabs or RCC, Partis in the Premises without the prior written consent of the Seller and/or the said Association.



10.5 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the Building in which the Premises are situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

10.6 The Purchaser shall not change the façade or decorate the exterior of the Premises or make any alterations in the elevation and outside colour scheme of the Premises without the prior written consent of MCGM and the Seller or the said Association as the case may be.

10.7 The Purchaser shall not install signage on the external façade of the Building. Further, no signage shall be installed in Common Areas of the Building.

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10.8 Not to throw dirt, rubbish, rags, garbage or other refuses or permit the same to be thrown from the Premises and the Building in which the Premises are situated.

10.9 The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser's interest or benefit under this Agreement or part with the possession of the Premises

Handwritten signature or initials.

6.4 It is agreed that neither the Purchaser nor the said Association shall be entitled to question, dispute or challenge the prudence or necessity of the amount spent by the Seller.

6.5 The Purchaser hereby agrees and undertakes that in the event of any amounts by way of rates, taxes, assessments, sales tax, turnover tax or any other tax, levy, payment, imposition or assessment whatsoever by whatever name called including any payment required to be made by the Seller or recovered from the Seller or for which the Seller are liable under the Maharashtra Value Added Tax, 2002, Service Tax or any statutory modifications or re-enactments thereof or any other Acts (State or Central) of similar nature becoming payable by the Seller to the Government or to MCGM or other local or public bodies or authorities, the same shall be reimbursed by the Purchaser to the Seller in proportion to the area of the Premises to be agreed upon. The proportionate amounts payable as determined by the Seller shall be binding on the Purchaser who shall pay the same to the Seller, in writing by the Seller.

6.6 The Purchaser hereby agrees that the unit had been purchased with precondition that computers would be used in the office for various available programs for which I.T. has to be encouraged & it is also made known to unit buyer that this precondition is implemented as per D.C.R. 57 (4) (f).

7. **SELLER'S RIGHT TO CREATE INTEREST IN FAVOUR OF THIRD PARTIES**

7.1 The Seller may avail from banks' / financial institutions' loans / financial assistance for development of the said Property including the Building in which the Premises is situated and as a security for the payment thereof, it may create security on the said Property including the Building. The Purchaser has hereby given its express consent to the Seller to create a mortgage of the said Property including the Building in

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7.2 In favour of any bank or financial institutions, this consent shall be deemed to have been given under the provision of section 9 of MOFA.



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of the Purchaser in respect of the Premises as provided herein is not in any way affected.

8. **FIT OUTS**

8.1 It is specifically agreed that the Seller shall allow the Purchaser to enter upon the Premises for carrying out fit outs, interior work, designing and planning in the Premises on or before Part Occupation/full occupation is received provided the Seller has received the full consideration payable in respect of the Premises together with all other amounts payable by the Purchaser to the Seller as provided herein. It is further agreed that the possession of the Premises for fit outs will be restricted to six months only. The Seller shall be entitled to reasonable extension of time for giving delivery of the Premises on the aforesaid date, if the completion of building in which the Premises is to be situate is delayed on account of -

- (a) non availability of steel, cement, other building material, water, electric supply;
- (b) war, civil commotion, strikes of workmen, labourers or other persons or act of State and/ or act of God;
- (c) any notice, order, rule, notification of the Government and/or other public or competent authority or injunctions, stay or prohibitory orders passed by any court, tribunal or authority;
- (d) non-issuance or availability of any required sanctions or permissions;
- (e) any other reason beyond the control of the Seller.

However, under no circumstances shall the Purchaser be entitled to possession of the Premises without first paying to the Seller all the amounts, including interest if any, due under this Agreement, maintenance deposit including interest, if any, due thereon Service Tax and any other taxes/charges (statutory or otherwise, current or future), if applicable, shall be borne and paid by the Purchaser alone.

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9. **POSSESSION**

9.1 The Purchaser shall take possession of the Premises within fifteen (15) days of the Seller giving notice in writing to the Purchaser intimating that the Premises are ready for use and occupation.

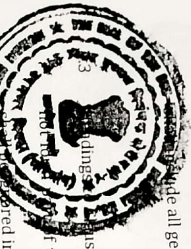


RULES FOR INTERPRETATION

In this Agreement where the context admits:-

- 2. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
 - (a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - (b) All statutory instruments or orders made pursuant to a statutory provision; and
 - (c) Any statutory provisions of which these statutory provisions are a consolidation, re-enactment or modification.

2.2 Words denoting the singular shall include the plural and words denoting any gender shall include all genders.



3. Clauses, sub-clauses and paragraphs are for information only and shall not be operative provisions of this Agreement or the Schedules and shall be construed in the same manner as provided in construing the same.

2.4 Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to Clauses or Schedules of this Agreement as specified therein.

2.5 The words "include" and "including" are to be construed without limitation.

2.6 The recitals above shall form part and parcel of this Agreement.

AGREEMENT TO SELL AND CONSIDERATION

3.1 The Seller hereby agrees to sell to the Purchaser and the Purchaser hereby agrees to purchase from the Seller, on ownership basis, premises bearing No. 401 measuring about 84.60 sq.mt of Carpet area along with appurtenant Loft of 62.84 sq.mt (hereinafter referred to as the "Premises") on the 4th floor and



delimited by hatched lines on the typical floor plan of the Premises annexed hereto



and marked as Annexure "E" in the building to be known as "Simba Tower" proposed to be constructed by the Seller on the said Property at or for the total consideration of Rs. 1,80,62,500/- (Rupees One Crore Eighty Lakhs Sixty Two Thousand Five Hundred only).

3.2 The Premises shall be used for the commercial purpose only.

3.3 However, if the actual area of the Premises increases or decreases whatsoever after the actual construction of the Premises, subject to whatsoever after the actual construction of the Premises, subject to 2% on account of structural, design and construction variances, then in such an event the consideration shall stand increased or decreased accordingly and which shall be adjusted or paid by and/or to the Purchaser at the time of payment of the last installment payable under the payment schedule. For the purpose of the determination of actual area upon construction of the Premises, the decision of the Architect appointed for the construction of the Building shall be final and binding upon the Parties hereto.

3.4 The aforesaid consideration of Rs. 1, 80, 62,500/- (Rupees One Crore Eighty Lakhs Sixty Two Thousand Five Hundred only) shall be paid by the Purchaser to the Seller as per the payment schedule as set out in Annexure "F". However, it is mutually agreed between the Parties that the Purchaser may make the payments at any time prior to the due dates set out in Annexure "F" hereto.

3.5 The Purchaser shall without demand, pay to the Seller all installments on the respective due dates as mentioned in Annexure "F" hereto, time being the essence of the contract.

3.6 The Seller shall have first and paramount charge and lien on the Premises in respect of any amount payable by the Purchaser to the Seller under the terms and conditions of this Agreement.

3.7 The Seller shall earmark/ allot 2 car parking spaces to the Purchaser that the buyer/member will not hold MCGM liable for any failure of system in future.



delimited by hatched lines on the typical floor plan of the Premises annexed hereto



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4. CONSTRUCTION & DEVELOPMENT

4.1 The Seller shall construct on the said Property, building to be known as "Simba Tower" in accordance with the plans, designs and specifications approved by MCGM and the concerned local authorities and which have been seen and approved by the Purchaser. The Seller shall be entitled to make such amendments and modifications in the said plans, designs and specifications as may be considered necessary by the Seller or required by the concerned local authorities or the Government. The Purchaser hereby expressly consent to such amendments and modifications to be made in the said plans, designs and specifications so long these amendments and modifications do not affect the said Premises. This consent shall be considered to be the consent of the Purchaser as contemplated in Section 7 (1) (i) and (ii) of the



4.2 The Seller hereby agrees to observe, perform and comply with all the terms, stipulations and restrictions, if any, which shall be imposed by the concerned authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Purchaser, obtain from MCGM occupation or part occupation and/or completion certificates in respect of the Premises.

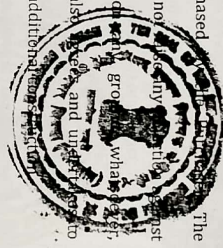
4.3 It is agreed that the Seller shall have unfettered and unrestricted right to the respect of the said Property and every part thereof. It shall also have unfettered and unrestricted right to load FSI of any other property on the said Property. If due to change in Development Control Regulations, 1991, the FSI in respect of the said Property is increased or otherwise it is permissible to consume FSI on the said

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Property of the Building before conveying the said Property to the said Association then the benefit of increase in FSI shall be of the Seller only. Moreover the Seller/member had been made aware about deficiency in open space & MCGM will not be held liable in future and no complain would be considered in future about the said deficiency and further no objection would be entertained for development of adjoining area as & when it will take place.



Subject to sub clause 4.3 above, it is further agreed that the Seller shall be entitled to put additional construction on the said Property including by way of raising additional floors on the Building and shall be entitled to sell/allot premises, unbuilt spaces and other premises in such additional construction. The Seller shall be entitled to make such changes, additions, alterations, variations and modifications in the said plans as it may desire for making such additional construction and the Purchaser hereby irrevocably and expressly consents to the same PROVIDED HOWEVER that the Seller shall obtain prior consent in writing of the Purchaser in respect of only such variations or modifications which may adversely affect, as aforesaid, the said Premises agreed to be purchased. The Purchaser consent, agree and undertake that it shall not object to the Seller making such additional construction or modifications, including that of nuisance or annoyance etc. and also to extend all co-operation to the Seller for making such additional construction.



4.5 All such new and additional premises, floors, extensions, buildings and structures shall absolutely and exclusively belong to the Seller, and neither the Purchaser herein, nor the said Association shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Seller shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person or party of its choice, for such consideration, and on such terms and conditions as the Seller may deem fit and proper, and neither the Purchaser nor the said Association shall raise any dispute or objection thereto and the Purchaser hereby grants its irrevocable consent to the same.



4.6 The Seller shall not be liable to pay any maintenance charges, etc. in respect of the unsold premises, save and except the municipal taxes with effect from the date of grant of occupation/ completion certificate. Provided however that in the event the Seller occupies or permits occupation of any premises such occupant or Seller as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof.



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4.7 It is agreed and understood that at any time before conveying the said Property in favour of the said Association, the Seller shall be entitled to amalgamate the said Property with any other adjacent property which it may have already purchased, acquired, or be entitled to develop or which it may hereafter purchase/ acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said Property in accordance therewith. The Purchaser shall not raise any objection to or dispute such amalgamation of the said Property by the Seller.

4.8 The Purchaser hereby expressly consents to the Seller re-designing the Building or the recreation area or internal roads and passages and such other areas in the said Property or in the Building which the Seller may desire to realign and redesign.

5. COMMON AREAS & AMENITIES

The amount of consideration of Rs. 1, 80, 62,500/- (Rupees One Crore Eighty Lakhs Sixty Two Thousand Five Hundred only) to be paid by the Purchaser is inclusive of the price of the common area and facilities appurtenant to the Premises. The percentage of the undivided interest of the Purchaser in the common area and facilities limited or otherwise pertaining to the Premises shall be in proportion of the area of the Premises agreed to be sold hereunder to the total area of the said Property/ Building.

5.2 The Seller shall make available the Common Areas and Amenities as mentioned in detail in **Third Schedule** hereto for the benefit of the purchasers of the units in the Building constructed on the said Property.

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The Seller does not warrant for, guarantee for, use, performance or otherwise these services. The Parties hereto agree that the Seller shall not be responsible or liable in connection with any deficiency or the performance/non performance of the services or otherwise provided to the Purchaser.

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6. CONTRIBUTION, CHARGES & TAXES

The Purchaser shall, on or before delivery of possession of the Premises, keep deposited with the Seller or pay the following amounts by way of charges:

a.	Rs.1,000/-	application money, entrance fee of the said Association;
b.	Rs. 10,000/-	Towards costs for formation and registration of the said Association;
c.	Rs. 2,71,692/-	Towards Development Charges;
d.	Rs. 20,000/-	Towards Installation of Electric Meter, Sub-Station water meter and for making deposit to the MCGM for getting permanent water connection and to the Reliance Energy for getting electric connection;
e.	Rs. 1,80,000/-	Ad hoc on carpet area towards advance maintenance for a period of 1 year;
f.	Rs. 15,000/-	Legal/Consultancy charges.

6.2 It is hereby agreed and understood by and between the Seller and the Purchaser that only the records of amounts mentioned in sub-clause 6 (e) and (f) shall be maintained by the Seller and shall be handed over (without interest) to the said Association, when formed. It is further agreed and understood by the Purchaser that in the event, any taxes charges, etc., are paid by the Seller on behalf of the Purchaser, the same shall be reimbursed to the Seller from the amounts mentioned herein. The balance, if any, shall be handed over to the said Association.

6.3 In the event there is a shortfall in any of the estimated amounts mentioned hereinabove the Purchaser shall be liable to pay the shortfall to the Seller forthwith on receiving written intimation.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on this 22nd day of June 2017

BETWEEN

SIMBA ENTERPRISES LLP, a Limited Liability Partnership firm, incorporated under the Limited Liability Partnership Act, 2008 and having its registered office at 12, Aradhana Industrial Estate, Western Express highway, Goregaon, Mumbai- 400063 hereinafter referred to as the "Seller" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner and partners for the time being of the partnership and the heirs, executors and administrators of the last surviving partner) of the First Part

AND

MRS. POONAM KUNAL KASAT, of Mumbai, an Indian inhabitant, residing at 96, Pratiksha, 4th Floor, Hindu Colony, Lane No.3, Dadar East, Mumbai - 400014, hereinafter referred to as the "Purchaser"

(The Seller and the Purchaser are hereinafter individually referred to as "Party" and collectively as "Parties")

WHEREAS:

A. By an Indenture dated 16th January, 1975, registered with the Sub-Registrar's Office Bombay bearing registration No. BOM/S/196/1975 and made between (i) Pravinbhai Maneklal Nanavati and (ii) Dilip Maneklal Nanavati (therein referred to as the Vendors) of the First Part, (i) Jagdish Mehta, (ii) Popatlal P. Shah, (iii) V. B. Barot, (iv) Chandrakant Patel and (v) Pravinkumar J. Shah (therein referred to as the Confirming Party) of the Second Part and the Seller herein (therein referred to as the Purchaser) of the Third Part, the Vendors therein granted and conveyed to the Seller and the Confirming Party therein confirmed the grant and conveyance of

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constructed on the said Property and MCGM has issued Intimation of Disapproval ("IOD") dated 18th September 2014 approving the construction on the said Property and Commencement Certificate ("CC") dated 18th September 2014, for construction of the proposed building comprising of ground and such upper floors as may be sanctioned from time to time to be known as "Simba Tower" (hereinafter referred to as the "Building") to be constructed by the Seller on the said Property. Hereto annexed and marked as Annexures "B" and "C" are copies of the IOD dated 18th September 2014 and the CC dated 18th September 2014 respectively.

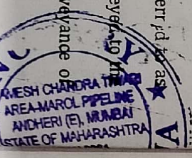
1. M/s. Desai & Diwanji Advocates and Solicitors have investigated the title of the Seller to land admeasuring 1,29,774 sq. mts. of which the said Property formed a part of and have issued their Title Certificate dated 16th January 2012 certifying the title of the Seller. Hereto annexed and marked as Annexure "D" is a copy of the Title Certificate dated 16th January, 2012 issued by M/s. Desai & Diwanji, Advocates and Solicitors. M/s. Desai & Diwanji has engaged the service of Mr. Harish Gandhi as Architects and M.R. Patil as Consulting Engineers Private Limited as Structural Engineers for the preparation of the structural design and drawings thereof, and the construction of the Building will be/ has been carried out under the professional supervision of the said Architects and the Structural Engineers.

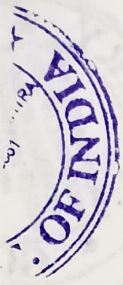


1. The Seller is entitled to construct the Building on the said Property by utilizing the full permissible Floor Space Index ("FSI") in respect of the said Property and sell/allot units therein.

M/s. Desai & Diwanji has demanded from the Seller and the Seller has given inspection to the Purchaser of all the documents of title relating to the said Property, the plans, designs and specifications prepared by the Seller's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") and the rules made thereunder.

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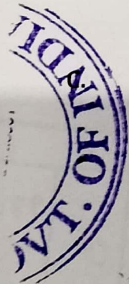




piece and parcel of land admeasuring 1553.34 square yards i.e. 1297.74 square meters situated at Village Dindoshi, Goregoan East in the registration Sub District Bandra, District Bombay Suburban now in the registration Mumbai Suburban District and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as the "**Land**"), alongwith the undivided 1/15th share, right, title and interest of the Vendors therein in all those areas comprised in the "**Roads**" delineated on the plan annexed to the said Indenture, subject to terms and conditions mentioned therein. The said Indenture contains a covenant on behalf of the Vendor therein to "*produce or cause to be produced unto the Purchasers (the Seller herein) or its attorneys or agents at any trial, hearing, commission, examination or otherwise as occasion shall require all or any of the said deeds, evidences and documents specified in the first Schedule hereunder written for the purpose of showing title to the said Land*" for the Purchaser and its successors and assigns.



By an Indenture of Mortgage dated 20th July, 1976, registered with the Sub-Registrar, Greater Bombay bearing registration No. S/1864/76 and made between The Maharashtra State Financial Corporation ("**Corporation**") and the Seller, in consideration of the Corporation lending and advancing to the Seller, a loan, the Seller *inter-alia* assigned and assured unto the Corporation the Land, on terms and conditions more particularly mentioned therein.



By and Indenture dated 10th December, 1987, registered with the Sub-Registrar, Greater Bombay bearing registration No. BBJ/3324/1987 and made between the Corporation of the One Part and the Seller of the Other Part, the Corporation *inter-alia* assigned and transferred unto the Seller the Land and forever discharged the Seller from all claims and demands in respect of the loan or interest to be paid by the Seller to the Corporation.

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॥७०	The Land formed part of the larger property admeasuring about 20,814.3 sq. mts. situated at Goregoan (East), Dindoshi Village in Greater Bombay bearing C.T.S. No. 67 (hereinafter referred to as the " Larger Property ").
२०१९	By an order dated 13 th

August, 1990, passed by the Collector, Mumbai, the Larger Property was sub-divided into CTS No. 67/A admeasuring 19887.6 sq mts and CTS No.67/B admeasuring



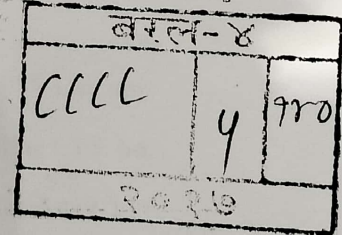
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CHALLAN
MTR Form Number-6

GRN	MH002754326201718M	BARCODE			Date	27/06/2017-11:36:03	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID (If Any)				
Type of Payment				PAN No.(If Applicable)	AHTPB2248R			
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			Full Name	POONAM KUNAL KASAT			
Location	MUMBAI			Flat/Block No.	UNIT NO. 401 SIMBA TOWER			
Year	2017-2018 One Time			Premises/Building				
Account Head Details	Amount In Rs.		Road/Street					
0030063301	Registration Fee		30000.00		VILLAGE DINDOSHI			
				Area/Locality	GOREGAON EAST MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 6 3			
				Remarks (If Any)	PAN2=ACHFS6854M~SecondPartyName=SIMBA ENTERPRISES LLP-			
				Amount In	Thirty Thousand Rupees Only			
Total	30,000.00		Words					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332017062911206		127822028
Cheque/DD No.				Date	29/06/2017-10:04:05			
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
खदर चलन केवल द्रव्यम निबधक कार्यालयात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी खदर चलन लागू नाही.





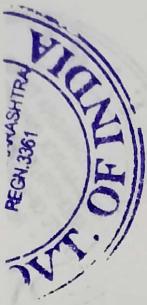
CHALLAN
MTR Form Number-6

GRN	MH002754242201718M	BARCODE		Date	27/06/2017-11:35:00	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)			
Office Name	BRL4_JT SUB REGISTRAR BORIVALI NO 4			PAN No.(If Applicable)	AHTPB2248R		
Location	MUMBAI			Full Name	POONAM KUNAL KASAT		
Year	2017-2018 One Time			Flat/Block No.	UNIT NO. 401 SIMBA TOWER		
Account Head Details		Amount In Rs.		Premises/Building			
0030045501	Stamp Duty	903500.00		Road/Street	VILLAGE DINDOSHI		
				Area/Locality	GOREGAON EAST MUMBAI		
				Town/City/District			
				PIN	4	0	0
				PIN	0	6	3
				Remarks (If Any)			
				PAN2=ACHFS6854M~SecondPartyName=SIMBA ENTERPRISES LLP~			
Total		9,03,500.00		Amount In	Nine Lakh Three Thousand Five Hundred Rupees Only		
				Words			
Payment Details				FOR USE IN RECEIVING BANK			
IDBI BANK				Bank CIN	Ref. No.	69103332017062911197	127821837
Cheque-DD Details							
Cheque/DD No.				Date	29/06/2017-10:02:48		
Name of Bank				Bank-Branch	IDBI BANK		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सदर चलन केवल दुर्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



बरेल-४		
1111	3	880
२०१७		



Friday, June 30, 2017
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पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10028 दिनांक: 30/06/2017

गावाचे नाव: दिंडोशी

दस्तऐवजाचा अनुक्रमांक: बरल-4-8888-2017

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: पूतम कुणाल कासत तर्फे मुखत्यार कन्हैयालाल के कासत

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2800.00

पृष्ठांची संख्या: 140

एकूण: रु. 32800.00

Ramesh

सह दु.नि.का-बोरीवली 4

बाजार मूल्य: रु. 16350300/-

मोबदला रु. 18062500/-

भरलेले मुद्रांक शुल्क : रु. 903500/-

सह. दुय्यम निबंधक, बोरीवली क्र. 4,
मुंबई उपनगर जिल्हा.

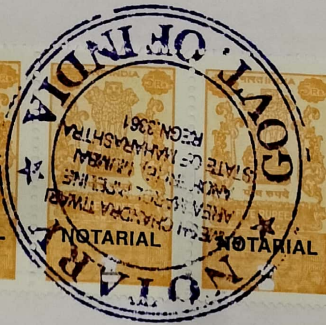
1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002754326201718M दिनांक: 30/06/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2800/-

KK Kasat



OPPO F23 5G

Mumbai | 2024-09-27 15:37



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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2017-18

1. दस्ताचा प्रकार :- अंतरजागी अनुच्छेद क्रमांक 25(2)
2. सादरकर्त्याचे नाव :- कुमम कुमाल चावत
3. तालुका :- मुंबई / अंधेरी / वोरीवली / कुर्ला
4. गावाचे नाव :- दिडोशी
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 67
6. मूल्य दरविभाग (झोन) :- 29/200 उपविभाग 67
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- 150700/- P 150700
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 84.60 ^{30'} कारपेट / बिट अप चौ मीटर / फूट
9. कारपार्किंग :- 2 गच्ची :- — पोटमाळा :- —
10. मजला क्रमांक :- 4 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- — घसारा :- —
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्यान्वये दिलेली घट /
14. भाडेकरु व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- 16350300/- 171151491/-
17. दस्तामध्ये दर्शविलेली मोबदला :- 1051200/- 18062500/-
18. देय मुद्रांक शुल्क :- 903100/- भरलेले मुद्रांक शुल्क :- 903500/-
19. देय नोंदणी फी :- 300000/-



15299100/-
1051200/-
16350300/-

19. देय नोंदणी फी :- 300000/-

लिपीक

$$= 84.60 \times 1.20 \times 150700 \times 1.05$$

$$16064017.1 - (A)$$

$$13.95 \times 2 \times 150700 \times 251.$$

$$10511321 - (B)$$

$$(M.V) = 171151491-$$

$$(A.V) = 180625001-$$

सह दुय्यम निबंधक

