AGREEMENT FOR SALE

514/2078 Monday, February 05, 2024 10:03 AM

पावती

Original/Duplicate

नीवणी क. :39म

Regn.:39M

पायनी म: 2252 दिनांक: 05/02/2024

गावाचे नाव: मीगरा

दम्नांच्याचा अनुक्रमाच, बदर 18-2078-2024

दन्तीत्वजाचा प्रकार : करारमामा

सादर करणाऱ्याचे नावः अपणो धंद्रकांत नाईक

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वाजार मुन्य: *.13839412.46 /-मोबदला *.19650000/-भगवेषे मुद्रोक शुल्क : रू. 1179000/-

1) देववाचा प्रकार: DHC गृहमः गृ.1200/-

दीदी/धनादेश/च और्टर क्रमांचः 0224039101343 दिनाकः 05/02/2024

र्वक्तं नाव व पनाः

2) देवकाचा प्रकार: DHC रक्षम: = 2000/-

दीदी/बनादेश/पे और्डर कमाक: 0224034001319 दिनोक: 05/02/2024

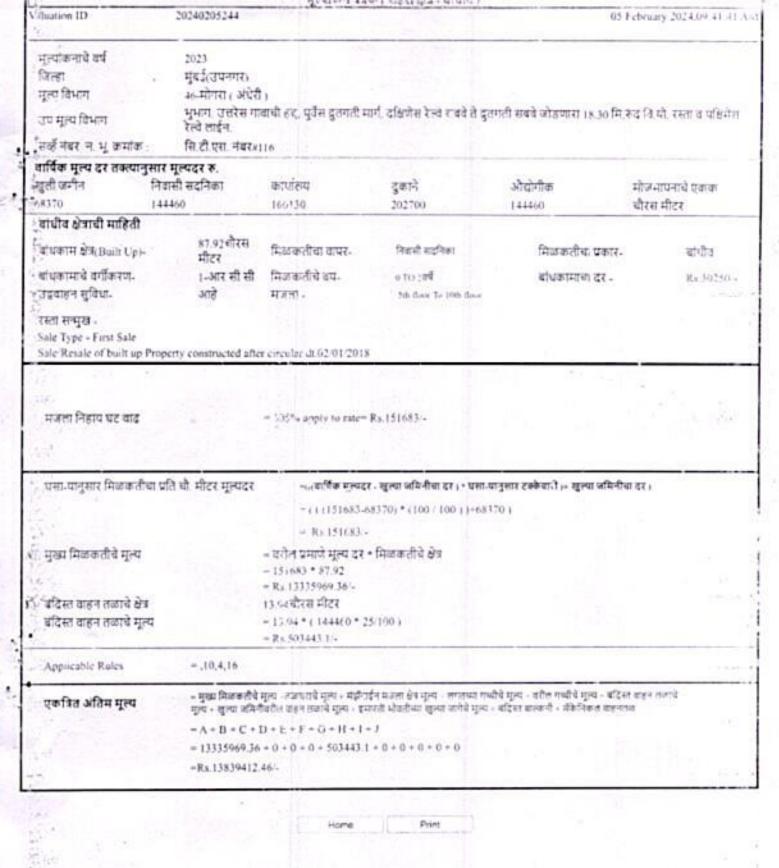
देवकाचा प्रकार: eChallan ग्रहम: र.30000/-

डीडी/धनादेश/पे और्डर क्रभाक: MH014988027202324E दिनाक: 05/02/2024

वीने नाव व पनाः

REGISTERED ORIGINAL DOCUMENT OBLIVERED ON 6/2/2024

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CHALLAN MTR Form Number-6

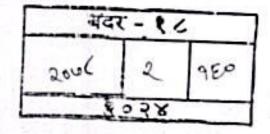


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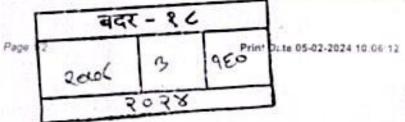


CHALLAN MTR Form Number-6



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Receipt of Document Handling Charges

PRN 0224034001319 Receipt Date 05/02/2024

Received from DHC, Mobile number 9326682779, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2078 dated 05/02/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

Payment Details DEFACED

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Bank Name	SBIN	Payment Date	03/02/2024
Bank CIN	10004152024020301253	REF No.	440083925019
Deface No	02240340013190	Deface Date	05/02/2024

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Receipt of Document Handling Charges

PRN 0224039101343

Receipt Date 05/02/2024

Received from DHC, Mobile number 9326682779, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 2078 dated 05/02/2024 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

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Payment Details

Bank Name	SBIN	Payment Date	03/02/2024
Bank CIN	10004152024020301275	REF No.	440047426994
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AGREEMENT FOR SALE OF PREMISES

THIS AGREEMENT is made at Mumbai this 5th day of February . 2024.

BETWEEN

M/s. MY HOME FOUNDATION GROUP, a proprietary concern of SHRI SUNIL MANOHARLAL PURI having office at 413, The Summit Business bay (Omkar), Off, Andheri Kurla Road, Chakala, Andheri (East), Mumbai 400093, 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,

AND

MRS. APARNA CHANDRAKANT NAIK AND MR. CHANDRAKANT HARI NAIK, having his / her / their address at Flat No. 303, Satellite Park CHS, Jogeshwari (East), Caves Road, Mumbai-400060 hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his / her / their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the OTHER PART.

WHEREAS:

A. The Promoter is the owner of and / or is seized and / or possessed of and / or is otherwise well and sufficiently entitled to all those pieces and parcels of land admeasuring in the aggregate approximately 3221.70 square meters as per the Property Register Card and approximately 3221.70 square meters as per Indenture of Conveyance dated 17th January, 2023 bearing registration no. BDR-15/915 of 2023 which is more particularly described in the First Schedule hereunder written and is delineated by red colour boundary line on the City Survey Plan annexed and marked as Annexure "1" hereto

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("the Larger Property"). The details pertaining to the title of the Promoter to the Larger Property, the pertinent approvals and permissions issued in respect of the Larger Property, litigation proceedings in respect of the Larger Property, covenants (if any) affecting the Larger Property, impediments (if any) attached to the Larger Property, encroachments (if any) on the Larger Property, permission to be obtained which affects the Promoter's title to the Larger Property, and mortgages/charges on the Larger Property (if any), are elucidated in the Title Certificate dated 26th September, 2023 issued by M/s Rajesh S Sharma & Associates Advocates & Solicitors, copies whereof are annexed and marked as Annexure "2" hereto ("Title Certificate").

- B. The details pertaining to the title / rights / entitlement of the Promoter to the Larger Property is as follows: -
 - (i) Save and except what is stated in the title certificate there are no tenants / occupant on the Larger Property and the Promoter is in exclusive possession thereof;
 - Save and except what is stated in the title certificate There are no illegal encroachments on the Larger Property;
 - (iii) There is no mortgage or lien or charge on the Larger Property; and
 - (iv) Subsequent to the litigation proceedings referred to in the Title Certificate.
- C. The Promoter is entitled to develop the Larger Property by consuming maximum Floor Space Index ("FSI") as more particularly set out in this Agreement and by constructing buildings thereon as mentioned in this Agreement.
- D. The Promoter is undertaking the development of the Larger Property in a wing-wise manner as mentioned at Recital E below.
- E. The principal and material aspects of the development of the Larger Property as disclosed by the Promoter are briefly stated below-



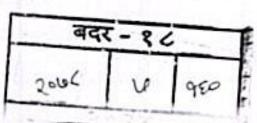
The Larger Property shall be developed in a wing wise manner.

The Promoter proposes to utilize a total FSI of 5.40 on gross plot area of the Larger Property plus compensatory fungible FSI plus free of FSI creas aggregating up to approximately 17397 square meters plus parking area/s and the amenities ("Full Development Potential") in the course of the wing wise development of the Larger Property.

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- (iii) The Promoter has disclosed to the Allottee/s the designated use of the various buildings / structures / wings on the Larger Property 'nter alia specifying and identifying the Real Estate Project (defined below), the Non-Residential Component (defined below), the other Residential Exclusive Amenities (defined below) and the Non-Residential Exclusive Amenities (defined below) and the Building/s and wing/s in which the Promoter proposes to develop the Larger Property by utilizing the Full Development Potential ("Approved Layout With Plasing/User Superimposed" or "ALPS").
- (iv) The Allottee/s has / have also perused copies of the layout approval dated 18.10 2023 bearing reference no. K-E/PVT/0257/20211118/AP/C ("Approved Layout") issued by Slum Rehabilitation Authority ("SRA"), which is annexed to this Agreement as Annexure "3".
- (v) The ALPS hereto discloses inter-alia,-
 - (a) The Real Estate Project (defined below) along with the common areas, facilities and amenities;
 - (b) The residential buildings / structures / wings on the Real Estate Project (defined below) along with its common areas, facilities and amenities shall hereinafter be referred to as the "Residential Component"
 - (c) The non-residential buildings / structures / wings on the Real Estate Project (defined below) along with its common areas, facilities and amenities shall hereinafter be referred to as the "Non-Residential Component"



(d) On the Larger Property irreluding the Residential Component of the Larger Property the Promoter also proposes to develop certain common areas, facilities and amenities which shall be for the exclusive use of such person(s) as the Promoter may in its sole discretion deem fit including the allottee's/ occupants of such residential buildings/structures/wings and such common areas, facilities and amenities shall not be available for the use by the allottee's of non Residential Component ("Residential Exclusive Amenities").

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वदर - १८ २०२४ २०२४ (e) On the Larger Property including the Non-Residential Portion of the Larger Property the Promoter also proposes to develop certain common areas, facilities and amenities which shall be for the exclusive use of such person(s) as the Promoter may in its sole discretion down fit including the allottee/s/ occupants of such non-residential buildings/structures/ wings and such common areas, facilities and amenities shall not be available for the use by the allottee/s of the Residential Component ("Non-Residential Exclusive Amenities").

(vi) The Promoter shall be entitled to designate any spaces / areas in the Residential Component (if any) alongwith its common and the Non-Residential Component (if any) of the Real Estate Project (including on the terrace and basement levels thereof) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Real Estate Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations. Wings etc. in the Real Estate Project.

The name of the Residential Component (if any), the Non-Residential Component (if any) and any branding/designation of the entire development of the Larger Property / Real Estate Project shall be as decided by the Promoter from time to time.

The nature of development of the Larger Property will be wing wise and would constitute a mixture of users as may be permissible under applicable law from time to time.

The scheme and scale of development proposed to be carried out by the Promoter on the Larger Property shall be in accordance with applicable law as amended from time to time.

The Promoter shall be entitled to put hoarding / boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters; Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Larger Property and on the façade, terrace, compound wall or other part of the

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buildings/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.

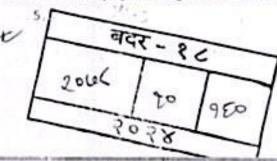
- (xi) The Fromoter shall be entitled to confer title of particular wing to such Other Societies, as mentioned at Clause 10.2 below.
- (xii) The details of formation of the Apex Body (defined below), and, conferment of title upon the Apex Body with respect to a portion of the Larger Property and the Real Estate Project Included Amenities (defined below) and, retention of title by the Promoter with respect to the Non-Residential Component, and the Non-Residential Exclusive Amenities, is more particularly mentioned at Clause 10 below.
- (xiii) The statutory approvals may require the Promoter to hand over certain stipulated percentage of certain flats / units / portion of the Larger Property to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the flats / units / portion and location of the Larger Property to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Property left over after handing over the stipulated percentage if any, to the SRA or statutory authority and/or developing as a public amenity, permanent transit camps, free homes, including, set back land, reservations and also exclusive of the Non-Residential Component and the Non-Residential Exclusive Amenities would be available for transfer to the Apex Body as mentioned at Clause 10.3 below.
- (xiv) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Property, as provided under the Proviso to Rule 4(4) of the RERA Rules (defined below).

The Fromoter is entitled to amend, modify and/or substitute the plans relating to the Development of the larger property, in full or in part, as may be required by the applicable law from time to time.

development of the Real Estate Project known as "Puri SeleQt" inter alia consisting of Building comprising of wing A, B, C and D is presently being developed on the larger property Project and proposed as a "real estate project" by the Promoter and is being registered as a "real estate project" ("the Real Estate Project") with the Maharashtra 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

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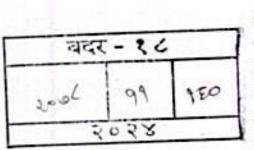


agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules") and the other Rules, Regulations, Circulars and Rulings issued thereunder from time to time.

- G. The principal and material aspects of the Real Escate Project as being registered with the Authority, are briefly stated below-
 - (i) Wings A, B, C and D of Building constitute the Real Estate Project in accordance with the provisions of RERA and the RERA Rules. The Real Estate Project is being constructed and developed upon a portion of the Larger Property as shown in red colour wash on the plan annexed and marked as Annexure "1" hereto and more particularly described in the Second Schedule hereunder written.
 - (ii) The construction and development of Building comprising of Wing A, B, C and D of the Real Estate Project which shall be amended, modified, revised, varied, changed from time to time, and presently, it is contemplated that Wing A, B, C and D of the Real Estate Project shall be constructed as more particularly described in the Second Schedule hereunder written.
 - (iii) The Real Estate Project is proposed to inter alia comprise of apartments, flat/s, premises, commercial offices, shops;

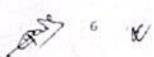
The details of FSI as sanctioned till date for consumption in the construction and development of the Real Estate Project and the further FSI that the Promoter proposes to eventually consume and the aggregate FSI to be utilized in the construction and development of the Real Estate Project are more particularly set out in the Second Schedule hereunder written.

The Allottee/s agree(s) that the Promoter shall be entitled to provide and designate certain common areas and facilities appurtenant to apartments/flats/premises in the Real Estate Project as limited and exclusive common areas and facilities, the usage whereof shall be limited and exclusive to the allottee/s of such apartments/flats/premises and to the exclusive to the allottee/s in the Real Estate Project ("Limited Areas and Escilities"). The Allottee/s agree(s) to use only the Limited Areas and Sacilities specifically identified for the Allottee/s in the said Premises and appurtenant to the said Premises and as more particularly described in the Sixth Schedule hereunder written. The Allottee/s agree(s) to not use the Limited Areas and Facilities identified for other allottee/s nor shall the



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Allottee's has/have any claim(s) of any nature whatsoever with respect to the Limited Areas and Facilities identified for other allottee's and/or the usage thereof.

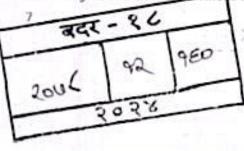
- (vi) The common areas, facilities and amenities in the said Wing (defined below) in the Real Estate Project that may be usable by the Allottee's and other allottee's within the said Wing on a non-exclusive basis ("Wing Amenities") in the Real Estate Project are listed in the Third Schedule hereunder written.
- (vii) The common areas, facilities and amenities in the Real Estate Project including the recreation ground area (if any) as per the DCPR that may be usable by the Allottee/s and other allottee/s in the Real Estate Project are listed in the Fourth Schedule hereunder written.
- (viii) The Limited Areas and Facilities, the Wing Amenities, the Real Estate Project Included Amenities, the Residential Exclusive Amenities and the Non-Residential Exclusive Amenities shall bereinafter be collectively referred to as the "Entire Amenities".
- (ix) The promotor has obtained approvals of the Project under the 33(11) Scheme of the DCPR and the promoter shall in due course shall be entitled for clubbing of schemes, build Permanent Transit Component (PTC) in-situ, transfer PTC from the clubbed project and inter-alia release the PTC into free sale component etc. as per the Provisions of the DCPR and SRA rules and regulations for the time being and from time to time and the Allottee/s has given his express consent and no objection for any such scheme which the promoter may choose in his absolute sole discretion.

The Promoter shall be entitled to put hoarding/boards of their Brand Name(including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites.

(xi) The Promoter shall be entitled to designate any spaces/areas, including on the terrace levels of the Real Estate Project and in the basement levels of the









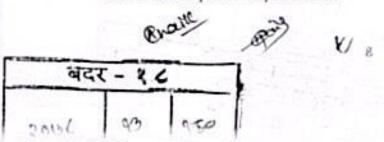
Real Eastate Project, for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee/s and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Real Estate Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base substations, Wings etc at such location(s) as the Promoter deems fit and the Allottee/s shall not challenge the same in any manner whatsoever.

(xii) The details of formation of the Society (defined below) and, conferment of title upon the Society (defined below) with respect to the said Wing and the Real Estate Project are more particularly specified in Clause 10.1 and Clause 10.2 below.



A copy of the Intimation of Approval No. K-E/PVT/0257/20211118/AP/C dated 31/01/2022 as amended on 18/10/2023 ("IOA") read with Approved Layout and Commencement Certificate issued by the SRA on 07/09/2022 and This C.C. is re-endorsed as per approved amended plans dated 18/10/2023 ("CC") in respect of the Real Estate Project, are hereto annexed and marked as Annexure "4".

- H. The Allottee/s is/are desirous of purchasing a <u>residential premises</u> / <u>Commercial Premises</u> / <u>Shop</u> more particularly described in the Sixth Schedule hereunder written in the Real Estate Project (hereinafter referred to as the "said Premises") and in the Wing more particularly mentioned in the Sixth Schedule hereunder written (hereinafter referred to as the "said Wing"). The authenticated copy of the plan of the said Premises, is annexed and marked as **Annexure** "5" hereto.
 - The Promoter has entered into a prescribed agreement with an Architect, registered with the
 council of Architects and also appointed Structural Engineers for preparing structural
 designs, drawings and specifications of the Real Estate Project and the Allottee/s accept(s)
 the professional supervision of the said Architect and the said Structural Engineers (or any
 replacements / substitutes thereof) till completion of the Real Estate Project
 - J. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee's of the said Premises to receive the sale price in respect thereof.



- K. The Allottee/s has/have demanded inspection/information from the Promoter and the Promoter has granted inspection of the following documents and information to the Allottee/s and/or the Allottee/s's Advocates/consultants:
 - All title documents by which the Promoter has acquired right, title and interest to develop the Larger Property;
 - (ii) All the approvals and sanctions of all relevant authorities for the development of the Larger Property, Real Estate Project including layout plans, building plans, floor plan, change of user permissions, IOA, CCs, Traffic NOC, MOEF EC NOC etc. and such other documents as required under Section 11 of RERA;
 - (iii) All the documents mentioned in the Recitals hereinabove;
 - (iv) Title Certificate:
 - (v) Authenticated copies of the Property Register Cards for C.T.S. Nos. 116, 116/1, 116/2, 116/3, 116/4, 116/5, 116/6, 116/7, 116/8, 116/9, 116/10, 116/11, 116/12, 116/13, 116/14,116/15, 116/16, 116/17 of Village Mogra i.e. the Larger Property, which is annexed and marked as Annexure "6" hereto.
- L. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- M. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, referred hereinabove.

with respect to this Agreement and the transaction contemplated herein with respect to the said Prefitive made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to the Real Estate Project and the Larger Property, and such title being clear and extender; (ii) the approvals and permissions (including IOA and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Larger Property and construct the Real Estate Project under various provisions of the Development Control Regulations for Greater Mumbai, 2034 as may be amended from time to time ("DCPR") and applicable law and seil the premises therein. The Allottee/s hereby undertake(s) not to

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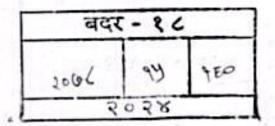
5058 5006 Al deo hereafter raise any objection and/or make any requisitions with respect to the title of the Promoter to the Larger Property. The Allottee/s undertake(s) that he / she / it / they has / have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.

- O. The carpet area of the said Premises as defined under the provisions of RFRA, is more particularly described in the Sixth Schedule hereunder written.
- P. The Parties relying on 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.
- Q. The Promoter has agreed to sell to the Allottee's and the Ailottee's has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the price more particularly described in the Sixth Schedule hereunder written and upon the terms and conditions mentioned in this Agreement. Prior to the execution of these presents, the Allottee's has/have paid to the Promoter part payment of the Sale Price (defined below) as more particularly described in the Sixth Schedule hereunder written and agreed for the said Premises to be sold by the Promoter to the Allottee's as advance payment and part of the Earnest Money (defined below) (the payment and receipt whereof the Promoter both hereby admits and acknowledges).
- R. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Aliottee's i.e. this Agreement, and is also required to the term this Agreement under the provisions of the Registration Act, 1908.

had reduce with and subject to the terms and conditions set out in this Agreement, the imoter hereby agrees to sell and the Allottee/s hereby agree(s) to purchase and acquire, the definition of the premises.

This Agreement shall be subject to the provisions of REKA, RERA Rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time.





U. The list of Annexures attached to this Agreement are stated herein below:

Annexure "1"

City Survey Plan

Annexure "2"

Copy of the Title Certificate;

Annexure "3"

Copy of the Approved Layout (IOA)

Annexure "4"

Copy of the CC (Commencement Certificate)

Annexure "5"

Copy of the plan of the said Premises:

Annexure "6"

Copy of the Property Register Card for

C.T.S. Nos. 116, 116/1,116/2,116/3,116/4,116/5,116

116/7,116/8,116/9,116/10,116/11,116/12,116/13.

116/14, 116/15, 116/16, 116/17; and

Annexure "7"

Copy of the typical floor plan.

Annexure "8"

Copy of RERA Certificate



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BYAND BETWEEN THE PARTIES HERETO AS UNDER:

1. INTERPRETATION:

The aforesaid Recitals and the Schedules and Annexures hereto shall form an integral and operative part of this Agreement.

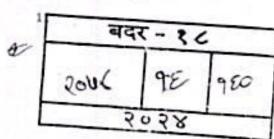
The Promoter shall construct the Real Estate Project in accordance with the plans, designs and specifications as referred hereinabove including at Recital G, and as approved by the SRA from time to time.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of any variations or modifications which may adversely affect the said Premises of the Allottee/s, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee/s.

3. PURCHASE OF THE SAID PREMISES AND SALE PRICE:

- 3.1 The Allottee /s hereby agree(s) to purchase and acquire from the Promoter, and the Promoter hereby agree(s) to sell to the Allottee/s, the said Premises with carpet area as per RERA as more particularly described in the Sixth Schedule hereunder written and as shown in the floor plan annexed and marked Annexure "7" hereto, at and for the Sale Price more particularly mentioned in the Sixth Schedule hereunder written.
- 3.2 The Promoter shall allot to the Allottee/s absolutely free of any consideration, cost, charge and/or fee, car parking space/s being constructed on the basement/podium/stilt of the Real Eastate Project. The exact location and





identification of such car parking space/s will be finalized by the Promoter only upon completion of the Real Estate Project in all respects. The car parking space/s shall be for the Allottee/s and the Allottee's' visitors.

- 3.3 The Sale Price for the said Premises (inclusive of the proportionate price of the Limited Areas and Facilities, if any) is mentioned in the Sixth Schedule hereunder written ("the Sale Price"). It is expressly agreed between the Parties that for the purpose of this Agreement, 20% (twenty percent) of the Sale Price is earnest money and is referred to herein as the "Earnest Money".
- 3.4 The Allottee/s has/have paid before execution of this Agreement, part payment of the Sale Price of the said Premises as more particularly described in the Sixth Schedule hereunder written and hereby agree(s) to pay to the Promoter the balance amount of the Sale Price in the manner and payment instalments more particularly mentioned in the Seventh Schedule hereunder written.
- In addition to the Sale Price, the Allottee/s shall also bear and pay the taxes (consisting of tax paid or payable by way of GST, Service Tax, Value Added Tax and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project and/or with respect to the Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST, Service Tax, Value Added Tax 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 Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof.

The Sale Price is escalation-free, save and except escalations/increases, due to 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 competent authority / Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s 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/s, which shall and applicable on subsequent payments.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the said wing / Real Estate Project is complete and the

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Occupation Certificate is granted by the SRA, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Price psyable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Price, which shall be payable by the Allottee/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause 3.7, shall be made at the same rate per square meter as agreed in Clause 3.1 above.

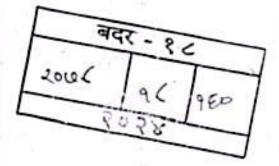
- 3.8 The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.
- 3.9 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount (whether the Sale Price or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
 - The Promoter shall be entitled to securitise the Sale Price and other amounts payable by the Allottee's under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Price and other amounts payable by the Allottee's under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee's shall be required to make payment of the Sale Price and other amounts payable in accordance with this Agreement, in the manner as intimated.
 - The Sale Price is only in respect of the said Premises (inclusive of the proportionate price of the Limited Areas and Facilities, if any). The Promoter has neither charged nor recovered any price, fee, compensation and/or consideration for the said car parking space/s.

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3.12 The Ailottee shall deduct tax at source ("TDS") from each instalment of the Sale Price as required under the Income-tax Act, 1961. The Allottee shall duly cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 at the earliest. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s.

4. DISCLOSURES TO THE ALLOTTEE & RIGHTS AND ENTITLEMEN OF THE PROMOTER

The Allottee/s agree(s), deciare(s) and confirm(s) that, -

4.1 Title:

The Allottee/s has/have satisfied himself/herself/itself/themselves about the title of the Promoter to the Larger Property and the entitlement of the Promoter to develop the Larger Property. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating thereto.

4.2 Approvals:

4.2.1 The Allottee/s has / have satisfied himself / herself / itself/themselves with respect

to the approvals and permissions issued in respect of the development of the Real Estate Project and the Larger Property.

The Allottee's has/have satisfied himself/herself/itself/themselves with respect to the drawings, plans and specifications in respect of the said wing, the Real Estate Project, the layout thereof, the layout of the Real Estate Project, CC, IOA, LOI building plans, floor plans, designs and specifications, common areas, facilities and amenities (including as mentioned in the Third and Fourth Schedule hereunder written), and the entitlement of the Promoter to provide and designate the Residential Exclusive Amenities and the Non-Residential Exclusive Amenities.

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the internal fixtures and fittings to be provided in the said Premises, as listed in
the Fifth Schedule hereunder written.

The Allottee/s has/have satisfied himself/herself/itself/themselves with respect to the designs and materials for construction of the Real Estate Project on the Larger Property.





- 4.2.5 At present, the Promoter estimates that the full and maximal development potential of the Real Estate Project, Larger Property and the Adjoining Properties (defined below) as mentioned at Recital G above may permit utilisation of the Full Development Potential on the Larger Property. The aforesaid development potential may increase during the course of development of the Real Estate Project, the Larger Property and/or the Adjoining Properties, and the Promoter shall be entitled to all such increments and accretions as mentioned in this Agreement.
- 4.2.6 The Promoter currently envisages that the Real Estate Project Included Amenities, shall be provided in the layout of the Real Estate Project and the Larger Property. Whilst undertaking the development of the Real Estate Project and the Larger Property to its full and maximal potential as mentioned at Recital Embove, there may be certain additions/modifications to the Real Estate Project Included Amenities and/or relocations /realignments/ re-designations/ changes, and the Allottee hereby consents and agrees to the same.
- 4.2.7 As mentioned at Recital N above, the Allottee/s has/have carried out his/her/it's/their independent due diligence and search in respect of the development of the said Wing, the Real Estate Project being undertaken by the Promoter and pursuant thereto, find no inconsistency in the development/construction of the said Wing, the Real Estate Project and the Larger Property, and also in compliance of applicable laws including but not limited to the DCPR.

4.3 Construction & Finishing:

4.3.1

The Promoter has appointed/will appoint, third party contractors(s) for construction and execution of the Real Estate Project. In case of defect(s) in construction or workmanship, the Promoter and the Allottee/s shall collectively approach the third party contractor(s) for the rectification of the defect(s).

In spite of all the necessary steps and precautions taken while designing and constructing the Real Estate Project, the concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. Further, the Allottee/s may come across cracks in finishes, flooring, ceiling, slab gypsum etc. as a result of such slab/beam deflection and also caused due to any renovation and /or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of







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the other apartments/flats in the Real Estate Project. The Allottee/s agrec(s) and covenant(s) not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of the Real Estate Project and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

4.3.3. All materials including marble, granite, timber etc., contain veins and grains with tonality differences and though the Promoter shall pre-select such natural materials for installation in the Real Estate Project, their non-conformity, natural discolouration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

4.4 Rights and Entitlements of the Promoter & Nature of Development of the Larger Property:

The Allottee/s agree(s), accept(s) and confirm(s) that the Promoter is entitled to the rights and entitlements in this Agreement including as stated in this Clause 4.4 in accordance with what is stated at Recitals E and G hereinabove: -

4.4.1 The Larger Property is being developed in a wing-wise manner by constructing and developing multiple buildings/wings/structures thereon including the Real Estate Project, the Residential Component, the Non-Residential Component and the Entire Amenities for residential/ non-residential user/s as may be permissible, in the manner more particularly detailed at Recitals E and G hereinabove. The Promoter shall be entitled to develop the Larger Property as the Promoter deems fit in accordance with the approvals and permissions as may be insued from time to time and this Agreement and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered rights of the Promoter in this regard.

4.4.2 The Promoter shall be exclusively entitled to utilise, exploit and consume the entire inherent development potential of the Larger Property and/or Adjoining Properties (including by way of FSI and Transfer of Development Rights ("TDR") nomenclature in any manner including FSI by Clubbing of Schemes under DCPR regulation 33 (11), additional / incentive / special / premium / fungible / compensatory FSI), as well as any further/future development potential capable of being utilised on the Larger Property or any part thereof and Adjoining Properties or any part thereof (including FSI/TDR nomenclature in any manner and purchased TDR), whether balance or increased, at present or in future, and

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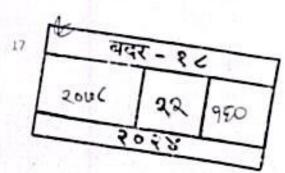
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4.4.3. The construction and development of the Real Estate Project is presently sanctioned in the manner stated inter-alia in the IOA and CC and the layout for the Real Estate Project As mentioned and as disclosed at Recital E and G hereinabove and as disclosed in the ALPS and the IOA, CC, layout for the Real Estate Project and other plans and approvals shall be amended, modified, revised, varied, changed from time to time to utilize the Full Development Potential of the Real Estate Project. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the Full Development Potential of the Real Estate Project (both inherent and further future) as stated at Recita! E above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Real Estate Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/altered/new construction and development in accordance therewith. Consequently and after negotiations and discussions between the Allottee/s and the Promoter, the Allottee/s agree(s), accept(s) and confirm(s) that in the course of development of the Real Estate Project as disclosed at Recital E including in the ALPS and until completion of the development thereof in the manner stated in this Agreement, the Promoter shall be entitled to do the following as it may in its sole discretion deem fit, subject however to the said Premises not being adversely affected -

4.4.3.1 Develop the Real Estate Project and the Larger Property and construct the building(s) thereon including the Real Estate Project, the Other Residential Component (if any), the Non-Residential Component (if any) and the Entire Amenities;







- 4.4.3.2. Apply for and obtain approvals and permissions in wing, including amendments to existing approvals and permissions and part occupation certificates;
- 4.4.3.3. Amend, modify, vary, alter, change, substitute, rescind, re-design and relocate the existing layout plans, building plans, floor plans (including increase/decrease of floor levels) (including the IOA and CC), design, elevation for the purpose of exploiting and consuming the full and maximal development potential of the Real Estate Project and the Larger Property (both inherent and further/future) at present and in future;
- 4.4.3.4 To apply for and obtain amended/substituted/revised/modified layout plans, building plans and floor plans sanctioning construction of the Real Estate Project and the Real Estate Project upto such floors as may be permissible whilst exploiting the full and maximal development potential of the Real Estate Project and the Larger Property as stated in this Agreement;
- 4.4.3.5. Make amendments, modifications, variations, alterations, changes, deletions and revisions with respect to the development of the Real Estate Project;
- 4.4.3.6 To construct, develop and raise buildings, structures, Wings and wings on the Larger Property, with and without common podium levels and other common levels;
- 4.4.3.7 To construct, develop and raise additional levels, floors and storeys in buildings, structures, Wings and wings on the Real Estate Project and the Larger Property and the Allottee/s shall not have any claim(s) against the Promoter in this regard;

To construct lesser number of upper floors (from what is disclosed in the ALPS) in respect of the said Wing and/or the Real Estate Project, and the Allottee/s shall not have any claim(s) against the Promoter in this regard;

To construct in, over or around or above the terrace of the Real Estate Project any additional area or facility, as may be permitted under applicable law, including the rules of the SRA and/or any other authority;

Property (or part thereof) and to access the same at any time;

2012 23 4.43.11 To (by itself or through its workmen, staff, employees, representatives and any construction thereon including the said Wing and the Real Estate Project including to view and examine the condition and state thereof;

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4.4.3.13 To market, sell, transfer, mortgage, alienate and dispose of or grant rights with respect to the units/premises/spaces/areas in/on the Real Estate Project and the Larger Property and all its right title and interest therein; provided however that for any mortgage of the said Premises by the Promoter, prior consent of the Allottee will be required;

4.4.3.14 To allot and grant car parking spaces in/on the Real Estate Project and the Larger Property to allottee/s of units/premises in/on the Real Estate Project and the Larger Property;

4.4.3.15 To grant or offer upon or in respect of the Real Estate Project and the Larger Property or any part thereof, to any third party including allottee/s therein, all such rights, benefits, privileges, easements including right of way, right to draw water, right to draw from or connect to all drains, sewers, installations and/or services in the Real Estate Project and the Larger Property;

4.4..16 The Promoter has informed the Allottee/s that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Property. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other allottee/s of flats/units/premises in the said Wing and/or the Real Estate Project and/or in the Real Estate Project, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the allottee/s of flats/units/premises in the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee's shall be determined by the Promoter and the Allottee/s agree(s) to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottee/s of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the land described in the First Schedule and the Second Schedule hereunder written and/or any part thereof, pipeliaes, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any

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of the other buildings/Wings which are to be developed and constructed on any portion of the Larger Property.

- 4.4.3.17 The Promoter shall be entitled to construct in, over or around or above the terrace of the said wing / the Real Estate Project any additional area or facility, including helipads / Drone Pads, or any other similar facility/ies as may be permitted within the rules of the SRA and/or any other authority and shall be solely entitled to operate and manage the same. It is clarified that such additional area or facility, including helipads, Drone Pads, or any other similar facility/ies as mentioned hereinabove shall form part of the Non-Residential Exclusive Amenities.
- 4.4.4 As disclosed in this Agreement, the Promoter has presently contemplated to develop the lands adjacent/adjoining to the Larger Property (hereinafter referred to as the "Adjoining Properties"). The Promoter shall also be entitled to /required to club/ amalgamate the development of the Larger Property (or part thereof) with the Adjoining Properties, whether as a common integrated layout with the Larger Property (or part thereof) or otherwise, in a wing wise manner. For this purpose, the Promoter shall be entitled to/required to undertake the following as it may in its sole discretion deem fit, -
- 4.4.4.1 Amalgamate schemes of development, land plates, lands, land composition and land mix.

Float FSI/TDR from the Larger Property onto the Adjoining Properties and from the Adjoining Properties onto the Larger Property and undertake consequent construction, development, sale, marketing and alienation,

Provide common access and entry and exit points to the Larger Property (or part thereof) and the Adjoining Properties, which may be used in common by the occupants of units/premises constructed on the Larger Property (or part thereof) and the Adjoining Properties,

4.4.4.4 The Promoter reserves it right(s) to anualgamate the Adjoining Properties with the Larger Property and all references in this Agreement to the Larger Property shall then be construed as references to such amalgamated

4.5 The overall development of the Larger Property being dynamic in nature, may wrrant changing or shifting the place/location on which amenities are provided, including the Real Estate Project Included Amenities, the Residential Exclusive Amenities, the Non-Residential Exclusive Amenities. The Promoter

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shall complete the construction of common areas and facilities as well as the amenities over a period of time and in a wing wise manner. The Allottee/s agree(s) and accept(s) that the Real Estate Project Included Amenities may not be provided simultaneously/contemporaneously with offering of possession of the said Premises and might be provided only subsequently.

- 4.4.6 The Promoter may appoint a single and/or multiple third party/agency for the purpose of operating and maintaining the said wing, the Real Estate Project, the Residential Component (if any), the Non-Residential Component (if any), and/or the Larger Property or any part thereof including any common areas facilities and amenities and limited common areas on such terms and conditions as it may in its sole discretion deem fit.
- Subsequent to the conveyance to the Society and the Other Societies (defined 4.4.7 below) as stated at Clause 10.2 below and the Apex Body Conveyance (defined below) as stated at Clause 10.4 below and completion of development of the Real Estate Project and the Larger Property, the Promoter will retain air rights (including the air rights above the Real Estate Project for branding and designation of the Promoter with respect to the development of the Real Estate Project and the Larger Property. The conveyance to the Society and the Other Societies as stated at Clause 10.2 below, shall be subject to the Promoter having an irrevocable license in perpetuity with respect to air rights and branding rights upon the Real Estate Project and the right to designate and brand the development of the Real Estate Project as an 'Puri SeleQt' project. The Apex Body Conveyance as stated at Clause 10.4 below, shall be subject to the Promoter having an irrevocable license in perpetuity with respect to air rights and branding rights in/upon the Real Estate Project and the Larger Property and the right to designate and brand the overall development of the Real Estate Project and Larger Property as an 'Puri SeleQt' project.



Until conveyance to the Society and the Other Societies as stated at Clause 10.2 below and the Apex Body Conveyance as stated at Clause 10.4 below, the Promoter shall always be entitled to put a hoarding on any part of the Real Estate Project or the Larger Property including on the terrace and/or on the parapet wall and/or on the Larger Property, as the case may be, and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the Real Estate Project or on the Larger Property as the case may be. Until such conveyance to the Society and the Other Societies as stated at Clause 10.2 below and the Apex Body Conveyance as stated at Clause 10.4 below, the Promoter shall be entitled to





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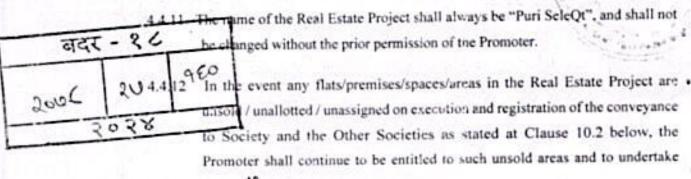
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Larger Property respectively for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments etc. and the Promoter shall be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof which shall belong to the Promoter.

4.4.9 The Promoter shall be entitled to designate any spaces/areas on the Real Estate Project and the Larger Property, the Real Estate Project or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may in its sole discretion deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, Wings) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilised in common by occupants of units/premises in the Real Estate Project /on the Larger Property/on the Adjoining may be. The Properties, workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Property.

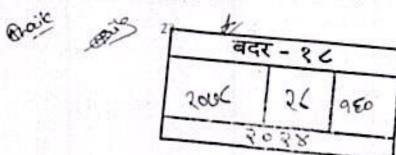
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The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Property till the time of the Apex Body Conveyance as stated at Clause 10.4 below. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.



marketing etc. in respect of such unsold areas as stated hereinabove. The Promoter shall be required to pay a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings, maintenance and other charges by whatever name called and shall not be liable or required to bear and / or pay any other amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body for the sale/allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).

- 4.4.13 The Protaoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project. The Allottee/s is/are aware that the main water/drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agree(s) that he/she/it/they shall not undertake any civil works/fit out works in such areas within the said Premises, and/or permanently cover/conceal such areas within the said Premises, nor shall in any manner restrict the access to the water/drainage pipes and/or damage the water/drainage pipes.
- 4.4.14 Without prejudice to what is stated at Clause 7.3 (Transfer of the said Premises) below, in the event the Allottee/s intend(s) to sell, transfer, lease, license, assign and/or deal with or dispose of the said Premises and/or the Allottee/s' benefit/s under this Agreement, then the Promoter shall be entitled to a right of first refusal to the said Premises as well as the Allottee/s' right(s), title and interest under this Agreement ("ROFR"), which hall be exercised in the following manner:-
 - 14.! The Allottee/s shall address a letter ("Offer Letter") to the Promoter stating therein (i) the name and address of the proposed transferee (ii) the proposed sale price (such sale price shall be denominated in rupees i.e. INR) and hereinafter referred to as "Offer Price"), including the proposed amount and consideration and terms and conditions offered by such proposed transferee, (iii) the date of consummation of the proposed sale, (iv) a representation that

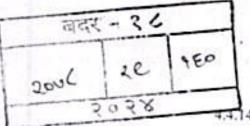


the proposed transferee has been informed of the terms this Agreement and in particular, the terms embodied into this clause. The Offer Letter shall include a calculation of the fair market value of the said Premises and an explanation of the basis for such calculation.

4.4.14.2 In the event the Promoter wishes to exercise the ROFR upon the said Premises, the Promoter shall, at its sole option, be entitled to purchase the said Premises under the Offer Letter at the Offer Price, in which case, the Promoter shall address a letter to the Allottee/s within a period of 7 (seven) days from the date of the receipt of the Offer Letter ("Notice Period") informing the Allottee/s of the Promoter's intention to purchase /acquire the said Premises ("Acceptance Letter"), and till the receipt of the Acceptance Letter the Allottee/s shall not proceed with the sale/transfer of the said Premises. Upon issuance of the Acceptance Letter, the Allottee/s shall be bound to sell and/or transfer the said Premises to the Promoter or such persons / entities nominated by the Promoter at the Offer Price.

4.4.14.3 The Promoter may at its sole discretion, on a written request to that effect made by the Allottee's prior to the exercise of the option by the Promoter as contemplated in Clause 4.4.14.2, dispense with the ROFR upon the Allottee's making payment of such sum not exceeding 2% (two per cent) of (a) the Offer Price or (b) the price at which the Promoter is selling a flat of a similar nature at the relevant time, whichever is higher, together with GST, Service Tax, VAT thereon as may be decided by the Promoter. Only after the Promoter issues the said letter conveying its decision and only upon the Promoter receiving the amount decided by the Promoter for such dispensation, shall the Allottec/s be entitled to sell the said Premises to the said proposed transferee on the same terms and conditions as were offered by the Allottee/s to the Promoter in the Offer Letter. It is expressly agreed that the ROFR is a covenant running with the said Premises and hence will continue with the new purchaser of the said Premises, and the Allottee/s undertake/s to expressly include the same vide a specific term in the new agreement for sale between the Allottee/s and the proposed transferee.





14.4 The Allottee/s agree(s) that if completion of the sale of the said Premises to the proposed transfered does not take place (i) within a



period of 15 (fifteen) days from the date of the Allottee/s making payment of such sum not exceeding 2% (two per cent) together with applicable taxes thereon as decided by the Promoter in terms of Clause 4.4.14.3 above or (ii) within 15 (fifteen) days from the expiry of the Notice Period as contemplated in Clause 4.4.14.2 above, then the Allottee/s right to sell the said Premises to such proposed transferee shall lapse, the ROFR of the Promoter in respect of the said Premises shall stand automatically reinstated and the provisions of Clause 4.4.14 and the process to be followed therein shall once again apply to the Allottee/s for any subsequent proposed sale of the said Premises. It is hereby clarified that, in the event of the Allottee/s proposing to give the said Premises on lease and/or leave and icense basis only, then the provisions contained in Clauses 4.4.14.1 to 4.4.14.4 above shall not apply, except that, the Allottee/s shall be required to obtain the prior written permission of the Promoter before effecting any such lease and/or leave and licence arrangement.

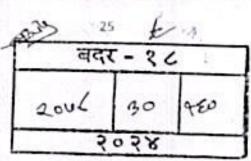
4.4.15 The Promoter shall be entitled to call upon the Allottee/s to satisfy the Promoter either through the Allottee/s banker's commitment or in such other manner as may be determined by the Promoter, with regard to the Allottee's financial and other capabilities to pay the entire Sale Price and all other amounts to the Promoter and to complete the sale and transfer of the said Premises.

4.5 RIGHTS & ENTITLEMENTS OF THE PROMOTER BEING ESSENCE OF THE CONTRACT:

The Allottee/s agree(s) that since the scheme of development of the Real Estate Project and the Larger Property placed before the Allottee/s as disclosed at Recital E above and in the ALPS envisages the development of the Real Estate Project and the Larger Property in a wing wise manner to the Full Development Potential, the Allottee has/lave, after understanding the nature of the scheme, agreed to the rights and entitlements of the Promoter as listed in this Agreement and this Clause 4 and in Recitals E and G hereinabove and in the ALPS and the Land Earmarked For Future Development, and the retention of these rights by the Promoter unto itself until completion of development of the Real Estate Project and the Larger Property as stated herein and as may be permissible under applicable law and these rights and entitlements shall be the essence of this Agreement. The Allottee/s agree(s), undertake(s) and confirm(s) that he/she/it/they will not obstruct, hinder or interfere with the development of the Real Estate Project and the Larger Property and/or



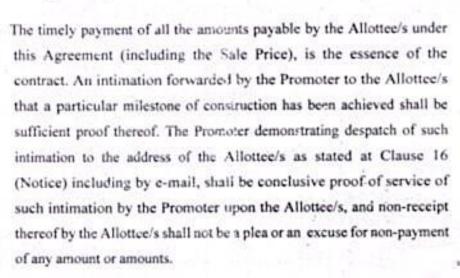
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the Adjoining Properties and all infrastructure thereon including common areas facilities and amenities.

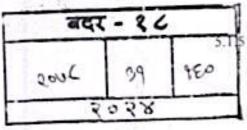
5. PAYMENTS:

- 5.1 With respect to any payments to be made by the Allottee/s to the Promoter in accordance with this Agreement, the Allottee/s agree(s), declare(s) and confirm(s) that:-
 - 5.1.1 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount, the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
 - 5.1.2 The Allottee/s shall make all payments as mentioned in this Agreement to the Promoter together with relevant taxes through an account payee cheque/demand draft/pay order/wire transfec/RTGS/NEFT drawn in favour of/to the account of the Promoter, which account is detailed in the Sixth Schedule hereunder written.
 - 5.1.3 In case the Allottee/s enter(s) into any loan/financing arrangement with any bank/financial institution as envisaged at Clause 5.2 (Loan & Mortgage) below, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed herein.



In the event of delay and/or default on the part of the Allottee/s in making payment of any GST, Service Tax, VAT, TDS or any other tax, levies, cess etc., then without prejudice to any other rights or remedies available to the Promoter under this Agreement or under applicable law, the Promoter shall be entitled to adjust against any subsequent





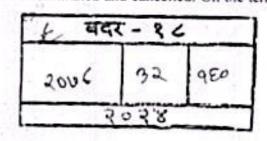
amounts received from the Allottee/s, the said unpaid tax, levy, cess etc. along with interest, penalty etc. payable thereon, from the due date till the date of adjustment.

- 5.1.6 The Promoter shall have a first and prior charge on the said Premises with respect to any amounts due and payable by the Allottee/s to the Promoter under this Agreement.
- 5.1.7 If the Allottee/s fail(s) to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate (i.e. State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon) in terms of this Agreement, 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 thereon at the Interest Rate in terms of this Agreement.
- 5.1.8 Without prejudice to the right of the Promoter to charge interest at the Interest Rate in terms of this Agreement, and any other rights and remedies available to the Promoter, either (a) on the Allottee/s committing default in payment on due date of any amount due and payable by the Aliottee/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee/s committing 3 (three) defaults of payment of instalments of the Sale Price, the Promoter shall be entitled to at his own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s. Provided that, the Promoter shall give 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 terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail(s) to rectify the breach or breaches mentioned by the Promoter within the period of 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 Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee/s ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s. On the receipt of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination



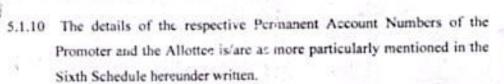
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and cancellation of this Agreement in the manner as stated in this Clause and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeit the Earnest Money as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation in respect of the said Premises and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the Earnest Money, refund to the Allottee/s, the balance amount, if any of the paid-up Sale Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes, stamp duty and registration charges. Further, upon the termination of this Agreement, the Allottee/s shall have no claim of any nature whatsoever on the Promoier and/or the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.

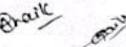
5.1.9 Notwithstanding anything to the contrary contained herein, it is agreed that the Promoter shall have the irrevocable and unconditional right and entitlement to apply and/or appropriate and/or adjust any and all the amounts paid by the Allottee/s to the Promoter either under or pursuant to this Agreement or otherwise, in such manner and in such order and against such amounts payable by the Allottee to the Promoter under this Agreement including any amount that may be outstanding on account of non-payment of TDS or non-submission of TDS certificate, as the Promoter may in its sole discretion deem fit.



5.2 Loan & Mortgage;

The Allottee/s shall be entitled to avail ioan from a bank/financial institution

and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the allottee/s for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee/s has/have defaulted in making



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payment of the Sale Price and/or other amounts payable by the Allottee/s under this Agreement.

- 5.2.2 All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- 5.2.3 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Price and balance other amounts payable by the Allottee under this Agreement, and shall also observe and be compliant with the terms of Clause 5.1.3 of this Agreement.

6. CAR PARKING SPACES

6.1 The Promoter agrees to grant and allot to the Allottee/s, without charging or levying any price or compensation or consideration or fee of any nature, permission to park the Allottee/s's own vehicle and also for parking guests/visitors' vehicle and for no other purpose whatsoever, in the car parking space/s as a common area and more particularly mentioned in the Sixth Schedule hereunder written. The said car parking space/s shall be located in the car parking area in the basements/podium/stilt levels on the Real Estate Project/Larger Property and such car parking area shall be common for the Real Estate Project and the Real Estate.

The Promoter has allocated/shall be allocating other car parking spaces to other allottee/s of premises in the Real Estate Project, the Residential Component (if any), the Non-Residential Component (if any) and the Real Estate and the Allottee/s shall not raise any objection in that regard.

LLOTTEE' RIGHTS AND ENTITLEMENTS

7.1 Possession of the Premises:

7.1.1 The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the SRA for the said Premises by the date as more particularly mentioned in the Sixth Schedule

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२०५८ १४ १६० २०२४ hereunder written ("Completion Date"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the said Premises on the Completion Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors:-

- a) War, Civil Commotion, pandemic or act of God.
- Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- Any stay order / injunction order issued by any Court of Law, competent authority, SRA, statu'ory authority;
- d) Any other circumstances that may be deemed reasonable by the Authority.
- 7.1.2 The Promoter shall however endeavour to complete the construction of the said Premises by the date as more particularly mentioned in the Sixth Schedule hereunder written ("Early Dete").
- 7.1.3 If the Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Completion Date (save and except for the reasons as stated in Clause 7.1.1 above), then the Allottee/s shall be entitled to either of the following:
 - a) call upon the Promoter by giving a written notice by Courier / E- mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Londing Rate plus 2% thereon ("the Interest Rate") for every month of delay from the Completion Date, on the Sale Price paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s; OR

the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail/ Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee/s Termination Notice by the Promoter, this Agreement shall stand terminated and

cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under his Agreement with the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such



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amounts with interest at the Interest Rate thereon are repeid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee's shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.

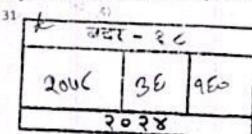
- 7.1.4 In case if the Allottee/s elects his/her/their/its remedy under sub-clause 7.1.3 (a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 7.1.3 (b) above.
- 7.1.5 The Limited Areas and Facilities are listed in the Sixth Schedule increunder written. The Wing Amenities that may be usable by the Allottee/s are listed in the Third Schedule hereunder written. The Real Estate Project Included Amenities that may be usable by the Allottee/s are listed in the Fourth Schedule hereunder written. The internal fittings and fixtures in the said Premises that shall be provided by the Promoter are listed in the Fifth Schedule hereunder written. The disclosures pertaining to the Residential Exclusive Amenities, the Non-Residential Exclusive Amenities and the Limited Areas and Facilities have been made by the Promoter as mentioned at Recitals E and G above respectively.
- 7.1.6 Within 7 (seven) days of the obtainment of the Occupation Certificate from the SRA, the Promoter shall give notice offering possession of the said Premises on a date specified therein to the Allottee/s in writing ("Possession Notice"). The Allottee/s agree(s) to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. It is clarified that the Promoter shall be liable to hand-over possession to the Allottee/s only on receipt of the requisite instalments of the Sale Price and all other amounts due and payable in terms of this Agreement.

The Atlottee/s shall take possession of the said Premises within 15 (fifteen) days of the date mentioned in the Possession Notice.

7.1.8 Post receipt of the Possession Notice, the Allottee/s may undertake any fit out activities in the said Premises at his/her/its/their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the

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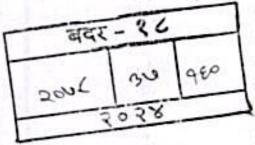




Allottee/s at the time of handing over possession of the said Premises) and after depositing such amount as may be specified by the Promoter as an interest-free deposit to secure compliance with the Fit Out Guidelines and, which will be refunded without interest upon completion of the fit outs in accordance with the Fit Out Guidelines. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the said Wing / the Real Estate Project and its common areas etc., and/or any neighbouring flats/premises in the said Wing/the Real Estate Project and/or the equipment's installed therein and subject to the debris being completely removed from the said Wing, the Real Estate Project and/or the larger Property.

7.1.9 Upon receiving the Possession Notice from the Promoter as per Clause 7.1.6 above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in Clause 7.1.7 above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.





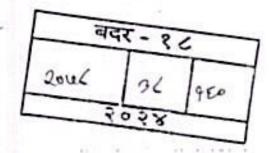
15 (fifteen) days from the date of receipt of the Occupation Certificate from the SRA, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and the Larger Property including inter-alia, club house membership fee, development charges, electricity, gas connection, water meter charges, legal charges, society formation charges, share application charges, corpus fund, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the SRA or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other a expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Larger Property. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion.

The Allottee further agrees that till the Allottee/s's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional monthly contribution as mentioned in the Ninth Schedule hereunder written. It is further clarified and agreed that the Allottee/s shall be liable to bear and pay such monthly contribution/maintenance charges from the date(s) specified in this Agreement irrespective of whether or not the Allottee/s has/have taken possession of the said Premises. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

7.1.11 The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause 7, deposit such amounts as mentioned in the Eighth Schedule and Ninth Schedule hereunder written with the Promoter. The amounts as more particularly mentioned in the Eighth Schedule hereunder written are not refundable and can be appropriated by the Promoter and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Allottee/s shall make payments of such amounts as more particularly mentioned in the Eighth Schedule and Ninth Schedule hereunder to the bank account of the Promoter, as detailed in the Sixth Schedule hereunder written. The unspent balance, if any, of the amounts mentioned in the Ninth Schedule hereunder written, shall be delivered by the Promoter to the Society, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

7.1.12 If within a period of 5 (five) years from the possession date mentioned

in the Possession Notice, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any 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 Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work



undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project and/or the Larger Property. The Allottee/s is/are aware that the said wing is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the said Wing at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s / the Society / the Other Societies'/the Residential Component Societies'/ the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

- 7.1.13 The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee/s shall use the car parking space/s only for purpose of parking vehicle and shall not park his/her/their vehicles at any other location on the Larger Property.
- 7.1.14 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 SRA at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the SRA, the Occupation Certificate or Completion Certificate in respect of the said Premises.
 - 15 Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the said Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and the Wing Amenities. Similarly, the Allottee/s shall make timely payments of all instalments of the Sale Price and other dues payable by him/her/them/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

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7.2.1 The Allottee/s shall not have any right, title, interest, etc. in respect of the common areas and such other areas as may be designated as common areas by the Promoter, and the Allottee/s is/are aware that he/she/it/they shall only be permitted to use the wing Amenities and the Real Estate Project

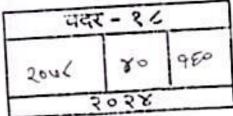
Included Amenities in common with other allottee/s and users in the Real Estate Project, the Adjoining Properties and the Promoter and its contractors, workmen, agents, employees, personnel and consultants, including the car parking space/s mentioned in the Sixth Schedule hereunder written. The Allottee/s is/are also aware that the Promoter shall designate certain common area, facilities and amenities as the Residential Exclusive Amenities and the Non-Residential Exclusive Amenities and which shall be exclusively made available to and usable by such person(s) as the Promoter may in its sole discretion deem fit and, shall not be available to the Allottee/s or any other allottees/occupants of apartments/flats in the Real Estate Project.

- 7.2.2 In the event the Allottee/s is desirous of availing any of the optional fittings/furniture/fixtures/equipment in respect of the said Premises as set out in the Sixth Schedule ("Optional Fittings / Furniture / Fixtures / Equipment"), then the Allottee/s agree(s) and confirm(s) that the same shall be made available at his/her/their/its cost and expense as may be informed by the Promoter. The Allottee/s further agree(s) to promptly bear and pay the necessary costs, charges and expenses in this regard, together with all taxes including GST, Service Tax, VAT and all other indirect taxes thereon.
- 7.2.3 The Real Estate Project Included Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Real Estate Project/Larger Property/Adjoining Properties shall be an integral part of the layout of the development of the Real Estate Project and the Larger Property including the neighboring buildings/wings on the Larger Property/the Adjoining Properties and neither the Allottee/s nor any person or entity on the Allottee/s's behalf shall, at any time claim any exclusive rights with respect to the same.
- 7.2.4 The Allottee/s undertake(s) to not raise any objection to or interfere with the use of the aforesaid areas by the aforesaid persons, notwithstanding that there may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common use, access and entry.
- 7.2.5 It is also clarified that certain facilities shall have usage charges in addition to the said membership fees and the same shall be paid by the Allottee/s as and when demanded by the Promoter along with applicable taxes thereon.









- 7.2.6 The rights and entitlements of the Allottee/s under this Agreement are restricted to the right and entitlement to receive the said Premises, subject to the terms and conditions of this Agreement.
- 7.2.7 The Allottee/s shall at no time demand partition of the said Premises and/or the said Wing and/or the Real Estate Project and/or the Larger Property.

7.3 Transfer of the said Premises:

The Allottee/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid and without the prior written permission of the Promoter.

8. COVENANTS OF THE ALLOTTEE:

The Allottee/s by himself/herself/itself/themselves with intention to bind all persons into whose hands the said Premises and other premises may hereinafter come, hereby covenants with the Promoter as follows, for the purpose of inter-alia ensuring the soundness and safety of the said wing, the Real Estate Project, and the Larger Property, for maintaining the value of the said wing, the Real Estate Project, and the Larger Property, and for ensuring that any easement in respect of any of the aforesaid ins unaffected:

Not to do or suffer to be done anything in or to the said wing, the Real Estate Project, the said Premises, staircase, common areas or any passages which may be against the rules, regulations or bye-laws of the concerned authorities or change/alter or make addition in or to the said wing, the Real Estate Project or to the said Premises itself or any part thereof and to maintain the said Premises (including sewers, drains, pipes) and appurtenances thereto at the Allottees/s own cost in good repair and condition from the date on which the Allottee/s is/are permitted to use the said Premises and in particular so as to support, shelter and protect other parts of the said Wing and the Real Estate Project.

Not to raise any objection to the Promoter completing the construction of the Real Estate Project (including additional floors on the Larger Property) in accordance with applicable law and this Agreement, without any

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interference or objection, whether prior to or subsequent to the Allottee/s taking possession of the said Premises.

- 8.3 Not to store anything in the refuge floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the said Wing and/or the Real Estate Project or storing of which goods is objected to by the concerned authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other part of the said wing and/or the Real Estate Project.
- 8.4 Not to change the user of the said Premises and to comply with stipulations and conditions laid down by the Promoter/its designated Project Manager or the Society with respect to the use and occupation of the said Premises.
- 8.5 Not to demolish or cause to be demolished the said Premises or any part thereof and in particular so as to support, shelter and protect other parts of the said Wing and the Real Estate Project.
- 8.6 Not to make or cause to make any addition or alteration of whatsoever nature in the said Premises to ensure in particular support, shelter and protection of other parts of the said Wing and the Real Estate Project.
- 8.7 Not to make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent.
- 8.8 To keep the sewers, drains, pipes in the said Premises and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the said Wing and the Real Estate Project.



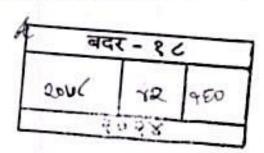
Not to cover or construct any thing on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.

Not to make any alteration in the elevation and outside colour scheme of paint and glass of the said Wing and the Real Estate Project and not cover/enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do/cause to be done any hammering for whatsoever use on the external/dead walls of the said Wing





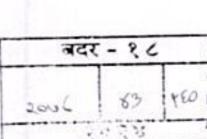
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and/or the Real Estate Projector do any act to affect the FSI/development potential of the Larger Property.

- Not to do or permit to be done any renovation/repair within the said Premises. In the event of the Allottee/s carrying out any renovation/repair within the said Premises then in such event the Promoter shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the said Wing or the Real Estate Project on account of such renovation/repair and the Promoter's obligation to rectify any defect(s) or compensate for the same as more particularly described in Clause 7.1.12 of this Agreement shall immediately cease and the Allottee/s/the Society/the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.
- 8.12 To maintain the aesthetics of the said Wing or the Real Estate Project and to ensure the quiet and peaceful enjoyment by all the allottee/s/occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the said Premises, the said Wing, the Real Estate Project and the Larger Property, the Allottee/s agree and covenant as follows:

Not to affix any fixtures or grills on the exterior of the said Wing/the Real 8.12.1 Estate Project for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. The Allottee/s may fix grills on the inside of the windows. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertake(s) not to fix any grill having a design other than the standard design approved by the Promoter. If found that the Allottee/s has/have affixed fixtures or grills on the exterior of his/her/their premises for drying clothes or for any other purpose or that the Allottee/s has/have affixed a grill having a design other than the standard approved design, the Allottee shall forthwith become liable to pay a sum of Rs.1,00,000/- (Rupees One Lakh only) to the Promoter. Out of the said sum of Rs. 1,00,000/- (Rupees One Lakh only), the Allottee's shall forthwith pay such amount as may be determined by the Promoter to enable the Promoter to rectify the same to be in compliance with design approved by the Promoter and carry out repairs to the damages that has YEO been caused to the said Wing/the Real Estate Project because of the fixtures and or grills or otherwise, and the Allottee's shall forthwith hand over the balance amount to the Promoter. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such balance amount to the Society exclusive of any interest thereon, and the



same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in the Society's account.

8.12.2 Not to install a window air-conditioner within or outside the said Premises. If found that the Allottee/s has / have affixed a window air conditioner or the outdoor condensing unit which projects outside the said Premises, the Allottee/s shall forthwith become liable to pay a sum of Rs.1,00,000/- (Rupees One Lakh only). Out of the said sum of Rs.1,00,000/- (Rupees One Lakh only), the Allottee/s shall forthwith pay such amount as may be determined by the Promoter to enable the Promoter to rectify the same to be in compliance with design approved by the Promoter and carry out repairs to the damages that has been caused to the said Wing/the Real Estate Project because of the installation of a window Air-Conditioner or the outdoor condensing unit or otherwise, and the Allottee/s shall forthwith hand over the balance amount to the Promoter. Upon conveyance of the Society and Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such balance amount to the Society exclusive of any interest thereon, and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in the Society's account.

8.12.3 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the Larger Property and the said Wing/the Real Estate Project. If the Allottee/s or any members of the Allottees/s' family or any servant or guest of the Allottee/s commit(s) default of this sub-clause then the Allottee/s shall forthwith rectify any damage and default immediately at his / her own cost and shall also become liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottees/s' family or any servant or guest of the Allottee/s commit(s) default of this sub-clause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in



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8.12.4 Not to at any time cause or permit any public or private nuisance or to use the loud speaker etc. in or upon the said Premises, the said Wing, the Real Estate Project or the Larger Property or any part thereof or do anything which shall cause an annoyance, inconvenience, suffering, hardship or disturbance to the occupants or to the Promoter. The Allottee/s shall ensure that the Allottee/s's pets and/or domesticated animals, if any, in or upon the said Premises, the said Wing, the Real Estate Project or the Larger Property or any part thereof shall not enter the restricted areas/no entry zones as may be designated by the Promoter in the said Wing/the Real Estate Project/the Larger Property and/or pose a health or safety hazard and/or cause nuisance to the other occupiers of the said Wing/the Real Estate Project/the Larger Property and or the lifts installed in the said Wing/the Real Estate Project. If the Allottee/s or the members of the Allottee/s's family or any servant or guest of the Allottee/s commit(s) default of this sub-clause then the Allottee/s shall immediately take remedial action and shall also become liable to pay a sum of Rs. 10,000/-(Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottee/s's family or any servant or guest of the Allottee/s commit(s) default of this sub-clause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts.



Not to discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or the said Wing and/ or the Real Estate Project and/or open spaces nor litter or permit any littering in the common areas in or around the said Premises and/or the said Wing and/or the Real Estate Project and at the Allottee/s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or the said Wing and/or the Real Estate Project and/or open spaces to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities. If the Allottee/s or members of the Allottee/s family or any servant or guest of the Allottee/s commit(s) default of this sub-clause then the Allottee/s shall immediately take remedial action and shall also become liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s

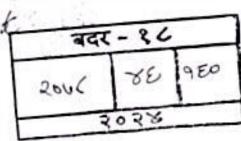
वदर - १८ २०७८ ४) ४६० २०२४ or any members of the Allottee/s family or any servant or guest of the Allottee/s commits default of this sub-clause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in the Society's account.

8.12.6 Not to do either by himself/herself/itself/themselves or through any other person anything which may or is likely to endanger or damage said Wing and/or the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in said Wing and/or the Real Estate Project. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in said Wing and/or the Real Estate Project. If the Allottee's or members of the Allottee's family or any servant or guest of the Allottee's commits default of this sub-clause then the Allottee's shall immediately take remedial action and shall also become liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottee/s family or any servant or guest of the Allottee/s commits default of this sub-clause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account's of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in the Society's account.

Not to display/permit to be displayed at any place in/upon the said Wing and/or the Real Estate Project or the Larger Property or any part thereof including on any construction thereon, any bills, posters, hoardings, advertisement, name boards, signboards including neon and illuminated, placards, posters, notice, advertisement, name plate, sign, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the said Wing or common area therein or in any other place or on the window, doors and corridors of the said Wing and/or the Real Estate Project. If the Allottee/s or members of the Allottee/s family or any servant or guest of the Allottee/s commits default of this sub-clause then the

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Allottee/s shall immediately take remedial action and shall also become liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottee/s family or any servant or guest of the Allottee/s commit(s) default of this subclause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee/s does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the Society in the Society's account.

8.12.8 To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises. The Allottee/s's labourers/contractors shall be responsible for the removal of debris such as marble pieces or any such wastage material etc. from the said Premises on a daily basis. The Allottee/s /labourers/contractors shall at their own cost remove such wastage materials/debris. Such wastage materials shall not be accumulated or placed in the common passages, corridors and basement or in any area within the said Wing and/or the Real Estate Project/Larger Property. If the Allottee/s or members of the Allottee/s family or any servant or guest of the Allottee/s or any person employed by the Allottee/s commit(s) default of this sub-clause then the Allottee/s shall immediately take remedial action and shall also become liable to pay a sum of Rs. 10,000/- (Rupees Ten Thousand Only) to the Promoter on each occasion on which the Allottee/s or any members of the Allottee/s family or any servant or guest of the Allottee/s commit(s) default of this sub-clause. Upon conveyance to the Society and the Other Societies as stated at Clause 10.2 below, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Allottee/s with the Society and if the Allottee's does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Allottee/s to the lociety in the Society's account.



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the aforesaid amounts shall be payable by the Allottee/s in addition to the cost of rectification for the default committed. In the event the Allottee/s fail(s) to rectify the default within 15 (fifteen) days from committing such default at the Allottee/s own cost, then the Promoter shall be entitled to send a notice to the Allottee/s intimating the Allottee/s that the Promoter shall, within a period of 48 (forty-eight) hours from the date thereof, enter the said Premises to rectify such defect. After such 48 (forty-eight) hour period, the



Promoter through its agents, shall have a right to enter upon the said Premises and dismantle at the Allottees/s' cost, such fixtures or grills or air conditioner or the outdoor condensing unit or such other fixture which is/are in contravention of this sub-clause or any other provision of this Agreement.

- 8.13 Not to violate and to abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the Society or the Apex Body, for the purpose of maintenance and up-keep of the said Wing and/or the Real Estate Project and in connection with any interior / civil works that the Allottee/s may carry out in the said Premises and to generally comply with building rules, regulations and bye-laws for the time being of the concerned authority and of government and other public bodies.
- Not to violate and to observe and perform all the rules and regulations which the Promoter/ its designated Project Manager or the Society or the Apex Body may have at its inception and the additions or amendments thereof that may be made from time to time for protection and maintenance of the said Wing and/or the Real Estate Project 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 authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Promoter/its designated Project Manager or the Society regarding the occupation and use of the said Premises in the said Wing and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
 - Not to object or cause any impediment to the right and authority of the Promoter and its workmen, staff, employees, representatives and agents and all other users/allottee/s of premises on the Larger Property to the access, ingress and egress into and upon the Larger Property including the said Wing, the Real Estate Project, the Wing Amenities, tesidential Exclusive Amenities and the Non-Residential Exclusive Amenities without any restriction or interference whatsoever including for the purpose of maintenance and upkeep of the electricity, communication and utility lines, cables and meters etc. any other reason, notwithstanding that there shall or may be any perceived or actual tisks, nuisance, annoyance or inconvenience that could arise by virtue of such common access and entry.
- 8.16 Not do or permit or suffer to be done anything in or upon the said Premises or any part of the said Wing and/or the Real Estate Project which is or may, or which in the opinion of the Promoter is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the

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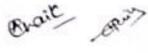
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occupants of adjoining premises or the neighbourhood provided always that the Promoter shall not be responsible to the Allottee/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the said Wing and/or the Real Estate Project and the Allottee/s shall not hold the Promoter so liable.

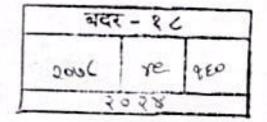
- 8.17 Not to obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, in or on the common stairways, refuge areas, corridors and passageways in and of the said Wing/the Real Estate Project.
- 8.18 Not to, in any manner, enclose any flower beds/planters/ledges/pocket terrace/s/deck areas and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Premises and shall keep the same unenclosed at all time.
- 8.19 Not to affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Wing/the Real Estate Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter.

park at any other place and shall park all cars in the car parking space/s only as may permitted/allotted by the Promoter.

shall cause the Society to paint the said Wing at least once in every 5 (five) years maintaining the original colour scheme even after the conveyance to the Society and the Other Societies as stated at Clause 10.2 below and the land comprised in the Larger Property in favour of the Apex Body as stated at Clause 10.4 below and shall bear his/her/it's/their respective share of expenses to paint, repair, water proof and refurbish the said Wing and to do all other acts and things for the upkeep and maintenance thereof and to bear and pay the proportionate costs, charges and expenses thereof as the Promoter may determine and to extend all co-operation, assistance and facilities for the same.







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- 8.22 Not to object to the permission granted/to be granted by the Promoter to other flat allottee/s for the use of their respective appurtenant spaces and the car parking spaces.
- 8.23 Not to raise any objection and or claims about the unavailability of supply of water from SRA/ MCGM and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tankers made for his/her/their convenience. The Allottee/s acknowledge(s) that the water connection from the SRA / MCGM shall be subject to availability and the rules, regulations and bye laws of the SRA/MCGM and agree not hold the Promoter responsible for the same. The Allottee/s is/are aware that alternate arrangements for water supply through tankers will be made for the Allottee/s' convenience. Expenses incurred for the same will be charged in the maintenance bill till the SRA / MCGM water connection is received.
- 8.24 Shall accept, follow abide by the Fit-Out Guidelines framed by the Promoter from time to time for maintenance and management of the said Premises and other rules and regulations, the Larger Property, the said Wing and the Real Estate Project and/or the security thereof or of the aesthetics and ambience of the said Wing/the Real Estate Project, it being clearly agreed that in the event the Allottee/s violate(s) the Fit-Out Guidelines and such other rules/regulations made from time to time, the Allottee/s shall be liable to make good and/or compensate for any loss and/or damage whatsoever, caused by the Allottee/s and/or by his employees or agents. Further, the Allottee/s shall ensure that the labourer, contractors appointed by the Allottee/s shall also strictly follow the same.

do any act, deed, matter or thing during the course of fit-out/furnishing the said may resulting in leakage/damage to the said Premises or other flats/premises in the leakage Project or its common passages, staircases etc. and shall be responsible to a sold such leakages, damages (if any caused) entirely at his/her/their costs and

Not to, make any structural/internal masonry/dummy flooring/plumbing changes in any manner whatsoever.

- 8.27 Not to obstruct/close the drain out points of the aluminum window tracks while laying the flooring materials, in order to avoid any water seepage and retention in the slab.
- 8.28 Shall on completion of the fit-outs of the said Premises, submit to the Promoter without delay a completion letter stating therein that the fit-outs of the said Premises have been carried out in accordance with the approved plans.

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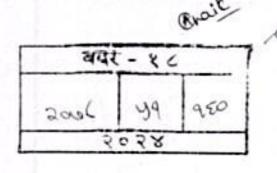
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- 8.29 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Property, the Real Estate Project, the said Wing and the Real Estate Project or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- 8.30 If any allottee/s/occupants in the Real Estate Project including the Allottee/s make any internal structural/non-structural changes to any premises in the said Wing, the Real Estate Project including the said Premises, the Promoter shall stand discharged of all its expressed and implied warranties under this Agreement.
- 8.31 To rectify and make good any breach or default of any of the covenants contained in this Clause 8, without prejudice to any rights and remedies available to the Promoter, at its sole cost expense and risk. It is expressly clarified, agreed and understood that strict observance, performance and compliance of the terms, conditions, covenants, stipulations and provisions of this Clause 8 by the Allottee/s shall be of the essence of this Agreement.
- 8.32 The Allottee/s agree(s) and covenant(s) that the Residential Exclusive Amenities and the Non-Residential Exclusive Amenities shall be exclusively made available to and usable by such person(s) as the Promoter may in its sole discretion deem fit including the allottees / occupants of the Residential Component and the Non-Residential Component and, shall not be available to the Allottee/s or any other allottees / occupants of apartments/flats in the Real Estate Project.

The Allottee/s agree(s) and covenant(s) that, the entry and exit points and access to Real Estate Project and the Larger Property shall be common to all allottee/s, users and occupants in the Real Easte Project including all buildings, Wings and structures thereon. The Allottee/s agree(s) and covenant(s) to not demand any separate independent coess and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottee/s, users and/or occupants in the Real Estate Project, and/or any part thereof.

8.34 The Allottee/s agree(s) and covenant(s) that the designated recreation ground areas, the clubhouse and swimming pool forming part of the Real Estate Project Included Amenities shall be common to all the allottee/s, users and occupants in the Real Estate Project including all buildings, Wings and structures thereon and the Allottee/s shall not and/or cause the Society to claim any sole right(s), title, interest with respect to the same. The Allottee/s further agree(s) and covenant(s) that the Allottee/s shall not through



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him/her/themselves/itself and or through the Society prevent access of the designated recreation ground areas to the allottee/s / occupants of the Real Estate Project.

- 8.35 The Allottee/s agree(s), confirm(s) and covenant(s) that the issuance of the Occupation Certificate with respect to the said Wing/the Real Estate Project by the competent authority(ies) shall mean and shall be construed that the Promoter has carried out the development and construction of the said Wing/the Real Estate Project in conformity with the sanctioned plans, approvals and permissions issued by the competent authority(ies) and the Allotteee/s shall not raise any dispute(s), claim(s) and/or demand(s) with respect to the development and construction of the said Wing/the Real Estate Project.
- 8.36 The Allottee/s agree(s) and confirm(s) that the Promoter shall at all times have the right to propose joint open space for fire tender movement between the Real Estate Project and the remaining portions of the Real Estate Project and/or the Larger Property and the Allottee/s hereby consent(s) to the same.
- 8.37 Not to demand that a compound wall be constructed around the Real Estate Project.

9. EVENTS OF DEFAULT:

9.1 If one or more of the events or circumstances set out in Clause 9.2 ("Event of Default") shall have happened, then the Promoter shall call upon the Allottee by way of a written notice ("Rectification Notice") to rectify the same within a period of 15 (fifteen) days from the date thereof ("Cure Period"). If the Allottee/s fails to rectify such Event of Default within the Cure Period, then the same shall be construed as a default ("Default").

Subject to Clause 9.1 above, the following events shall be construed as a Default,



If the Allottee's delays or commit(s) defaults in making payments of any installment or any other amount payable under this Agreement, including taxes etc or otherwise including as set out in this Agreement;

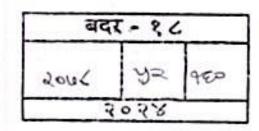
If the Allottee/s fails to take possession of the said Premises in terms of Clause 7.1 above;

9.2.3 If the Allottee/s commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it





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in this Agreement (including in Clause 8 (Covenants of the Allottee/s) above) and/or any other writings and/or the terms and conditions of layout, IOA, LOI, N.O.C. and other sanctions, permissions, undertakings and affidavits etc.;

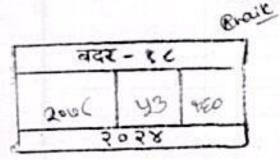
- 9.2.4 If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up or dissolved;
- 9.2.5 If the Allottee/s is/are, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 9.2.6 If a Receiver and/or a Liquidator and/or Official Assignee or any person is appointed for the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s;
- 9.2.7 If any of the assets and/or properties of the Allottee/s is/are attached for any reason whatsoever under any law, rule, regulation, statute etc.;
- 9.2.8 If any execution or other similar process is issued and/or levied against the Allottee/s and/or any of the Allottee/s' assets and properties;
- 9.2.9 If the Allottee/s has/have received any notice from the Government of India (either Central, State or Local) or any foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them; and/or

9.2.10 If any of the aforesaid have been suppressed by the Allottee.

equences of Default:

On the occurrence of a Default, then and in that event, the Promoter shall, without prejudice to any and all other rights and remedies available to it under law, be entitled (but not obliged) to exercise its rights as mentioned at Clauses 5.1.8 hereinabove

9.3.2 It is agreed that all the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter, are cumulative and without prejudice to one another.







10. FORMATION OF THE SOCIETY & APEX BODY:

10.1 Formation of the Society and Other Societies:

- 10.1.1. 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 units/premises in the said Wing/Building in accordance with and under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.
- 10.1.2. The Allottee/s shall, along with other allottees of premises/units in the said Wing/Building, 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 said Wing in which the allottees of the premises of the said Wing / Building alone or at the choice of the Promoter he may form and register a society for the entire building, the Allottee/s shall, along with other allottees of premises/units in the said Building shall be joined as members ("the Society").
- 10.1.3. For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or 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 fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, 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. The Allottee/s also accept(s) and agree(s) that certain changes may be required to the application forms and other writings including the society register to be filled up, including deletion and substitution of the Allottee/s/other allottees in the said Wing consequent to sale and transfer of the said Premises/their respective premises, and the Allottee/s shall not object to the same.



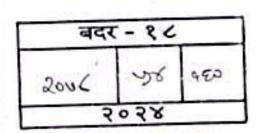
10.1.5. The Society shall admit all allottee/s of flats and premises in the said Wing.
/ Building as members, in accordance with its bye-laws.











- 10.1.6. The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the said Wing / Building, if any.
- 10.1.7. The Promoter shall similarly submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in other Wings of the Real Estate Project, in accordance with and under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies").
- 10.1.8. The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society Other Societies' /, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society 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.

10.2 Conveyance to the Society and Other Societies:

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Within 3 (three) months from the date on which (a) the Promoter has duly sold all apartments/flats in the said Wing and the Promoter has duly received the entire sale price and other monies from all allottees in the said Wing and (b) the Full Occupation Certificate with respect to the said Wing is issued, the said Wing inclusive of the Wing Amenities in the said Wing shall be conveyed by the Promoter to the Society vide a registered indenture of conveyance ("Society Conveyance"), provided however that the other Wings in the Real Estate Project, Included Amenities, the Residential Exclusive Amenities, the Non-Residential Exclusive Amenities and the Larger Property shall be retained by the Promoter and shall not be conveyed to the Society. The Society shall be required to join in execution and registration of the Society Conveyance. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the said Wing including the Wing Amenities and the Promoter shall not be responsible for the same and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.



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10.2.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges on the Society Conveyance / Other Societies' Conveyance (defined below) / and the transaction contemplated thereby including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents shall be borne and paid by the Society alone and the Promoter shall not be liable towards the same.

10.3 Formation of the Apex Body:

- 10.3.1 Within a period of 6 (six) months from the later of the Society Conveyance and the Other Societies' Conveyance the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society, Other Societies (if any), under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").
- 10.3.2 The cost, 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, (b) professional fees charged by the Advocates & 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.

10.4 Conveyance to the Apex Body:



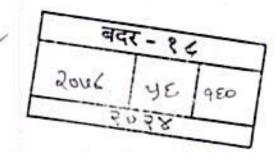
Within a period of 6 (six) months of registration of the Apex Body, the Promoter and the Apex Body shall execute and register an Indenture of Conveyance whereby the Promoter shall subject to what is mentioned at Clause 10.4.2 below, convey all its right, title and interest in the remaining portion of the Larger Property left after handing over the stipulated percentage if any, to the SRA or statutory authority and/or developing as a public amenity, set back land, reservations Residential and Non-Residential Exclusive Amenities, in favour of the Apex Body along with the Real Estate Project Included Amenities ("Apex Body Conveyance").

10.4.2 It is clarified and agreed that the Apex Body Conveyance shall not include the Non-Residential Component and the Non-Residential Exclusive Amenities





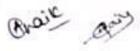
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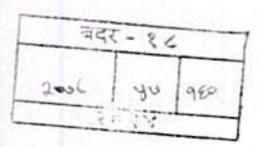


which shall all be retained by the Promoter as the owner thereof and/or may be conveyed by the Promoter to such persons/entities as the Promoter may in its sole discretion deem fit and subject to the right and authority of the Promoter and its workmen, staff, employees, representatives and agents and all other users/allottees on the Larger Property to the access, ingress and egress into and upon any portion of the Larger Property including the said Wing, the Real Estate Project, the Non-Residential Component, the Wing Amenities, the Real Estate Project Included Amenities and the Non-Residential Exclusive Amenities without any restriction or interference whatsoever. The relationship and contractual agreement between the Apex Body, the Promoter and such persons/entities as referred hereinabove shall be captured in such deeds, documents and writings as the Promoter may require to be executed and/or registered ("Retention & Inter-se Agreements").

- 10.4.3 It is clarified that the designated recreation ground areas, the clubhouse and swimming pool forming part of the Real Estate Project Included Amenities shall be conveyed only to the Apex Body and the Allottee/s shall not and/or cause the Society to claim any sole right(s), title, interest with respect to the same.
- 10.4.4 The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Property including the Real Estate Project Included Amenities and the Promoter shall not be responsible for the same.
- 10.4.5 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Apex Body Conveyance, the Retention & Inter-se Agreements and the transaction contemplated thereby, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & 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.

Neither the Apex Body nor the Society/Other Societies shall ever claim and/or demand for partition of the Larger Property or any part thereof.





11. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE:

The Allottee/s represent(s) and warrant(s) to the Promoter that:-

- 11.1. He/she/it/they/is/are not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein or enter into this Agreement and/or to undertake the obligations, covenants etc. contained herein;
- 11.2 He/she/it/they/has/have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be;
- 11.3 No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its assets and/or properties;
- 11.4 None of his/her/their assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- 11.5 No notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;
- 11.6 No execution or other similar process is issued and/or levied against him/her/them and/or against any of his/her/their assets and properties;
- 11.7 He/she/it/they has/have not compounded payment with his/her/their creditors;
- 11.8 He/she/it/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 11.9 He/she/it/they is/are not an undesirable element and/or will not cause nuisance and/or cause hindrances in the completion of the development of the Larger Property and/or oytime thereafter and will not default in compliance with the terms of this Agreement uding making any payments;

he/it has not indulged into any activity or offence relating money laundering;

No notice has been received by or proceedings initiated against the Allottee under the provisions of the Prevention of Money Laundering Act.

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वदर - १८ २०८८ ५८ १६० २०२४ The representations and warranties stated in this Clause 11 are of a continuing nature and the Allottee/s shall be obliged to maintain and perform such representations and warranties.

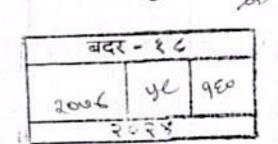
12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate, -

- 12.1 The Promoter has clear and marketable title and has the requisite rights to carry out development upon the Larger Property and also has actual, physical and legal possession of the Larger Property for the implementation of the Real Estate Project;
- 12.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- 12.3 There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee/s;
- 12.4 There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Allottee/s;
- 12.5 All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, 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 impetent authorities with respect to the Real Estate Project, shall be obtained by lockwing due process of law and the Promoter has been and shall, at all times, remain to the importance with all applicable laws in relation to the Real Estate Project and compliance with all applicable laws in relation to the Real Estate Project and

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 Allottee/s created herein, may prejudicially be affected;

12.7 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 Larger



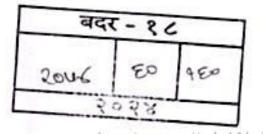
Property and the said Premises, which will, in any manner, affect the rights of Allottee/s under this Agreement;

- 12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;
- 12.9 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, payable with respect to the Real Estate Project to the competent Authorities till possession is offered to the Allottee/s in accordance with Clause 7.1 above and thereupon shall be proportionately borne by the Society;
- 12.10 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

13. NOMINEE:

- 13.1 The Allottee/s hereby nominate/s the person identified in the Sixth Schedule hereunder written ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee/s, the Nominee shall assume all the obligations of the Allottee/s under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee/s shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee/s.
- 13.2 The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.





14. INDEMNITY:

The Allottee shall indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee in complying/performing his/her/their obligations under this Agreement.

15. CONSTRUCTION OF THIS AGREEMENT

In this Agreement where the context admits:

- 15.1 Any reference to any statute or statutory provision shall include:
 - 15.1.1 all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - 15.1.2 any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision(as from time to time amended, modified, reenacted, susbstituted or consolidated) which the provision referred to has directly or indirectly replaced.

15.2 any reference to the singular shall include the plural and vice-versa;

any references to the masculine, the feminine and/or the neuter shall include each other;

153 the chedules form part of this Agreement and shall have the same force and effect as if call and shall set out in the body of this Agreement, and any reference to this Agreement shall end any schedules to it;

154 the chedules form part of this Agreement, and any reference to this Agreement shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or any other force and effect as if call any schedules to it;

155 the chedules form part of this Agreement and any reference to this Agreement shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or any other representations and warranties provided in this Agreement is independent expressly stated, no clause in this Agreement limits the extent or application of another clause;

- 15.7 References to a person (or to a word importing a person) shall be construed so as to include:
 - 15.7.1 an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
 - 15.7.2 that person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

16. NOTICE:

- 16.1 All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses as specified in the Sixth Schedule hereunder written.
- 16.2 It shall be the duty of the 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 Allottee/s, as the case may be.

EXPENSES:

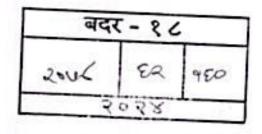
The Attace/s shall bear and pay all the amounts, taxes, charges, levies, duties including tramp duty, registration charges and all out-of-pocket costs, charges and expenses at all documents for sale and/or transfer of the Premises and on this Agreement and on the transaction contemplated herein.

AGREEMENT:

18.1 This Agreement constitutes the entire agreement between the parties hereto and supersedes other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person. The show flat constructed by the Promoter and all furniture, items, electronic goods, amenities etc. displayed therein, and any marketing material including sales brochures, models, photographs, videos, illustrations, walk through, etc. provided to the Allottee/s or made available for the Allottees/s* viewing were merely an

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artists impression and creative imagination and shall not constitute a representation or warranty or declaration by the Promoter or any of its agents/employees/representatives and the Allottee/s shall not be entitled to make any claim upon the Promoter with respect to any item/component/facet that is not specifically agreed to be provided by the Promoter to the Allottee/s under this Agreement. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the said Premises and said car parking space/s between the parties hereto.

- 18.2 The Allottee/s is/are aware and agree(s) that this Agreement contains all the terms and conditions for allotment of the said Premises in favour of the Allottee/s.
- 18.3 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Wing, the Real Estate Project or the Larger Property or any part thereof.

19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises 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 Allottee's who has taken agreed to take such said Premises.

MAIVER:

SEVERABILITY

forbearance, indulgence or relaxation or inaction by the Promoter at any time to equire performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by it of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or

provisions or a waiver of any right under or arising out of these presents, or accompanies to r recognition of rights and/or position other than as expressly stipulated in these presents.

the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law,

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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.

22. METHOD OF CALCULATION OF PROPORTIONATE SHARE:

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.

23. FURTHER ASSURANCES:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions 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.

24. 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 Allottee/s, in Mumbai City, after the Agreement is duly executed by the 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

the Mattee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the function will attend such office and admit execution thereof.

OINT ALLOTTEES:

bai, Maharashtra, India.

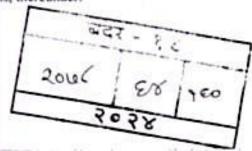
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

27. 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 Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

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28. GOVERNING LAW:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

29. RIGHT TO AMEND:

Any amendment to this Agreement may only valid by a written agreement between the Parties.

30. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE / S/ SUBSEQUENT ALLOTTEE/S:

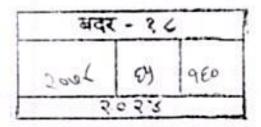
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the Premises in case of transfer of the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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Being description of the Larger Property)

All that piece or parcel of open land bearing C.T.S. Nos. 116, 116/1, 116/2,116/3,116/4,116/5,116/6,116/7,116/8,116/9,116/10,116/11,116/12,116/13,116/14,1 16/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069.





THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Real Estate Project being constructed and developed on the Larger

Property)

WHICH THE REAL ESTATE PROJECT IS BEING CONSTRUCTED AND DEVELOPED:

All that piece or parcel of open land bearing C.T.S. Nos. 116, 116/1, 116/2,116/3,116/4,116/5,116/6,116/7,116/8,116/9,116/10,116/11,116/12,116/13,116/14, 116/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069.

Real Estate Project Specifications:

Sr. No.	Details	Wing A	Wing B	Wing C	Wing D
1	Basements* (including for PPL)	1	•		1
2	Podiums 2 (including for Levels PPL) (3 rd & 4 th Floor)	2 Levels (3 rd & 4 th Floor)	2 Levels (3 rd & 4 th Floor)	2 Levels (3 rd & 4 th Floor)	
3	Upper Floors* (including podium levels)	G + 16 Upper Floors	G + 16 Upper Floors	G + 16 Upper Floors	G + 16 Upper Floors
4	Stilts		(*)		

^{*}Due to natural topography of the Larger Property, the ground level in Wing C is below ground.

Due to natural topography of the Larger Property, the ground level and first level in Wing D are below ground.



Real Estate Project FSI details:

Sr. No.	Details	Approximate Area in Square Meters
	FSI sanctioned till date for the Real Estate Project	4.00
2	Additional FSI proposed to be consumed (not yet sanctioned) for the Real Estate Project	1.40
3	Total FSI proposed to be consumed for the Real Estate Project (including fungible) (subject to approval)	5.40

THE THIRD SCHEDULE ABOVE REFERRED TO

(Being description of the common areas, facilities and amenities in the said Wing thatmay be usable by the Allottee's on a non-exclusive basis)

Sr. No.	Wing Amenities		
1	Main Entrance Lobby		
2	Lift, Lobby and Landings		
3	Corridors		
4	Staircase and Staircase landing		
5	Servant's Toilet on Mid-Landings		
6	Refuge area		
7	Fire Check Floors		

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THE FOURTH SCHEDULE ABOVE REFERRED TO

(Being description of the common areas, facilities and amenities in the Real

Estate Projectthat may be usable by the Allottee/s on a non-exclusive basis

along with allottee/s/occupants in the Real Estate Project)

Sr. No.	r. No. Real Estate Project Included Amenities	
1.	Swimming Pool	
2.	Clubhouse	
3.	Areas designated as Recreation Ground under the DCPR	

THE FIFTH SCHEDULE ABOVE REFERRED TO

[Being description of the internal fitting and fixtures in the said Premises]

Sr. No.	Location	Details of Internal Fittings and Fixtures
	Structure	The building will be RCC framed Structure. Columns, beams, and slab design will be as per IS standard. Materials used in the RCC structure will be specified by Structural Designer's as per IS Standards.
ii.	Internal Walls	Internal walls Shall be of Bricks / AAC Blocks finished with cement plaster and 2 coat plastic paint.
Selection of the select	Electrification	Each bedroom shall have 2 light points, 1 fan point and two 5 AMP plug points. Electrical Point provision for AC in the Bedrooms and Living rooms. Living and Dining area shall have 3 light points, 2 fan points and 3 Plug points. Kitchen shall have two 15 AMP Plug points for kitchen appliances, one point for chimney and one point for the hob, one 5AMP Plug point and 1 light point, 1 fan point. Bathrooms shall have a geyser point, 1 light, 1 l exhaust fan point, 1 plug point. Terrace shall have 1 light point near the terrace door of each wing. Suitable Concealed conduiting shall be done for the T.V.

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			points in living room and each bedroom, one telephone point shall be provided in the living room. All wiring shall be concealed and of copper manufactured by IS standard Brand with Modular switches.
	iv.	Windows	Powder coated Aluminium Sliding windows of % Section with 5mm clear glass. Granite/ Marble moulding window frames on all Four Sides. Full length aluminium powder coated French windows for living rooms. Aluminium powder coated windows part fixed and part openable above 1.5 m for bedrooms. Powder coated Aluminium windows with openable glass louvers.
	v.	Waterproofing	The terrace, toilets and balcony area will be waterproofed.
	vi.	Doors	Main door - 45mm FRD thick both sides laminated flush door with wooden frames. Bedroom door- 35mm thick both sides laminated flush door with wooden frames. Toilet and Bathroom door - 35mm thick both sides laminated flush door with wooden frames.
SUB RECORDED TO	vii.	Flooring	Vitrified Tiles for living, bedroom & Kitchen Floor. Anti-Skid tiles for Bath & Toilet Floors. Tiles for Bathroom Dado up to Beam bottom. Tiles for Kitchen Dado up to Beam above platform.
Car was	viii.	Bathrooms	Water and plumbing pipes. (ISI Standard) CPVC. (ISI Standard) UPVC. (ISI Standard) Taps, faucets, shower with Hot & Cold-Water Mixer
बदर - १८ ८ ६८	ix. 980	Terrace Balcony	S.S. Glass Railing will be provided for Living room's Balcony. Waterproofing will be done as per standards. 1.50 m high parapet of AAC Blocks with proper strengthening and for protection and safety will be provided on the terrace level.

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THE SIXTH SCHEDULE ABOVE REFERRED TO

(Meaning of certain terms and expressions)

Sr. No.	Terms and Expressions	Meaning
- 1.	Said Premises	Flat No. 1003 on the 10th floor of the Real Estate Project.
2.	Said Wing	B Wing
3.	Carpet area of the said Premises as per RERA	860 Sq. ft.
4.	Sale Price	Rs. 1,96,50,000/- in figures (Rupees in words One Crore Ninety-Six Lakhs Fifty Thousand Only)
	(i) Sale price towards the carpet area of the said Premises	Not Applicable
	(ii) Proportionate sale price towards the Limited Areas and Facilities	Not Applicable
5.	Part Payment towards the Sale Price paid prior hereto (Details mentioned in RECEIPT)	Rs. 77,81,400/- (In Words Rupees Seventy- Seven Lacs Eighty-One Thousand Four Hundred Only)
6.	Bank Account of the Promoter	"M H F G PURI SELEQT MST COLL A/C"
7.	Car parking space/s	Right to park in ONE car parking space/s.
8,	Completion Date	31st December, 2025
9,	Early Date	31st December, 2025
10.	Limited Areas and Facilities	Not Applicable
11.	Optional Fittings/Furniture/Fixtures/ Equipment (at such price to be determined by the Promoter)	Not Applicable
12	Said Nominee	Name: Chinmay Chandrakant Naik AND Mitalee Chandrakant Naik Relationship with Allottee/s: Son and

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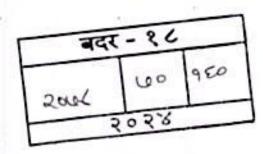
Name: Chinmay Chandrakant Naik
AND Mitalee Chandrakant Naik
Relationship with Allottee/s: Son and
Daughter
Address of Nominee: Flat No. 303, Satellite
Park CHS, Jogeshwari (East), Caves Road,

Mumbai-400060

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13.	Contact Details	Promoter's email address:
		Allottee/s email address: ochandrakant@ymail.com Allottee/s phone number; 9930260571 Allottee/s fax number; NA
14.	PAN	Promoter's PAN: AGJPP6193J Allottee/s PAN: AAGPN7256B AAGPN7258R





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THE SEVENTH SCHEDULE ABOVE REFERRED TO

(Schedule of Payment of the Sale Consideration as payable by the Allottee/s)

Sr. No.	Milestone	Percentage	Amount
1	At the time of Booking (Part of Earnest Money)	10.00%	19,65,000/-
2	Amount payable at/Within 15 days of AFS	10.00%	19,65,000/-
3	On Completion of Excavation	10.00%	19,65,000/-
4	On Completion of Plinth	10.00%	19,65,000/-
5	On Completion of 2 nd Slab	5.00%	9,82,500/-
6	On Completion of 4th Slab	5.00%	9,82,500/-
7	On Completion of 6th Slab	5.00%	9,82,500/-
8	On Completion of 8th Slab	5.00%	9,82,500/-
9	On Completion of 10th Slab	5.00%	9,82,500/-
10	On Completion of 12th Slab	5.00%	9,82,500/-
11	On Completion of Terrace	10.00%	19,65,000/-
12	Completion of the walls, internal Plaster of the said Premises	5.00%	9,82,500/-
13	Completion of the staircases, lift wells, lobbies up to the floor level of the said Premises	5.00%	9,82,500/-
14	At the time of handing over of the possession of the said Premises to the Allottee/s	10.00%	19,65,000/-

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THE EIGHTH SCHEDULE ABOVE REFERRED TO

(being the amounts to be paid by the Allottee/s in accordance with this

Agreement at the time of possession)

Sr. No.	Particulars	Amount
1	Charges towards formation and registration of the Society and the Apex Body, along with applicable taxes (taxes to be paid separately by the Allottee/s at applicable rates)	30,000/-
2	Deposit towards water, electricity, and other utility and services connection charges (taxes to be paid separately by the Allottee/s at applicable rates)	65,000/-
3	Advance Maintenance for 12 months (taxes to be paid separately by the Allottee/s at applicable rates)	1,85,760/-
4	All legal costs, charges and expenses (taxes to be paid separately by the Allottee/s at applicable rates)	30,000/-
5	Development charges (taxes to be paid separately by the Allottee/s at applicable rates)	1,90,000/-

THE NINTH SCHEDULE ABOVE REFERRED TO

being the amounts to be paid by the Allottee/s in accordance with this

Agreement)

-	UEL HALL	Sr. No.	Particulars	Amount
		1	Share application money of the Society	700/-
		2	Corpus fund contribution	If applicable
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2006	13	450	Deposit towards provisional monthly contribution	
2600	3,456		towards outgoings of the Society and the Apex Body (taxes to be paid separately by the Allottee/s at applicable rates)	If applicable

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

SIGNED SEALED AND DELIVERED by the)	
within named "The Promoter")	
M/s. MY HOME FOUNDATION GROUP)	300
THROUGH SUNIL MANOHARLAL PURI,		人性
PROPRIETOR)	
Signature)	
- Grande)	NO REON
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SIGNED AND DELIVERED by the)	SEARCH OF
Withinnamed "Allottee/s"		
MRS. APARNA CHANDRAKANT NAIK)	
Oracle.)	
Signature)	A VIVA
		200 (A Management of the Control of
MR. CHANDRAKANT HARI NAIK)	25 P. C.
Built)	
Signature)	
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RECEIPT

RECEIVED the day and year first hereinabove written, of and from the within named Purchaser/ Allottee, a sum of Rs. 77,81,400/- (In Words Rupees Seventy-Seven Lacs Eighty-One Thousand Four Hundred Only) and a sum of Rs. Nil/- as and by way of TDS, which from the total sum of Rs. 77,81,400/- (In Words Rupees Seventy-Seven Lacs Eighty-One Thousand Four Hundred Only) as and by way of part consideration towards the Said Flat, as follows:

Sr. No.	Transaction / Cheque No.	Transaction / Cheque Date	Pay Mode	Drawn On	Branch	Amount (Rs.)
.1	300218316088	22/04/2023	PAYTM Swipe			50,000/-
2	311018314918	22/04/2023	PAYTM Swipe	•	-	50,000/-
3	SBINR52023050447 4332284	04/05/2023	RTGS	SBI	20	18,65,000/-
4	SBINR52024012598 135854	25/01/2024	RTGS	SBI	•	38,71,050/-
5	SBINR52024012998 715035	29/01/2024	RTGS	SBI	•	19,45,350/-
		TOTAL				77,81,400/-

(Note: TDS on Immovable Properties will be account for based on TDS Certificate submitted to us)

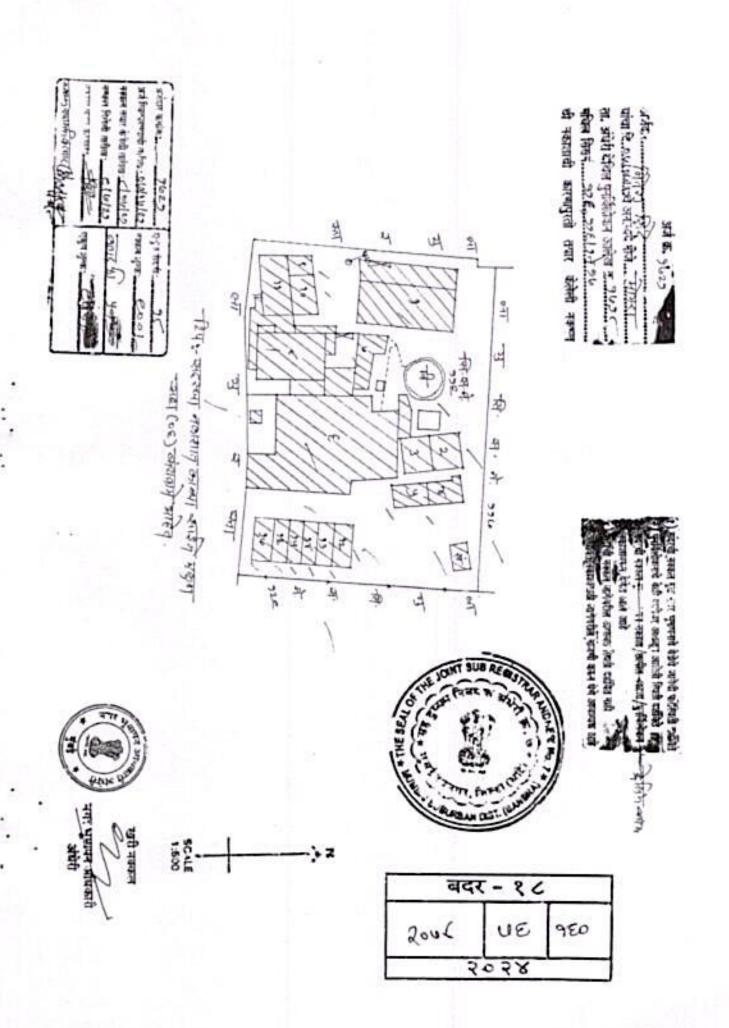
WE SAY RECEIVED

For My Home Foundation Group

(Mr. Sunil Manoharlal Puri)

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ANNEXURE "1"



ANNEXURE "2"



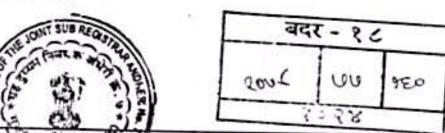
To,
My Home Foundation Group,
a proprietary concern of SHRI SUNIL MANOHARLAL PURI,
Having office at 117,
Rajiv Gandhi Commercial Complex,
Charkop-Marve Link Road,
Near Atharva College, Charkop,
Kandivali (West), Mumbai,
Maharashtra 400067.

REPORT ON TITLE

Subject: Title clearance certificate with respect of piece and parcel of land or ground bearing C.T.S. No. 116 and 116/1 to 116/17 in all admeasuring 3221.70 sq. mtrs. area or thereabouts situate, lying and being at Village Mogra, Taluka Andheri in the registration District and Sub-District of Mumbai Suburban within assessment jurisdiction of K-East Ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400 069.

We have investigated Title in respect of the captioned property on request of our client M/s. My Home Foundation Group, a proprietary concern of Shri Sunil Mancharlal Puri, having office at 117, Rajiv Gandhi Commercial Complex, Charkop-Marve Link Road, Near Atharva College, Charkop, Kandivali (West), Mumbai 400067.

Description of the said property is as follows: All that piece and parcel of land or ground bearing C.T.S. No. 116 and 116/1 to 116/17 in all admeasuring 3221.70 sq. mtrs. area or thereabouts situate, lying and being at Village Mogra, Taluka Andheri in the registration District and Sub-District of Mumbai Suburban within assessment jurisdiction of K-East Ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400 069 ("the said property").



10" Floor, Sangita Ellipte, Sahakar Roati, Berlind Gokul Arcade, Vile Parie (E), Mumbai - 400 057.
Office Not 022-49718070 mail ld : rajeshsharma99@gmail.com

- The Documents provided to us of acquisition of the said property by M/s. My Home Foundation Group is as follows:
 - a. Photocopy of Indenture of Lease dated 24th April 1965, duly registered as document No: BND/885 of 1965 at the office of the sub-registrar of assurances Bandra;
 - Photocopy of Indenture dated 15th June 1965 duly registered as document No: BND/1283 of 1965 at the office of the sub-registrar of assurances Bandra;
 - c. Photocopy of Indenture of Assignment dated 14th September, 1971 duly registered as document No: BOM / 4033 of 1971 at the office of the subregistrar of assurances Mumbai.
 - d. Photocopy of last will and Testament dated 23rd October,1977 and Codicil dated 16th January 1979 made by Mr. Bhaidas Dharsibhai Bhuta;
 - e. Photocopy of Deed of Conveyance dated 28th November, 1998, duly registered as document BDR-1/3611 of 1998 at the office of the subregistrar of assurances at Andheri 1 MSD;
 - Photocopy of Probate dated 06th August, 2005 granted under Petition No. 386 of 2005 by the Hon'ble High Court of Judicature at Mumbai;
 - g. Photocopy of Gift deed dated 07th June, 2006 duly registered as document No. BDR-4/4300 of 2006 at the office of the sub-registrar of assurances at Andheri 2, MSD.
 - Photocopy of documents pertaining to Suit No. 1299 of 2006 filed before the Hon'ble High Court of Judicature at Mumbai
 - Photocopy of documents pertaining to Suit No. 1300 of 2006 filed before the Hon'ble High Court of Judicature at Mumbai

Photocopy of Probate dated 25th November, 2010 granted under Petition ... 1014 of 2010 by the Hon'ble High Court of Judicature at Mumbai;

Histocopy of Consent Terms dated 3rd August, 2011 filed in Suit No. 1299 by 2006 before Hon'ble High Court, Bombay and order dated 3rd August, 2011 passed therein by Hon'ble Shri Justice S. J. Kathawala in Suit No. 299 of 2006.

Photocopy of Plaint filed in S.C. Suit No.37 of 2017 filed before the Hon'ble City Civil Court, at Dindoshi, (Borivali Division).

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- m. Photocopy of Deed of Transfer dated 23rd August, 2021 duly registered as document No. BDR-1/10515 of 2021 at the office of the sub-registrar of assurances at Andheri No. 1 MSD.
- n. Photocopy of documents pertaining to S.C. Suit No. 2099 of 2021 filed before the Hon'ble City Civil Court, at Dindoshi, (Borivali Division).
- Photocopy of Agreement for Development dated 21st June 2021 duly registered as document No. BDR-18/7551 of 2021 at the office of the subregistrar of assurances at Andheri No. 7 MSD.
- p. Photocopy of Possession letter dated 31st July, 2022.
- q. Photocopy of documents pertaining to Civil Writ Petition (L) No. 21745 of 2022 filed before the Hon'ble High Court of Judicature at Mumbai
- r. Photocopy of Arbitral Award dated 24th September, 2022 passed by the Sole Arbitrator Ms. Aruna Savla, Advocate alongwith Consent Terms dated 24th September, 2022.
- s. Photocopy of Deed of Conveyance dated 17th January, 2023 duly registered as document BDR-15/915 of 2023 at the office of the sub-registrar of assurances at Andheri No. 4 MSD:
- Photocopy of Deed of Rectification dated 17th May, 2023 duly registered as document No. BDR/15/7674/2023 at the office of the sub-registrar of assurances at Andheri-4.
- u. Photocopy of Gift Deed dated 07th June, 2006 duly registered as document No. BDR-4/08447 of 2006 at the office of the sub-Registrar of assurances at Andheri 2 MSD
- v. Photocopy of Gift Deed dated 11th October, 2006 duly registered as document No. BDR-4/08446 of 2006 at the office of the sub-Registrar of assurances at Andheri 2 MSD
- w. Photocopy of Consent Terms dated 14.06.2023 alongwith its Annexures filed in S.C. Suit No.37 of 2017 and Order dated 14th June, 2023 passed by HHJ SHRI, T. T. AGLAWE presiding in Court Room No. 16 of Hon'ble City Civil Court, at Dindoshi, (Borivali Division).

Upon perusal of above mentioned documents relating to the title of the said property, it is observed that there are 2 suits are pending before the Hon'ble Court's which are as follows:



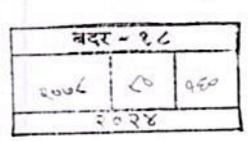
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- S.C. Suit No. 2099 of 2021 in Hon'ble City Civil Court, at Dindoshi, (Borivali Division).
- Civil Writ Petition (L) No. 21745 of 2022 filed before Hon'ble High Court, Bombay

However, there is no restraining order from Hon'ble Courts for developing the said property and there is no impediment in developing the said property. Hence, we are of the opinion that the title of M/s. My Home Foundation Group for development of the said property is clear, marketable and without reasonable encumbrances.

Disclaimers:

- 3) This Report and the opinions expressed herein are on the basis of the true copies of the certified copies produced before us and not having produced any Originals thereof, save and except the documents referred to in clause 2 (s) above, and based on our understanding of applicable law. The opinions and views expressed herein are limited solely to the above Plot of Land. Further, this Report:
 - a. Does not deal with, or comment on, any technical or regulatory matters concerning the Plot of Land, including in relation to any acquisition, requisition, reservations, land ceiling, etc., which your architect and technical personnel may separately advise you on;
 - Is prepared solely for your use. No other person may rely on it for any purpose, and it is not being made available or - copied in whole or in part to any other person;
 - c. Is necessarily based on the assumption that the copies of the documents, revenue records, searches, etc., produced to us and the information provided to us by the representatives are true, complete and accurate and that each document/paper has been signed /executed by persons purporting to sign /execute the same and such person has full authority and power to do so. We have, no responsibility on account of any misinformation, or incorrectness, if any, arising out of such documents or the information furnished to us.

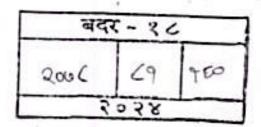


- d. Save and except to the extent reflected in the documents and searches produced to us and perused by us and reported to that extent in the main section of this Report, this Report does not deal with issues arising from any demarcation and/or survey of the Land, boundaries, alignment, sub-division, consultation, if any, etc.
- e. The accuracy of this Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions, and which we have assumed to be correct. We therefore disclaim any responsibility for any misinformation or false or incorrect or incomplete information arising out of the documents, responses and other information furnished to us.
- f. The reader of this Report agrees that M/s. Rajesh S. Sharma & Associates, Advocates and Solicitor and its partners, associates, employees and agents neither owe, nor accept any duty, or responsibility to it, whether in contract or in tort (including without limitation, negligence and breach of statutory) and shall not be liable in respect of any loss, damage, or expense of whatsoever nature which is caused by any use the reader may choose to make of this Report, or which is otherwise consequent upon gaining access to this Report by the reader. Our cumulative liability, if any, including the liability, if any, of our firm, partners, associates, or the employees in connection with the preparation or issuance of, this Report, shall in all circumstances be limited to the net professional fees received by us in relation to the preparation of this Report.

The report reflecting the flow of the M/s. My Home Foundation Group of the said property is enclosed as Annexure herewith.

In the circumstances above and subject to what has been stated hereinabove, and subject to rights of the occupants and as there is no restraining order from Hon'ble Courts for developing the said property and there is no impediment in developing the said property and in the title of the said property, we are of the





opinion that subject to wherever stated herein before the title of the Owner M/s.

My Home Foundation Group, a proprietary concern of Shri Sunil Manoharial

Puri, to the captioned property is clear and marketable, free from all
encumbrances, beyond reasonable doubts.

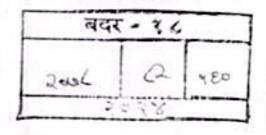
THE SCHEDULE HEREINABOVE REFERRED TO

All that piece or parcel of open land bearing C.T.S. Nos. 116, 116/1, 116/2,116/3,116/4,116/5,116/6,116/7,116/8,116/9,116/10,116/11,116/12,116/13,116/14,116/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069 together with all and whatsoever rights stated hereinbefore.

Dated this 26 day of See TEMBER 2023

Mis. Rajesh S. Sharma & Associates Advocates & Solicitors



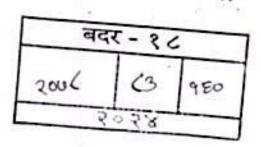


ANNEXURE

FLOW OF THE TITLE OF THE SAID PROPERTY

- Originally, one Mr. Bhaidas Dharsibhai Bhuta, during his life time was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land situated at Village Mogra, Andheri (East), Mumbai 400069 bearing Survey No.54 Hissa No.1, Survey No. 55 Hissa No. 8, Survey No.61 Hissa No. 3 of Village Mogra.
- 2. After Setback and various other deductions the aforesaid larger property was renumbered as C.T.S. Nos. 116, 116/1, 116/2,116/3,116/4,116/5,116/6,116/7,116/8,116/9,116/10,116/11,116/12,116/13,116/14,116/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs. area or thereabouts (as per the Property Register Card) of Village Mogra, Taluka Andheri in the registration District and Sub-District of Mumbal Suburban within the assessment jurisdiction of the K-East ward of the M.C.G.M. situate, lying and being at Old Nagardas Road, Andheri (East), Mumbal 400069 and hereinafter referred to as the "Larger Plot".
- By an Indenture of Lease dated 24th April 1965 made and executed between Mr. Bhaidas Dharshibhai Bhuta, therein referred to as the "Lessor" of the one part; and (1) Mr. Narandas Haridas, (2) Mr. Gopaldas Haridas, (3) Mr. Vinodrai Haridas, (4) Mr. Laxmidas Haridas, (5) Mr. Ranjitkumar Haridas & (6) Mr. Prafulchandra Haridas all carrying on business as partners of M/s. Jagdish Dying and Printing Works therein referred to as the "Lessee" of the other part, duly registered as document No. BND/885 of 1965 at the office of the sub-registrar of assurances at Bandra, the said late Mr. Bhaidas Dharsibhai Bhuta demised all that piece and Parcel of open land together with a built up structure 2 (two) kuccha sheds admeasuring about 1188 sq. yards equivalent to 993.21 sq. mtrs. area or thereabout at old Nagardas Road, Village Mogra, Andheri lying and being in the Sub-Registration District of Bandra Ward





No. K. 3157 (1) and K 3157 (2) and street no. and street no. 21-B and 21-F for a term of 50 (Fifty) years commencing from 1st April 1965 at the monthly lease rent of Rs. 550/- (Rupees Five Hundred Fifty only) the said lease has not been renewed and the said lease was expired on 31st March 2015 due to efflux of time, and the said 2(two) kuccha sheds admeasuring about 1188 sq. yds. about 993.21 sq. mtrs. area or thereabout are currently old and in dilapidated condition (the "Sheds").

By another Indenture dated 15th June, 1965 bearing registration no. BND/1283 of 1965 made and executed between the said late Mr. Bhaidas Dharsibhai Bhuta therein called as "the Settler" of the One Part and (a) Mr. Bhaidas Dharsibhai Bhuta (since deceased), being Settler, (b) Smt. Mulibai Bhaidas Bhuta (since deceased), (c) Chimanlal Jamnadas Bhuta (since deceased), (d) Damodardas Bhaidas Bhuta (since deceased), and (e) Vasantral Bhaidas Bhuta (since deceased), therein called as "the Trustees" of the Other Part, the said Settler, late Mr. Bhaidas Dharsibhai Bhuta granted, conveyed, transferred and assigned all that piece or parcel of open plot of land together with a built up structure two Kutcha sheds admeasuring about 1188 sq. yards at old Nagardas Road, Village Mogra Andheri lying and being in the Sub-Registration District of Bandra Ward No. K.3157 (1) and K 3157(2) and street No. 21-B and 21-F unto and in favour of the Trustees of Bhaidas Dharsibha Bhuta Charitable Trust, a private Trust, on the terms and conditions mentioned therein and consequent thereto, the said Bhaidas Dharsibhai Bhuta Charitable Trust, became the owner of a portion admeasuring 1188 sq. yards area of thereabout forming the part of the ger Plot. The names of the trustees of the said Trust are recorded in Property Register Card in respect of the Demised Land.

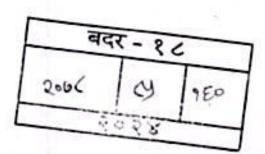
Indenture of Assignment dated 14th September, 1971 made and the Land between Shri Narandas Haridas, Shri Gopaldas Haridas, Shri Modrai Haridas, Shri Laxmidas Haridas, Shri Ranjit Kumar Haridas and Shri Prafullchandra Haridas carrying on business in partnership under the name and style of Messers Jagdish Dyeing and Printing Works as

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Assignors and Shri Kuldipsingh Dayasingh Ahuja as Assignee and Shri Bhaldas Dharsibhai Bhuta, Shri Chimnalal Jamnadas Seth, Shri Damodardas Bhaidas Bhuta and Shri Vasantral Bhaidas Bhuta the Trustees of Shri Bhaidas Dharsibhal Bhuta Chartiable Trust as confirming party duly registered bearing registration No. BOM / 4033 of 1971 at the office of the Sub registrar of Assurances Mumbal, the Assignor therein transferred / assigned their leasehold interest in the name of Assignee therein in respect of the leasehold property admeasuring 1188 sq. yards which was reduced to 925 sq. yards equivalent to 773.34 sq. mtrs. at old Nagardas Road, Village Mogra Andheri lying and being in the Sub-Registration District of Bandra Ward No. K.3157 (1) and K 3157(2) and street No. 21-B and 21-F for the remaining period for monthly rent of Rs. 475/- which was also reduced from Rs. 550/- upon such terms and conditions as mentioned therein. Though the portion admeasuring 773.34 sq. mtrs. area or thereabout of the said larger Plot is granted, conveyed, transferred and assigned unto and in favour of Shri Bhaidas Dharsibhai Bhuta Chartiable Trust, the said Plot is not yet subdivided and no separate Property Register Card has been opened in respect thereof.

- Different portion of open land of the Larger Plot were also let out by late Mr. Bhaidas Dharsibhai Bhuta to different occupants.
- 7. The said Mr. Bhaidas Dharsibhai Bhuta expired on 18th July, 1981 leaving behind him his two sons viz. (i) Damodardas Bhaidas Bhuta (since deceased) and (ii) Vasantrai Bhaidas Bhuta (since deceased) and two daughters viz. (i) Hansa Ratilal Modi (since deceased) and (ii) Bhanumati Seth (since deceased) as his only heirs and legal representatives by virtue of Hindu Law by which he was governed at the time of death.
- The said late Mr. Bhaidas Dharsibhai Bhuta had left his last Will and Testament dated 23rd October, 1977 and Codicil dated 16th January, 1979 whereby he bequeathed all estate, movable and immovable,





possessed and owned by him at the time his death to the beneficiaries named therein. In the said Will the said Mr. Bhaidas Dharsibhai Bhuta appointed his sons Shri Damodardas Bhaidas Bhuta (since deceased) and Shri Vasantrai Bhaidas Bhuta (since deceased) to be executors and trustees of his said last Will and Codicil. Under the said Will, the said late Mr. Bhaidas Dharsibhai Bhuta bequeathed and devised his various properties, movable and immovable to his two sons and their respective families referred to in the said Will and 50% (fifty percent) of residue of his estate to his grandson Naresh Damodardas Bhuta and Ashok Damodardas Bhuta and their respective children and remaining 50% (fifty percent) of residue bequeathed to the Trust which was to be known as "Vasantrai Bhuta Family Trust", and to be constituted in accordance with the provisions contained in the said Will. However, the said "Vasantrai Bhuta Family Trust" was never constituted or formed by the executers / trustees named therein.;

9. On the demise of Mr. Bhaidas Dharsibhai Bhuta, his two sons late Shri Damodardas Bhaidas Bhuta and Shri Vasantrai Bhaidas Bhuta by virtue of their being executors and trustees became the legal representatives of the estate of late Mr. Bhaidas Dharsibhai Bhuta and administered the estate of late Bhaidas Dharsibhai Bhuta jointly. The Will left behind by late Bhaidas Dharsibhai Bhuta was not probated till co-executor and trustee late Shri Vasantrai Bhaidas Bhuta was alive.

Though the late Bhaidas Dharshibhai Bhuta vide his last Will and Vestament dated 23rd October, 1977 and Codicil dated 16th January, 1979 devised and bequeathed the said entire larger Plot unto and in favour of the said Vasantrai Bhaidas Bhuta, the said devise and bequeath of the entire larger plot under law could not have been done as an area admeasuring 773.34 sq. mtrs. from the said larger plot was already granted, conveyed, transferred and settled by the said late Bhaidas Dharshibhai Bhuta unto and in favour of Shri Bhaidas Dharshibhai Bhuta Charitable Trust vide registered Indenture dated 15th June, 1965. In any event and under the premise, the Vasantrai Bhaidas

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Bhuta (since deceased) acquired by way of devise and bequeath under the said last Will and Testament dated 23rd October, 1977 and Codicil dated 16th January,1979 left behind by the said late Bhaidas Dharshibhai Bhuta, the said larger Plot admeasuring subject to the said leasehold rights.

- 11. By a Deed of Conveyance dated 28th November, 1998 made and executed between Mr. Vasantrai Bhaidas Bhuta, therein referred to as the Vendor of the one part, and one Mr. Girijashankar Ambikaprasad Pandey, therein referred to as the Purchaser of the other part, duly registered as document bearing no. BDR-1/3611 of1998 at the office of the sub-registrar of assurances at Andheri 1 MSD, the said Mr. Vasantrai Bhaidas Bhuta sold, assigned, conveyed, transferred and assured unto the said Mr. Girijashankar Ambikaprasad Pandey, a portion of land admeasuring 253.16 sq. mtrs. area or thereabout pertaining to the said larger plot and pursuant thereto, the City Survey Office has effected Mutation Entry No. 549 with respect to portion of land admeasuring 253.16 sq. mtrs.
- 12. The said Vasantrai Bhaidas Bhuta died on 06th March, 2002 (his wife Manjulaben predeceased him on 02th August 1983) leaving behind his son Dinesh Bhuta and grandson Shri Jas Dalal (who is the son of predeceased daughter Jayshree Pranav Dalal of late Vasantrai Bhuta, who died on 16th May, 2000);
- 13. The said Vasantrai Bhaidas Bhuta died testate at Mumbai leaving behind his last Will and Testament dated 25th October, 1994 whereby amongst other estate and property, he bequeathed and devised the said larger Plot unto and in favour of his son Mr. Dinesh Vasantrai Bhuta.
- 14. Dinesh Bhuta filed Testamentary Petition No. 386 of 2005 before Hon'ble. High Court of Judicature at Mumbai in its Testamentary and Intestate. Jurisdiction for grant of probate in respect of the last Will and Testament dated 25th October, 1994 left behind by his late father Mr. Vasantrai



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Bhaidas Bhuta and in the said Petition, the Hon'ble High Court, Bombay granted Probate dated 06th August, 2005 in favour of Mr. Dinesh Vasantral Bhuta.

- 15. The surviving executor and trustee late Damodardas Bhaidas Bhuta under last Will and Testament dated 23rd October, 1977 and Codicil dated 16th January, 1979 left behind by the said late Bhaidas Dharshibhai Bhaidas Bhuta filed Testamentry Petition No. 1014 of 2010 before Hon'ble High Court of Judicature at Mumbai in its Testamentary and Intestate Jurisdiction for grant of probate in respect of the said last Will and said Codicil left behind by late Shri Bhaidas Dharsibhai Bhuta. In the said Petition, the Hon'ble High Court Mumbai granted probate in favour of surviving executor and trustee late Shri Damodardas Bhaidas Bhuta on 25th November 2010 to administer the property and credits of late Mr. Bhaidas Dharsibhai Bhuta.
- 16. During the lifetime of late Shri Damodardas Bhaidas Bhuta his younger son Mr. Ashok Damodardas Bhuta, who is the grandson of late Mr. Bhaidas Dharsibhai Bhuta filed a partition suit, bearing Suit no. 1299 of 2006 before Hon'ble High Court of Judicature at Mumbai against late Damodardas Bhaidas Bhuta and Others seeking partition of the properties left behind by late Mr. Bhaidas Dharsibhai Bhuta and for administration of the estate of the said late Mr. Bhaidas Dharsibhai Bhuta as per the last will and Codicil left behind by late Mr. Bhaidas Dharsibhai Bhuta. The said Mr. Ashok Damodardas Bhuta also filled another suit, being Suit No. 1300 of 2006 before Hon'ble High Court of Judicature at Mumbai for administration of the estate left behind by Mulibai Bhuta, eing the deceased wife of late Mr. Bhaidas Dharsibhai Bhuta as per the last Will and Testament dated 25th January 1969 left by said late Mulibai Bhuta;

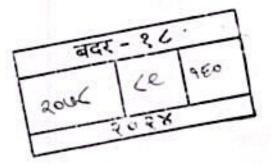
Consequent to the grant of Probate dated 6th August, 2005 in respect of last Will and Testament dated 25th October, 1994 left behind by the late Mr. Vasantrai Bhaidas Bhuta, Dinesh Vasantrai Bhuta erroneously

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assuming that he has become entitled to the said larger Plot subject to the leasehold rights and Dinesh Vasantrai Bhuta executed Deed of transfer dated 23rd August, 2021 bearing registration No. BDR-1/10515 of 2021 between Dinesh Vasantrai Bhuta as Transferor and Dinesh Vasantrai Bhuta as Transferee in respect of all that portion of land or ground admeasuring 1974.74 sq. mtrs. together with structures standing thereon forming part of all that piece or parcel of land bearing C.T.S. No. 116, 116/1 to 116/17 situate, lying and being at Mogra, Taluka Andheri in the registration District and Sub-District of Mumbai suburban within the assessment jurisdiction of K-East ward of the Municipal Corporation of Greater Mumbai (M.C.G.M.) situated at Old Nagardas Road, Andheri (East), Mumbai 400069.

- 18. Consent Terms dated 03rd August 2011 filed between parties therein and order dated 03rd August 2011 passed by Hon'ble Shri Justice S. J. Kathawala in Suit No. 1299 of 2006, High Court, Bombay and Pursuant to the said Consent Terms, Mrs. Illa Dinesh Bhuta has become entitled to the said larger Plot (erroneously the area recorded therein was 3191 sq. meters instead of 3221.70 sq meters).
- 19. In the events recited hereinbefore Mrs. Illa Dinesh Bhuta and Shri Bhaidas Dharshibhai Bhuta Charitable Trust are seized and possessed of or otherwise well and sufficiently entitled to as co-owners to all that piece or parcel of open land bearing C.T.S. Nos. 116, 116/1, 116/2, 116/3, 116/4, 116/5, 116/6, 116/7,116/8, 116/9, 116/10, 116/11, 116/12, 116/13, 116/14,116/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069 more particularly described in the Schedule hereunder written; Portion of the said land admeasuring 542.12 sq. mtr. falls under Road set back.





THE PERSON NAMED IN

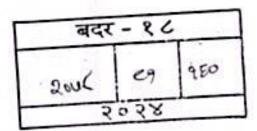
- Dinesh Bhuta erroneously assuming that he is become entitled to the said larger Plot subject to the leasehold rights and executed Agreement for Development dated 21st June, 2021 bearing registration no. BDR-18/7551 of 2021 made and executed between Dinesh Vasantrai Bhuta therein called as "the First Co-Owner" and Shri Bhaidas Dharsibhai Bhuta Charitable Trust, a private Trust by its Trustee 1) Shri Dinesh Vasantral Bhuta 2) Mrs. Illa Dinesh Bhuta 3) Shri Jash Pranav Dalal 4) Mrs. Chitra Naresh Bhuta 5) Shri Naresh Damodardas Bhuta, therein called as "the Second Co-Owner" and M/s. My Home Foundation Group, a proprietary concern of Shri Sunil Manoharlal Puri, therein called as the "Developer", the First Co-owner and Second Co-owner therein granted development rights in respect of all that piece or parcel of open land bearing C.T.S. Nos. 116, 116/1, 116/2, 116/3, 116/4,116/5,116/6,116/7,116/8,116/9,116/10,116/11,116/12,116/13,11 6/14, 116/15, 116/16, 116/17 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069 to the Developer therein more particularly described in the Schedule hereunder written.
- On 31,07,2022, Mr. Kuldipsingh Dayasingh Ahuja has surrendered the possession of lease i. e. part portion of the said larger plot admeasuring 925 sq. mtrs. alongwith all rights, title and interest unto and upon Shri Bhaidas Dharsibhai Bhuta Charitable Trust.

Ouring development of the said larger plot including the portion of 253.16 mtrs. allegedly conveyed to Mr. Girijashankar Ambikaprasad handye, dispute arose between the parties in Development Agreement cated 21st June 2021 in respect of Title of the said Larger Plot, My Home Doundation Group, Developer therein invoked Arbitration clause in the Development Agreement dated 21st June 2021 and the Disputes were referred to Arbitration under the Arbitration and conciliation Act, 1996. The Parties referred their Disputes to Mrs. Aruna Savla, Advocate.

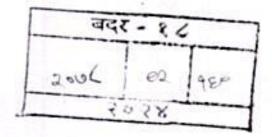
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- 23. During the said Arbitration and upon closure of all disputes between the parties of the said Development Agreement dated 21st June 2021 therein settled their Disputes in the Arbitration Proceedings and tendered consent terms dated 24th September, 2022 before the Ld. Sole Arbitrator and thus the Arbitration proceedings culminated into an award dated 24th September, 2022 passed by the Ld. Sole Arbitrator.
- 24. Under the memo of award and upon the terms and conditions and the consideration agreed there in Mrs. Illa Dinesh Bhuta and Shri Bhaidas Dharsibhai Bhuta Charitable Trust agreed to sign and execute formal deed of conveyance in favour of My Home Foundation Group and Dinesh Bhuta as the Confirming Party has agreed to confirm the Conveyance.
- 25. A Deed of Conveyance dated 17th January, 2023 bearing registration no. BDR-15/915 of 2023 came to be executed between Illa Dinesh Bhuta as First Co-Owner therein and Shri Bhaidas Dharsibhal Bhuta Charitable Trust, a private Trust by its Trustee 1) Shri Dinesh Vasantrai Bhuta 2) Mrs. Illa Dinesh Bhuta 3) Shri Jash Pranav Dalal 4) Mrs. Chitra Naresh Bhuta 5) Shri Naresh Damodardas Bhuta, therein called as "the Second Co-Owner" and Dinesh Vasantrai Bhuta, therein called as "The Confirming Party" therein and M/s My Home Foundation Group, a proprietary concern of Shri Sunil Manoharlal Puri, The Purchaser therein, Co-owners therein granted, conveyed, sold and assigned property i.e. all that piece or parcel of open. landbearingC.T.S.Nos.116,116/1,116/2,116/3,116/4,116/5,116/6,116/7, 116/8,116/9,116/10,116/11,116/12,116/13,116/14,116/15,116/16,116/1 7 in all admeasuring 3221.70 sq. mtrs area or thereabouts situate, lying and being at Village Mogra taluka Andheri in the registration district and sub-district of Mumbai Suburban within assessment jurisdiction of K/East ward of M.C.G.M. situated at Old Nagardas Road, Andheri (East), Mumbai 400069 to the Purchaser therein i.e. M/s My Home Foundation Group, a proprietary concern of Shri Sunil Manoharlal Puri.

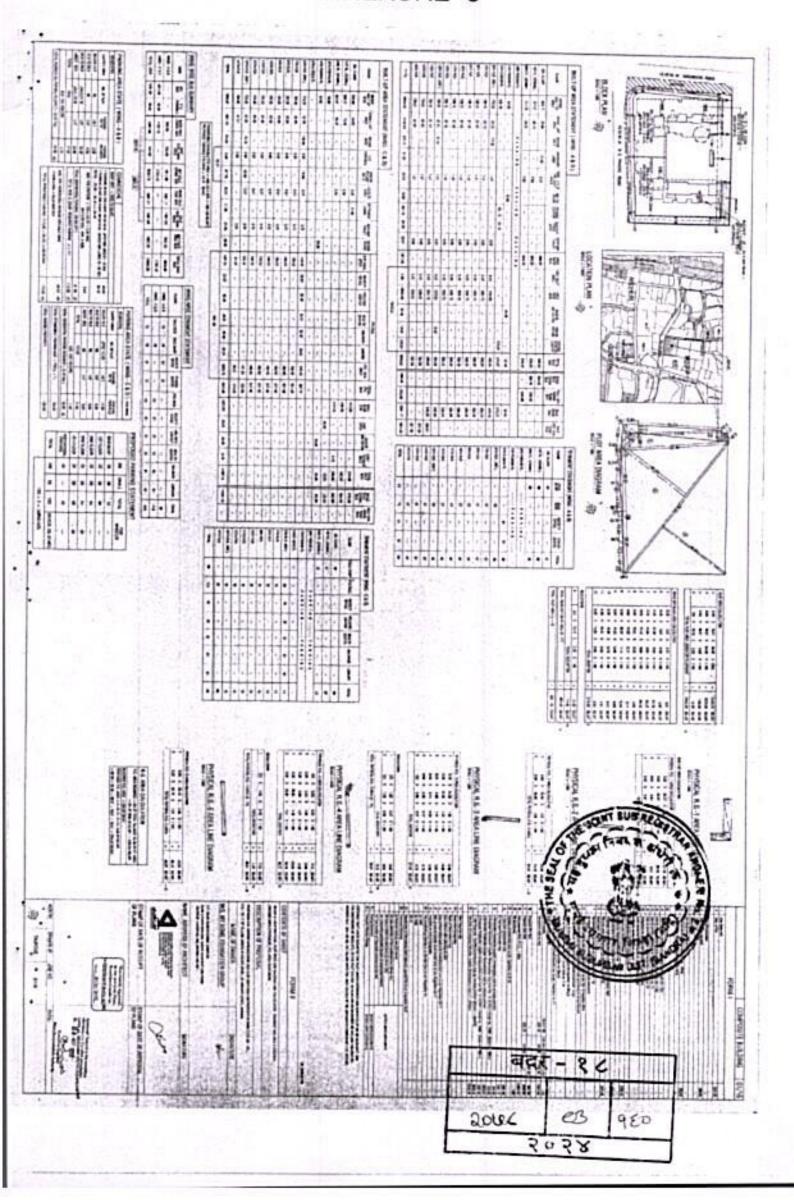




- Search Report taken out by search clerk namely Bhushan Randive sole proprietor of Shree Ekveera Investigator in respect of the said property for last thirty-two years from 01/09/1991 upto 30/12/2022.
- 27. M/s Rajesh S. Sharma & Associates, Advocates & Solicitor issued public notice dated 19th January 2023 which was published in the Free Press Journal in English and Navshakti in Marathi both dated 19th January 2023 and invited claims and / or objections from the persons having and / or claiming any share, right, title and interest in the said property. However M/s Rajesh S. Sharma & Associates did not receive any objection and / or claim in response to their said public notices.
- 28. Consent Terms dated 14th June, 2023 filed between parties therein and order dated 14th June, 2023 passed by passed by HHJ SHRI. T. T. AGLAWE presiding in Court Room No. 16 of Hon'ble City Civil Court, at Dindoshi, (Borivali Division) and pursuant to the said Consent Terms, My Home Foundation Group has become entitled to the said larger Plot including the portion of 253.16 sq. mtrs. (more particularly mentioned in the below referred Schedule) allegedly conveyed to Grijashankar Pandye and the alleged Deed of Conveyance dated 28th November, 1998 alongwith two Gift Deeds dated 07th June, 2006 and one Gift Deed dated 11th October, 2006 cancelled and revoked.
- 29. In the circumstances above and subject to what has been stated hereinabove, and subject to rights of the occupants and as there is no restraining order from Hon'ble Courts for developing the said property of there is no impediment in developing the said property and in the title of the said property, we are of the opinion that the title of the Owner May My Home Foundation Group, a proprietary concern of Shri Sunil Methoharlal Puri, to the captioned property is clear and marketable, free from all encumbrances, beyond reasonable doubts.



ANNEXURE "3"



This C.C. is re-endorsed as per approved amended plans dated 18/10/2023.

Executive Engineer

Jum Rehabilitation Authority



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ANNEXURE "6"



मालमत्ता पत्रक

ULPIN: 74099976770

[महाराष्ट्र जमीन महसूत (नाव, नगर व प्रवर मूनायन) निधम, १९६९ वातील निधम ७ नमुना "ढ"]

गाव/पेठ : भो वरा	तालुका/न.भू.का. : नगर भूगाथन अधिकारी,अंधेरी				कारी,अंधेरी जिल्ला: मुंबई उपनगर
नगर भूगायन क्रमांक	fire der	प्लॉट नंबर	वेत्र ची.ची.	मारनायिकार	शासनाला दिलेल्या आकारणीया किया माठ्याचा तपशील आणि त्याच्या क्रेरतपासणीयी नियत केळ
***			4656.20	vn	ए.स. २००-००) (र.स. ४८०-००) (५-३-५२ ते ३६/०७/६३) मुं- ५-३-५२ ते ३६/०७/६० अगर पुढे बदल होईल)

t. गर्जच्यम बारसी पूजा - विभक्ती प्रश्नने]	
	नी. मार्वयास बापनी पूजा - विशवनी प्रश्नने]

दिनांक	printin	चंद स्रमांक	नवित्र बारक(बड़, पहेचार(प) किया भार (द)	साक्षांकन
6061971	मा, अगर जंपणितन प्रिकारी, मृ. क. जिल्ला अंपरी घर्षकारील आदेश क. ADC/LAD/C - २०५३ हि. १९-३-६३ व २०-१-२० क्रमांमें विगारित सारा व मुदरीची दुवनतीची चींद केली, हि, स. न. १९६,१९६/६ है के सह.			न्ही- 21091971 चपुत्रक्रेश्न कृद्ध
201/1972	करारचव दि. १५/८/६५ बोडा स. १. क. १३८३/१५/६/६५ इकडील आदेश स. १. मू. मोगरा १५८/हि. १६/६/७२ बीच मि. ११३ ३ (वार ११८८)	रमञ्ज	व्य [(भ भी भाईदास सारती मूल] [(क पुजीबर्ड माईदास मूल] [(क प्रिम्माताल जमनादास] [(क दामोदरदात बाईदास मूल] [(भ दामोदरदात बाईदास मूल] [स स.म. १५६ देशी १९८८ भी.मी (१९३३ भी.मी)	राती- 1403/1972 न. पु.स.सं ४ पुनर्द
X011972	मा, अपर उपजिला प्रिकारी मुंबई श्रथनार अंग्रेरी शर्यकडील आदेश का, ADGA,NEVG/2013 हि. 30/12/50 पुरान सुवारीत विन्त्रीरी आकार है. १६६,३० दाखल केला, बंत हि. श. नं, १९६/ १ ते १४ समीत .			सकी- 3107/1972 प. पू. अ.के. अ. पुंचई
100/2015 148 90/17	शत दुनि,अंदेरी झ. ६ संदेकडील मी.ट.झ. स्टर-५/३६१६/६८ दि. ३०/१६/१९८८ अन्यते सी तंकावार माईदास पूरा वर्षते क्षेत्रा देवी २५६.६६ थी.मी क्षेत्रावर खरेची रोमार सांदे माव दासाल केले. इ.स. अ. कर्य		भ भी भी निरीज्यांकर अभीकाप्रसाद पंचने (संस (२५४/१६) भी मी (संस २५५.८६) भी.मी.	केरकार के. ५४५ ज्याने स्था- ०६०४२४१५ च मुक्ता अंग्रेडी
11.00	वायकातील भीदगील वाय पत्र कदर-क/६३००/३००६ दि. कि'ल्ड/२००६ कर्म क्रिकेट-रेट००६ दि. १६/१४/२००६, बटर-क/८४५/२००६ दि. १६/१४/२००६ क्रिकेट-रेट००६ कर्म क्रिकेट-रेट००६ दि. १६/१४/२००६ वटर-क/८४६/२००६ दि. १६/१४/२००६ क्रिकेट-रेट० कर्म केट-रेट००६ कर्म क्रिकेट-रेट००६ दि. १६/१४/२००६ क्रिकेट-रेट० कर्म केट-रेट० व्यक्तिक व्यक्तिकाय स्थापक व्यक्तिक व		भ भी लक्ष्मीताकर अधिकारासाद चाँडवे २५ टक्के च मार्गाकर अधिकारासाद चाँडवे २५ टक्के भी अलब्दाकर अधिकारासाद चाँडवे २५ टक्के और १२५३ ५६ २१९ ८६ भी मी पेकी २५ टक्के प्राचेकी भग सारमाने	करकार के. ५६ प्रमाणे वहीं- 29102015 च.पू.क. अंथेरी
9120015	क चर्चाची आयुक्त आणि संचालक भूमि अभिनेख (म. राज्या पूर्ण वांचेकडील आदेश क. ता पू भूमि च/कक्षी नीवर २०१५, पूर्ण दिनांक १६/०२/२०१५ व इकडील आदेश क.न.पू. त्रीतरा/के.क. १४१९ दिनांक १६/०२/२०१५ अन्यये केवल घोंकशी नीदवडीवरील डीच व मिलकता पविकेपरील डीच मैलता जन्मतेने मिलकता पविकेपर नमूद अंकी डीच अक्षरी एक इन्यान जावशी अञ्चयान्तव पूर्णांक शोन दश्तांत भी ती. सांचाल केली			केरकार के. पत्र वर्णने शही- 1912/2015 न.मू.क.अंग्रेडी

Page 1 of 2

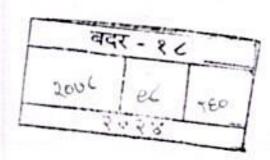
25/04/2017	গ:,বিনৰা মন্ত্ৰিক দুবী মন্ত্ৰিক দুবই বছৰণৰ কিৰো ঘাইকভীল আইল ক'ব দু মঞ' ক'ইল		H	क्रेनकार के. ५६
	एस.आर. २२२/२०१७/भ. दिशांक nc/ow/२०१६ व इक्ततील आदेश स म मूज		ि प्रोकेट प्रमाणे यारक शीवलेश बाईटास सुध	क्याने
	अन्य पू मोगाप्र'य मुळ. १५६/५वेषक वियोक २५/५०/२०१७ अन्यवे गयर भूमाप्य स्टेशना देखील		[र.पु.क. १९८, १९६/१ ते १७ करीताः]	1000
	र मुझ १४८, ४५८/६ ते १७ स विकारतेगरीत धरक पर्हचार वस्त्री भूत श्रंथ दिनाक		िये. पाईकत करताचाई पूरा इन्टबे इनते	75042017
	२५/१०/१९७७ गाउँ गृणुगणकात गः यथ्य नाग्यलयः तुन्द्रं प्रथकतील ग्रानीका कः १०१६/२०१०		ल्युक्त नार्व, नार्व में का क्षेत्र क्षेत्र क्षेत्र स्था	न.पू.स.अवेरी
	मदीत सदर मृत्युप को असतेबाराम दिनोस २५/१६/२०४० रोजीम समेती हुकुमनुसर	1	रण्ट संस्थित व समुक्त १५६ व करीता]	
	न मुक्त नगर, १४६/फोफा स विकालनेच सरक भी सईदाल सरशास्त्र सुध संबं चलाची नांद करी		ची. गिरीआशंकर अधिकाससाद शहरे (न.भू.क.,१०६/४	
	क कन वारशाने यसक भी मन्तराण गाईदान पूरा यथे नावाची वारक सदरी नंद दाखन काली.		करीता क्षेत्र 13.3 ची.मी.	
	तारोप म. मू.अ. १९६ वा मिळवाती वरील वि. १३/७५/१९७२ वे. गोदीमध्ये अंशत दुत्तरावे असन		- miles 113 e.g.	
	वी माईवाल धारसीयाई भूग हस्ट वे हस्टी अजी गोद तस्थालीत ल मूळ अ अथ दिस्तंत		II.	
	९३/०५/१५३३ में आदेश नुसर दायल केली न मुझा.१५६ व निकक्त मधी करकार अ.५५९			
	दि ६/२५/२४२६ रोजीचे गोदी कर्दे अंतर दुरुगोकसन क्षेत्र २५३.१६ चीमी एवजी क्षेत्र २१९.८६		100	
	यो.मी.करीता अपने गांद संख्यान केली ह ए मुझा १४५/४ से निअकत पांत्रकेवर खरेची राला			
	क स्टार-1/3८ १५/ १५१८ अन्यरी कोची देवार श्री.ससंस्ताव शर्वदास मृत बांचे नावाची गाँद करी			
	क सन खरेंदी रोगार बी,रिटी-बर्जाकर अधिका प्रशाद पांडचे संघे नावाची धारक सदरी नेट स्थापन			
	कतर.			
2912/2022	आंदेशको क्षेत्र । जिल्ला अधीकक पूर्व अभिनेख, मुंबई ए एएएर संबंध कडील आदेश के. : १.५.क.			फेरकार के. we
	३२४/च.मू. मीगरा/ पुनविज्ञांकच्य-सा.वि. १४६/३०३२/३३२३ वि. ३६/०९/३०२२ अन्यवे व नसर			प्रमुखे
	पुष्पाचन अंकेरी दांचे काडील आदेश क. न मु.अ./भोगनः/ पुनर्तिलोकन/प.मु.क. १५६, ११६/१ री		1	सही
	चक्र/२०२२ वि. २६/१२/२०२२ अन्येत नवत कुमायन मोगरा ता. अंग्रेसी न मु.स. ११६, ११६/१ ते पत्र स			29/12/2022
	निजवारिये धारक भी, पाईदान धारती भूत प्रांत मनाची और कनी केली			५.५.अ. अवरी
2203/2023	आदेशाने नोद - पनर भूगानन अधिकारी , अपेरी धार्च कडील आदेश 🖈 . न मू अ . अं / भारतपुर न्		н	केरकार हैं. एक
	नु. इर. १४६ व इतर / ३०२६ हि. : ०३/०३/३०२३ अन्यतं स. उच्च न्यायालक पुर्वा संयोगस्थाल अन्यतः		[इंगा विना पूर्ण] [school की.सी]	प्रमाणे
	टर्न सूर्त न. १२९६/२००६ अभारों भी वसीत माईदास भूत दांचे नाव कभी करून भीम, ईत्सा दिनेश मृत			ent.
	यांचे कर राखन केलेची चोर केली.			22/03/2023
909202	Discharge with the second city of the second city o			न.पू.स. अंथरी
	विशेष केरफार खरेडी मीट - सह दुनि: अवेरी ४ डॉड्कडील १ ट क्र. ११५/३०२३ दिनांक	सर दृषि अंगेरी 4 9152023	14	STRIT B. HL2
	पक्ष' १९४७ अन्तर है जा दिनेत पुनः व माईहात धारतीपात्रं पुना द्वार वं द्वरती भाईद्याय धारतीपाई भारत सर्वापार्थ अर्थनात्र प्राप्त	17/01/2023		प्रमा ने
	পুত, সুনীৰাই থাইবাল দুত, যিকবালাল কম্মাবাল, বাৰ্গাবংবাল কাইবাল দুত, বৰ্তাবাৰ কাইবাল		व्यवस्थातम् पूरी १६०८.३४ ची मी	mn-
	कृत, हे मध्य अपूर्व सम्माने ट्रारी दिनेक वर्ततराव मुक्त, ईजा दिनेश मुक्त, जा प्रयम दलाल, नाम			25/05/2023
	दाभोदरदास भूत, किया गरेत्र मृत, रांनी सरेदी दिल्याने करेदी संचामाती करेदी देगार राये नाव			र पू.स. संघरी
	कर्म करून खोटी येगा। पांचे नाव दाखल केले			

ত্তি দিনকল ঘাইকা (বিশ্বক 2606/2023 83/06/19 PM গাঁওী) বিভিন্নে দথাধানী জন্ম নাম্যন্তুই আদৰ কাল্যন্ত্ৰী দল্লী নিকল্মী নাম্যন্ত্ৰী দল্লী। দিনকল অ'ষক নাম্যন্ত্ৰীৰ বিশ্বক 2606/2023 85/05/14 RM

turn Carter () 可以 https://digitals.athera.mahabbumi.gov.in/DSLR.Legin/YortlyPropertyCard () 的形式和2004/2204100002449447 KI Walts William









मालमत्ता पत्रक



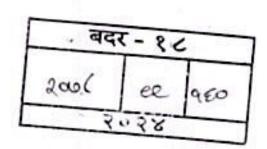
ULPIN: 97088621188

[नहाराष्ट्र अभीन महसूत (नाव, नगर व शहर बूनायन) निवम,१९६९ वातील निवम ७ नमुना नड-]

गाद/पेठ : भी गरा	तालुका/न.भू का. : नगर भूगापन अधिकारी, अंधेरी जिल्हा : गुंद						
नगर चूनापन क्रमांक	तिहट नंबर	प्तांट नंबर	क्षेत्र घो.ची.	बारणाविकार	शासनाला दिलेल्या अकारणीचा किया शास्त्राचा रापशील आणि त्याच्या क्रेररापासणीची निचल वेळ		
1101	पन्छ,५० वी ति.स.न.५५६ प्रयाणे		ति. स. न. ११६ प्रमाने				

चुनियाधिकार :		
हरकाचा मुळ धारक :	н	
44: 9569	[बी. भाईदान पारची भूता]	
	रिभक्ती प्रश्ने	
पद्वेदार :	Trin Et	
इतर भार :		
इतर ग्रेरे :		



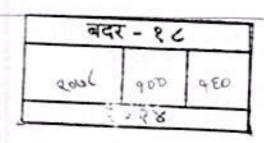


दिशंक	uppere	संद क्षांक	नविन शारक(या). यहेवार(य) कि वा नार (इ)	साबांक न
29/26/19/1	चिनग्रंजी सार व मुद्रश्रीची नीद ति. स. नं १९६३भागे			सही- 21/09/1971 ग.पु.स.स.स.पुर
W122015	ना जन्मभदी आयुक्ता आणि संपालक भूगि अभिनेखान राज्या पुने वानेकजील परिचयक क मा.मू.भगि.मा.अक्षणी संदर्शनक्त, पुने दिनांक म्हान्त्रन्ति र इक्तजील आदेश का.स.मू. मोनगर्शक का.क.भान दिनांक महत्वनेश्वनम् अन्यये निकातत प्रियक्तपरित नमूद अंकी शेष अक्षणी स्पोतियोत करून एकडी सतावान पूर्णांक पाप दहांडा थी.मी. समूद केली.			अरमार के. प्रा जनाने सही- १९४२/२०१५ न.मू.अ.अंग्रेडी
25/04/2017	मा जिल्ला अधेक पूर्ण अधिक मुन्दे उपनाल जिल्ला प्रापंक होत अधेक ल मुन्न अजिला एक आर २२३/२०१५/१६ विचाक २८/२०१६ व इकडील आदेत क. न मुन्न ३८/१ मुन्न १९६, १९६, १९६, १९६, १९६, १९६, १९६, १९६,		न (प्रांकेट प्रणाणे धारक सी. वर्गात मा. भूता [य कुळ. १९६८, १९६८ घोषक]] सी. माईपाल धारसामाई मूला प कुळ. १९६८, १९६८ घोषी. व] सीत २९६, १६ घो.मी. ऐपानी श्रीम २९५८६ घो.मी. व न कुळ. १९६६ करीत घारळ (निरीधार्ताकर ळ. प्रांकेट [[य कुळ. १९६८ करिया]] सेव ३३.३ घो.मी.	करकार के ५० वर्णने सही- 25042017 प्रमुख अंगेरी
M-12002	आदेशने नीय - जिल्ला अधीवक सूची अधिनंत्र, पूंचई प्रचनक शंधे काशील आदेश का. : म.मू.क. 3%/म.मू. भीमना/ पूर्णिलोकना कर वि. १४६/३०/३४/३३२१ दि. : १८/०५/३०३२ अस्पादं व नता मून्याम अधेरी वांचे काशील आदेश का. न मू.अ./भोगांत/ पूर्णिलोकना/न मू.क. १४६, १४६/५ ते १८४३०३२ दि. २६/१२/२०३३ अस्पेय मात मून्यान गोगता ता. अधेरी न मू.क. १४६, १४८/५ ते १८४६ मिळकाहेन गांतक बी. माईदाना शारती भूता वांचे नावाची नीद करी केशी			केरकार के. ७०० प्रभागे राषी- उप-12/2022 न.मू.स. अंगेरी
203223	बादेशने नीय - नगर मुनाजन अधिकाती , जंबेरी धार्च कावील आदेश के. : न. भू. अ. जं/ मीगरा/ न. मू. अ. १९६ व इतर / २०२३ दि. : ०३/०३/२०२३ अच्चवे मा. उच्च न्यायतम मुनई प्रोचेकातील कन्नोट . तमें मूट में. ९२९६/२००६ अच्चवे भी दसंत माईदाल मुना धांचे नाय कावी करून भीभ, ईला दिनेश मुना वांचे नाय दाखाल केलोडी नीद केली.		[ইলা বিশিয় মূচ]	करकात क्रे. क्यू इन्होंने सडी- 22032023 ९.मू.स. अंगेरी
Se S	विशेष के रफान खरेदी नीद - सह दु.गि. अंधेरी ४ स्वयंक्रजीत र द क्र. १५५/३०२३ विनास १४/१९४०२३ अवाद ईता विनेता भुत व भाईदाल भारतीयाई भूता द्वार व दुरती भाईदाल भारतीयाई कालकात जननादाल, सामीवरदाल माईदाल भूत, व मंतरात भाईदाल के प्राप्त दुल्य कालके के दिनेता वसंतरात भूत, ईता दिन्या मृत, जा प्राप्त कालात, नरेश दामादरदाल भूत, कि नेश्तर के दूरती सारदी दिल्यान खरेदी बंजाशाती तरदी देणन साथ नाव सामोजी बनेदी देगाई साथ जो किता केले	बह दुनि अपेरी 4 9152023 1701/2023	नाम होन फाउंडेशन पुत्र वे श्रीश्रावटर सुनित्र अनीहरामात पुरी	करकार के. अ.२ त्यार्थ (1615- (16052023 (14) अ. अंशेरी

ই নিজন খড়িল।(ইবান 2606/2023 83.05/14 PM रोजें) হিসিলে হয়জন জনী এমন্যসূত্ৰ খোলং কাল্যভাই। নাট টালকাৰ্য আয়েকতা বাটা,

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मालमत्ता पत्रक



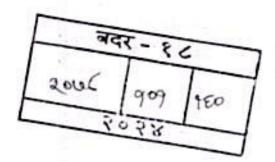
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[महाराष्ट्र अवीन बहसून (गाव, नगर व प्रहर गुगायन) निवय, १९६६ वातील निवय ७ वमुना "उ"]

गाव/पेठ : मोगरा			कारी,अंधेरी जिल्हा: गुंबई समनगर		
नगर चूनायन क्रमांक	क्षिट नंबर	प्लॉट नंबर	क्षेत्र ची.ची.	धारणाधिकार	शासनाता दिलेल्या आकाश्मीया किया भारत्याचा तपशील आणि त्याच्या फ्रेरतपासभीची पिचत वेळ
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चुविषाधिकार :		
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44:4554	[श्री भाईचल यारशी भूता]	
	रिभक्ती पश्चने	
पद्रेदार :		
इतर भार :		
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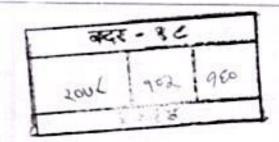
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Jistay16/1	किन्तार्थी सारा व मुक्तिची लीट वि. श. र. १५६४माथै			(1) 21/09/1971 で見かまり到
16/06/2015	भा जमानदी आयुक्त आणि संचालक चुनि अधिलखान्त राज्या पुने वार्यकडील चनित्रक्क क ना.मू. ५/मि.प./कवारी मीट/२०५० पुने दि.सं./०२/२०५० व इकडील आदेश क न मू. १९६/२ के.क पत्रर दिग्यंक १६/५२/२०५० अच्येष्ट केवळ चौकारी नीदयहीयरील क्षेत्र व निकक्त पश्चिकारील अध नेवात असलेने निजकत चनिकेवर नमूद अंबी क्षेत्र अवारी बेवालीस पूर्णांक चार दार्यांव ची.मी.चन्त्रल केली.	Roy		करकार के. ५८ प्रमान सही- 16062015 ग.मू.अ.अंग्रेरी
25042017	ना जिल्हा अधीकक भूमी अधिकंत पुर्द उपनाम जिल्हा धांचेकतील आदेश क.न.पू मं.अ'अपील एस आर 222/2045/भ्द दिनांक 0८/१०/२०१६ व इकडील आदेश क.न.पू.अ.अ'न.पू. मंगरा/ न.पू.क.१4६, ११६१%/५०दिनांक २५'अ'२०१७ अन्यादे नगर नुपायन मंगरा प्रधील म.पू.अ.१९६, १९६/१०ीम्छ या निकारतीयं धारक भी साईदाल धारसायाई मृत्य प्रांचे दिनांक २३'३७'प्रशास मार्च पृत्युप्तवासन मा.य म्य म्यायालयं पृत्यु श्रीकडील प्रतिकार क., ५०९४/२०१० म्याति स्वां पृत्युप्तव यार असेल बावायां दि २५'१६'२०९० रांचीया संनती हुकुमानुसार व पू.क.१९६, १९६/१०९७ धा विश्वकतीयं वारक भी भाईदार धारसायां हुक साचे गावायों नांद कभी करून वारसायं धारक वरसंतराय भाईदास भूत साचे नावायी धारक श्रीदा प्रेच वार्यात काली तरांच वर्गय न.पू.क.१९६, धा विकारतीं वर्गाल दि १२/०९'१९७२ से चौदीमध्ये अंतत दुक्ततीकरून भी माईदान धारसायां पुता इत्याद केली म.पू.क.१९६, धानिककली मार्च करांचा क.५५९ दि.५'०९'२०१० रोजीयं जीदी मध्ये अंशत पुतान १९६, धानिककली मध्ये करांचा क.५५९ दि.५'०९'२०१० रोजीयं जीदी मध्ये अंशत पुतान १९६, घानिककली मध्ये करांचा कर्माची स्वता करांची प्रेचार भी गिरीनाराचार असिका भी नांचाराय मार्च प्राच वर्ष मार्चामी नांच कभी क्रांचा प्रेचार भी गिरीनाराचार असिका प्राच्ये करांचा प्राच वर्ष मार्चामी नांच कभी क्रांचा प्रेचार भी गिरीनाराचार असिका प्राच्ये प्राच वर्ष प्राच प्राच मार्ची चीव द्यावात करांची प्रेचार भी गिरीनाराचार असिका प्राच्ये प्राच वर्ष प्राच वर्ष मार्चामी नांच कभी क्रांचा प्रेचार भी गिरीनाराचार असिका		न [प्रोकेट प्रमाणे घारक वी. प्रमंत था. पूरा [च.चू.जा. १२६, १२६८ व्योच्छ]] वी. पाईचाल धारकायई पूरा च.चू.जा. १५६६ १९६८ व्योची. य वि.च. २२६, १६ घी.वी.हेपानी संख्य २२५ ८६ ची.वी. य च.चू.जा. १२६६ क.टी.त घारक [पर्याप्तातंकर ज. पांडेक [च.चू.जा. १२६८ अ.चि.च.] संख्य ३३.३ घी.वी.	करकार के, भरत जनार्थ लही- 25062017 च मू ज जंगेरी
29 (2002)	आयेशाने नीद - जिल्हा क्रयोक्षक भूनी अधिलेख, मुंबई उपनगर धांचे कजील आदश के न भू क. उक्ष"न मूं, नीनरार पुनर्विलोक पर का दि. १४८/२०२२/३३२३ दि. : २६/००/२०२२ अन्य वे व नगर भूमाण्य जयेरी धांचे कडील आदेश क. न मूं क्र/पोनरार/ पुनर्विलोक नान मूं क. ११६, ११६/म री १४४/२०२२ दि. २६/१३/२०२२ अन्योव नगर मुनायन मोनरा ता. अयेरी न मूं क. ११६, ११६/म री १६६ या निजकतीन धारक नी. माईयान धारणी मुना धांचे नावाची नीद कसी केली			करकार के. क्या प्रमान सही- 2912/2022 ग.मू.स. अंग्रेडी
20000	आवेडाने गोद - नगर मून्यन अधिकारी , अवेरी यांचे कडील आवेडा है . म मु अ अं/ मंगगः/ न मु क. १% व इतर / २०२३ दि . १०४/५)-४३ अन्यदे मा उम्म भाषानय मुंबई यांचेकडील कन्मीट टर्ष सूट में. १२५५/२०% आन्यदे भी वर्तत भाईदान मुना यांचे सब क्रमी क्रमन भीम. ईला विनेत्र मूना यांचे नाव दाखल केलोदी गीद केली.			करकार #. ७०० ज्याने वर्ती- 2200/2025 न मु.अ. अंगेरी
Maria Maria	विशेष के रफान खरेदी नोट - वस दु.नि. जंदोरी ४ यांककडील र.द.क. १४४/२०२३ दिनांक १४/०४/२०२३ जन्मते ईला दिश्या मुख व भाईदास धरसीमाई मुख द्वस्ट ये द्वस्टी सईदास सारगीमाई मुख, गुलीबाई माईदास मुख, विश्वजलाल जयनादाल, दामोदरदास साईदास मुख, वर्षातराय माईदास मुख, है मात्रत अनुन स्वयाने दुस्टी दिनेश दर्मतराय भुत, ईला दिन्या मुख, जा प्रयाद दलाल, लोश विश्व नोर्थ मुख, यांनी सार्वेटी दिल्याने खरेदी संज्ञानाती स्वरोदी देन्यर सांचे नाव कार्य करून विश्व नाव दास्त्रत सार्वे	ine 579, albit 4 9152023 17012023	नाय होन फाकेकेशन पुत्र से श्रीमध्यार सुनित्न बनोहरतात पुरी	केरकार के.च्यू इंक्क् सही- 25052023 र.पू.ज.जंदेरी

83:05:24 PM रोजी। विकिटन स्थानने केली असल्यामुखे त्यापर कोणन्यक्षी स्थी शिक्काची आयावकात नहीं.

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[भडाराष्ट्र जमीन महसूत (माद, नगर व जहर मुमायन) विश्वम, १९६९ सातील विश्वम » नमुना "क"]

गाब/पेत : भीगरा	तालुका/न.भूका. : नगर भूगायन अधिकारी,अंग्रेरी जिल्ल					
नगर भूगाधन क्रमांक	क्रिट नंबर	प्तॉट नंबर	क्षेत्र ची.मी.	धारणाधिकार	शासनाता दिलेल्या आकारणीया किया माजधाया तपशीत आणि त्याध्य क्रेरतपासणीयी नियत वेळ	
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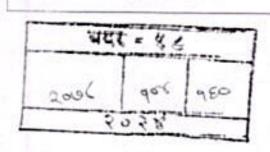


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2000/19/1	किन्तानी बाता व मुपतीची गोद सि. स. नं. १९६ श्रमाण			सही- 21/09/1971 न.पू.स.सं. ४ वृंश
16/06/2015	. मा. जनावती आयुक्ता आणि संयाजक धूर्ण अधिरांख (म. राज्या पूर्ण शर्यक्र श्रील परिचयक क. मा. मू. ५/वि. ए./अवरी भीदा/अन्तर पूर्ण दि. १६/०३/अन्तर, व. इकडील आदेश क. न. पू. संपत्त के .क पत्तर दिगांक १६/०६/अन्तर, अन्ययी केवल घोकडी भीदनहींवारील क्षेत्र व मिककार पश्चिकवरील क्षेत्र मेळारा अन्तर्गणे निजकत पविकेचन नमूद अंबी क्षेत्र अक्षरी श्रवाडानर दुग्योक घरन दार्शक भी. मी. दान्यक केती.			करकार के. ५७२ प्रधाने सही- 16062015 प.सू.अ.अंग्री
29042017	भा-जिल्ला अवीक्षक भूगी क्रिकेश पुंची जपनाम जिल्ला शंकेकडील आदेश क. म. मू. मं.क' अवील एक आर २३३/२० म्ह'ग, विशेष १८/१०/२० म्ह. इ.कडील आदेश क. म. मू. सं. १९ म. मंगर/ म. मू. क. १९६, १९६, १९६, १९६, १९६, १९६, १९६, १९६,		। प्रावेट प्रचाने सारक बरें वर्तात था, चूल [च चूका, १९६, १९६८ फोफा]] वी वर्ताय सारकावाई चूला च चूका, १९६६, १९६८ फोफा] सेच २९६, ९६ ची.मी.ऐचजी सेच २९९,८६ ची.मी. व च चूका, १९६१ करीत सारक गिरीजार्जाकर का चंडेय [[च चूका, १९६८% करिता] सेच 33.3 ची.मी.	केशकाय के. ५५४ प्रमाणे सही- 2504/2017 प्रमुख अंग्रेडी
2912/2022	आयेत्राने नीद - जिल्हा अधीक्षक पूर्वी आधानेत्व, मुंबई ययनगर सांचे कशील आदेश के . २ चु क. इ.स.च. पू. मीगरा/ पूर्विलोकार/ कर दि. १४८/३०२३/३३२३ हि. : १८/०९/३०२२ अन्तर्य न नगर पूजापर अपेरी शांचे अधील आदेश क. २ चू.अ./भीगरा/ पूर्विलोकार/व मु.क. १५६, १५६/५ हे १८४/३०२२ दि. ३८/५३/३०२२ अन्तर्य नगर मूनशन भीगरा तर. अपेरी २ मू.क. १५६, १५८/५ हे १८ विश्वकारिय व्यवक भी. चाईयाल शरशी मुद्ध बांचे गायाची चौद कशी केली			केरकार के, क्रम क्यांने सही- 29/12/2022 ग.मू.स. अंग्रेडी
2017(21	आवेताने चीव - चगर चुनावन अधिकारी , अंग्रेरी धार्च कडील आदश क्रे. च. घू अ. अं/ मोगार/ च. चू अ. १५६ व इतर / २०२३ वि. १०३/०३/२०२३ अच्चवे मा उच्च च्यायालय मुंबई प्रोधेकडील कचांट टर्च सूट चे. ६२९६/२००६ अच्चये की वर्तत पाईदाल मुना धांचे चाव कची अकन बीम. ईला विचेश चूल यांचे नाव द्यावान कंजीयी नींद केली.		[ইনা বিশ্বর মূচ]	केरकार के अन्व प्रचार्त तहीं- 22002025 1 पुज्ज अंधेरी
400000 S	विशेष के रकार खरेदी नंद - सह दु.शि. अपेरी ४ ध्येषकशील १.९.स. १५५/उन्देश दिनाक १८/१९/३०२३ अन्य है हो दिनेश भुग व भाईदास धारसीमई भूग दुस्ट ये दुस्टी चाईदास धारतीमई भूग, गुणीबाई भाईदास भूग, किम्मलाल जम्मादास, दानोदरदास बाईदास सून, बनाताब बाईदास भूग, हे भ्यात अमून स्थापे दुस्टी दिनेश वसंतराय मृत, ईता दिनेश भूग, जा प्रमाद दलाल, तरेश भूग, हि भ्यात अमून स्थापे दुस्टी दिनेश वसंतरी दिल्याने खरेदी बेजासारी खरेदी देगार खंबे नार स्था है स्थार प्राप्त पांच नाय दाखन केले	TRE 5 Pt. 4987 4 9152023 17012023	माय शोभ फाउक्केशन पूच वे प्रीप्रायत्त्र सुनित्न मनोहरामाल पूरी	करकार के, ब्रह्म ज्याने लडी- 35052023 १.मू.स. अंधेरी

हि सिळकर जंगका (दिनक उक्कार के 63:05:21 PM रोजी) दिनियत स्थानरी केशी असम्बन्धे त्यारा कोन्धानी सही तिस्ताची आरायकता नहीं

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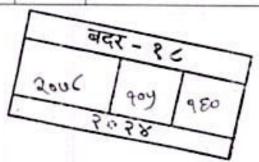
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[महाराष्ट्र जनीन नहसूत (माव, नवर व शहर मुगापन) निवम,१९६६ वातील निवम ७ नमुना ४४-]

गाव/पेठ : मोगरा		कारी,अंपेरी जिल्हा: गुंबई चयन			
नगर मुगापन क्रमोक	fire day	प्तॉट नंबर	क्षेत्र ची.ची.	धारमाधिकार	शासनाला दिलेल्या आकारणीया किया माज्याचा तपशील आणि त्याध्य केरतपासणीयी नियत देळ
44C/V			33.34	eft	वि. स. न. १५६ प्रमाणे

वृविधाधिकार :		
हरकाचा पूज धारक :	н	
44: 1964	[औ माईकन बारसी भूता]	
	रिमक्टी पश्रमे	
पहेदार :		
इतर भार :	Detoral	
इतर और :		
इतर और :		

दिनांक	succes	संद क्रमांक	नदिन बारक(वठ, वड्डेदार(य) किंवा भार (इ)	सार्थकन
29/06/1971	क्षिपोती सारा व गुदरीची श्रीद कि. स. में. १४६ प्रमान			स्थी- टाराजावरा प.पू.स.≢.थ पुंची
16/06/2015	ना जनाबंदी आयुक्त आणि संचातक चूरि अभिनेख (च तान्या पूर्व ग्रावेकडील चरित्रक) क ता मू ५/वि.च/अवती चीट/अन्त पूर्व दि.च/अअ/अन्त व इकडील आदेश क ता मू. १९६/५ के अ १९४२ दिशोक च्छ/न्द्र/अन्त अन्यये केचल चीवाडी नीटवर्डीयरील सेच व निककत चित्रेयपरील सेच मैजारा अन्तर्भने निककत चीत्रकेवर पमूच अंजी सेच अवती तेत्र तीम पूर्वक तीन प्रशंक ची.ची.दासल केत्रों,			केपकार के. ५४२ प्रमाने सही- १६०४/२०१५ प. मू.अ.अपेरी
25/04/2017	भा-जिल्हा अधीकक पूर्वी अधिनेश्व भुवई वापनाथ जिल्हा संघेकडील आरंग क न.पू संक्राअधित एस आर १२२/२०१६ पर विचाय १८/१८/२०१६ व इकडील आरंग क. १ पू स.सं/१ पू गोनगः न.पू क.११८/१०१६ वर्षा १८८८ व इकडील आरंग क. १ पू स.सं/१ पू गोनगः न.पू क.११८, १९८८ १९८८ १९८८ १९८८ १९८८ १९८८ १९८८		भ अवेद प्रथम धारण की गत्ता भा भूगा [ग पुत्र १९६८ १९६८ १९६८] की महीराल धारणायाई भूग ग पुत्र १९६६ १९६८ भी मा विश्व १९६६ १६ भी ऐकारी क्षेत्र २९९८६ थी मी स प पुत्र १९६६ करीत धारक विशेषात्राकर अ. प्रवेश [(ग पुत्र १९६४ करिया] क्षेत्र 333 थी मी	0-1916 th, 419 1916 1916 25042017 1.3 a. a668
7912/222	आवेशाने नीट - जिल्हा अध्येकक सूची अधिलेख, पुंचई प्रचनगर संघे कादील आदेश के. : न.पू.क. 3अ/न.पू. मोनवा/ पुनर्विलोकन/ का.चि. १४६/२०२२/३३२३ दि. : २६/०६/२०२२ अन्यदे व नगर पूचावन अधेरी संघे कादील आदेश के. च.पू.स/मोनवा/ पुनर्विलोकन/च.पू.स., १९६/१ ते १६/२०२२ दि. २६/९२/२०२२ अन्येव नगर मूनावन मोनवा ता. अधेरी च.पू.स., १९६, १९६/१ ते १७ सा विक्रकारीचे सारक सी. शर्दशास सारकी मुना संघे नावाची नीट कभी कशी.		The second are surely	60 2014 2012 2012/2022 1.5.3. albit



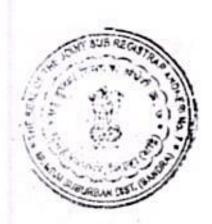
Page 1 of 2

क विजयन पविका (दिनांक **2912/2022 करन्य:14 PM** रोजी) विजिद्यत स्थानी केली असाध्यपुत्रे त्यावर कोणायाडी सडी किस्काची आरायकता नाडी.



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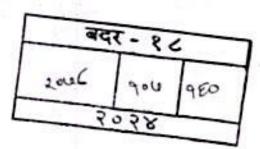
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[बडाराष्ट्र अभीन महसूत (बाद, नगर व प्रहर भूगायन) विषय, १९६९ वातीत विवय ७ वसूना "ट"]

गाब/पेठ : भोगरा			तालुका/न.भू	ातुका/न.पृका. : नगर धूमापन अधिकारी,अंधेरी जिल्हा				
नगर पूनायन क्रमांक	जिट नंबर	प्लॉट नंबर	क्षेत्र ची.ची.	धारमाधिकार	The second secon	किया पाठवाचा तपत्रील आपि त्याच्या विद्यो नियन देख		
****			34.9s	शी	ति.स.न १५६ प्रमाने			

मुविधाधिकार :		
हरकाचा मुळ बारक :	н	
24: 1161	[श्री भाईदान धारती पूना]	
	विभक्ती पळने	
ष्ट्रेदार :		
इतर भार :		
इतर और :		

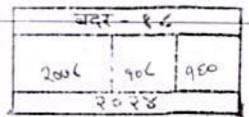




Rein	retable	संद क्रमांक	नदिन यारक(या), पद्मेदार(य) किंवा भार (ह)	नावांकन
29/09/19/1	विन्ताती सरा व बुद्धाीची नीद सि. स. नं. १५६,इमार्ग			सही. 2109/1971 न.मू.अ.अ.४ मुंब
16062015	न्य जन्मनेदी आयुक्ता आणि संपालक पूर्ण अभिनंत्र (म.शान्य) पूर्ण व्यवकारील परिश्वक क.ना.मू.५/नि.ग्र./अक्षरी नीदा/अन्तर पूर्ण दि.ग्र./७३/३०न्द व इकडील आदेश क.न.मू. १०६/५ के.स.न दिनांत्र - अन्यारी केपाल योकशी नोदयहीयरील क्षेत्र व निक्रकत पश्चिकपरील क्षेत्र मेक्सर अन्तर ने मिजकत पश्चिकपर नमूद अंकी क्षेत्र अक्षरी प्रतिति पूर्णक तीन दशाश पी.नी दशकल केप्ते.		7075-	वरी- 16062015 न पुत्र अंगेरी
5042017	मा जिल्हा अधीवक मूनी बी.वसराय धाईदान अधिनंश पुनई रावण्यत मुझान पुक्र १४८ जिल्हा योचेन वीलआदेशक त पुन्न, (भीनक वितान पुनं अव्यान पुनं रावण्यत मुझान पुक्र १४८ जिल्हा योचेन वीलआदेशक त पुनं १५८ (१८८) व पुणं हर्स्ट देहरी अधिक वित्र अधिक कर १५३ १५ भी मुझान प्रत्ये सेवल मुझान पुक्र १९६ पुक्र		वि मुळ १२६, १२६/ श्रीफा]] यी. मुळ १२६, १२६/ श्रीफा]] यी. माईदाल धारकावई मुल न मुळ, १२६६ श्री. श्रीफा] वीच २२६. १६ भी.मी.पंचारी क्षेत्र २२९,८६ भी.मी. श्र न मुळ. १२६६ कारीत धारक श्रीताज्ञांकर ळ. भोडेश [[न मुळ. १४६/४ कारीत]क्षेत्र १३३३ थी.मी.	न पु.स.संवेरी
etanica	आदेशन गांद - जिल्ला अर्थक्तक सुगी अभिलेख, मुख्ये उपनगर वार्ष कशील आदेश के. : १. मू.स., ३४/१९ मु. मंगरप्र पुनर्शिलोक्तम् का.स. १४४/२०२२/३३२३ दि. : २८/१९/२०२२ अस्पर्ध व नगर मुनाउन अपनी बार्ष कशील आरोश क. १ मू.अ./मंगर्य पुनरिलोकत्त्रभ् मू.क. ११६, १९८/१ ते १७/२०२२ दि. २६/९२/२०२२ अन्येश नगर भूगयन मंगरा ल. अपनी १ मू.स. ११६, १९८/१ ते १७ छ मिळवरतीये धारश मी. माईदान धारमी मुश संग्रे नामाणे गोद कमी काली			कराकार के. क्यू- व्यान व्यान टका उटाउट १ पु.स. अंगेरी
1009023	आदेशाने गांद - नगर पूनाजन अधिकारी , अधेरी धाने कडील आदेश के न. मू. अ. अ/ भागरा/ म. मू. क. १९६ व इतर / २०२३ दि. : ०३/०३/२०२३ अन्यवे मा. उत्त्वा नगरामात्र मूर्वा धानेकडील कन्मीट टर्व सूट में, ६३१६ म्हल्यू कर्य भी बसीर माईदान मूना धाने गांव कमी करूम भीन, ईला दिनश मून धान मूहिताल कर्मार्थ मिन्न		[ইনং হিবল খুৱা]	क्षेत्रकार के. _{सन्दर्भ} स्थाने सडी- 22032023 ९.मृ.स. संथेरी
W SEAL	भित्र कुरकार सर्वेदी गांद - तहे कु के कि स्वक्रकाल र ट.ल. १५५/२०३३ दिनांक अस्ति २०२३ स्वति देवो दिनेत भूति व बहु से धारतीमाई मृत हमते व हमते बाईदाल धारतीमाई इडिक मुनीबाई महिद्या मृत, विमानतील जानकाल, दार्गदरहाल माईदाल भूत, दालाराद माईदाल भूती है मबत लहें हैं कि हमते हमते हैं अस्ति महत्त है तह दिनेश मृत, जात प्रमान दालाल, मरेश प्रमान मृत, विकान महत्त्व प्रमान के स्वित्व में स्वति स्वति महत्त्व स्वति	THE S.FL. NOTES. 9152523 17012323	नाय होन फाके-देशन पूर से ब्रोधायटर सुनित सर्वदराजान पूरी	केरकार के. ७६२ इमार्च स्वी- अंग्रिट्स १.पू.स. अंग्रेस

ति निवासना परिवार (विरोज 2405/2023 83:05:21 PM रोजी) विजिटन स्थापनी केली असल्यमुजे त्यारर जात्याच्याने सदी विल्लाची आरायकता नहीं.

पित पर्वाचनी साठी https://digitals.ethera.mahabhumi.gov.in/DSLR.Lagin/YarifyPropertyCard वि संक्रित आवशस 2204100002489623 हा अस्ति सामास









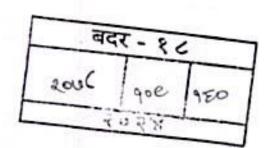
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[महाराष्ट्र जरीन महसूत (माव, नगर व अहर मुमायन) नियम, १९६९ यातील नियम क नमुना "ळ"]

गाव/पेत : भीगरा			तानुका/न.भू	का, : नगर भूमापन अधि	जिल्हा : मुंबई समनगर	
नगर भूमापन अमोक	क्रिट नंबर	प्लॉट नंबर	क्षेत्र थी.ची.	मारणाधिकार	मारणाधिकार मासनाता दिलेल्या आकारणीया किया मासवाया केरतपासणीयी नियत येश्र	
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हरकाचा मूळ बारक :	H	
## : 9964	[श्री भाईचाल धारसी भूता]	
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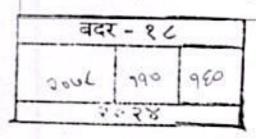


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29/09/19/1	क्षित्राती सारा व मुद्दावियों लेद सि.स.च.११६ प्रचाने			सरी- 21091971 न.पू.अ.स अपूरा
W12016	का क्याबंदी आयुक्त आणि संस्थानक पूर्ण अभिनेत्र (व. राज्या, पूर्ण व्यवकारील परिश्वक क ला.मू. १/वि. १/अवारी मीट/जन्म पूर्ण दि. १८/०३/जन्म व इकाहील आरोग क. व. पू. भागा के ज भाग दिलांक १६/१३/उन्तर अन्यये मिळकल पविकेषणील लगुद जंबी क्षेत्र अकारी व्यवकारित क्रक्तम पारण पंच्यानय पूर्णिक एक दाशाल थी.मी. राष्ट्रद केले.			क्षरकार के. फ्रा क्याने मही- १७१2/2015 नहुअ:अंग्री
504/2017	मा जिल्ला अपीक्षक चुनी भी उत्तरंत्रास माईदाल अधिलंक मुन्ने संगणकर मुन्नान मुन्न कर्याजिल्ला संगणकर साम स्वाप्त साम स्वाप्त साम		भ [प्रोबंट प्रमाणे धारक भी नगत था. पूरा [ग्रमुक १९६, १९६८ भीचक]] थी.माईचान वारसापाई पुत्र व मु.क. १९६६, १९६८ भीचि व माईचान वारसापाई पुत्र व मु.क. १९६६ भी.मी. व ग.मु.क. १९६६ के ति धारक गिरीजानेकर अ. चंडेव [[ग.मु.क. १९६८ के ति] केच 1333 भी.मी.	करकार के. ५१) प्रभावे सही- 2504/2017 च चु अ अंधेरी
rtarasca	आदेशने मोद - जिल्हा अधीक्षक पूर्वी अधिकेख, मुंबई उपनत्तर छात्रे कडील आदेश आ । २ ५ आ । इका-२ ५ मोगरा/ दुनविशोकत/ का.दि. १५৮/२०२२/३३२३ दि. । २६/०१/१०२२ अन्यदे द नवर पूजायन अधेरी शोध कडील आदेश आ , २ ५ अ/भोगरा/ दुनविशोकत/न मु.क. १४६, १४६/५ ते १७८२०२२ दि. २६/१२/२०२२ अन्येष नवर पूरावन घोषरा ता. अधेरी न मु.क. १४६, १४६/५ ते १७ छ विक्रकादेवे शानक वी. भाईराम धारमी भूता शोध नावाची गोर कभी केली			कराबार के, ७०० प्रमाणे सरी- टाका कराव्य १. मु.स. संवेदी
1002E)	आदेशने नोट - नगर पुनावन अधिकारी , अधेरी बांच कडील आदेश के . न भू अ अं/ नामगर न मू क १६६ व इतर / २०२२ दि : ०२/०३/२०२६ अन्यदे मा. ए मा न्यायालय मुंबई वांचकडील कन्नीट उन्हें देशक स्थाप करने में देशन भाईदाश मुख वांचे नाव कची करून चीन. ईता विनेश भूत वांचे कर द्वारा करने		[ইনা বিশ্বর দুবা]	करकात के, क्रम क्याने सही- 22(03/202) त.चू.स. अंक्री
The State of the S	विक्र संस्थान सर्वेद्वार करें हैं। जिस्सी ४ संबक्त वील १.८.म. १०५/जन्द दिनांक कर्म क्रिकेट अन्य दें क्रिकेट में है कि महेराज सरसीमते मूल इन्ट व इस्टी सहेराज सरसीमते मूर्ट महिलाई महेराज कर्म है जिस्सा सम्बद्धात, समोदरद्दत को इस मूल, समोताव कई इक मूल, है जात अनुहर्म कर के दिना समोदाय मुद्द ईला दिन्द मूल, जा प्रमा दलाज, ने भ सरकार कर के जिस महिला के सिंग समोदी दिलाने सरेदी से समाती सरेदी देंचर क्षेत्र ना। जात कर	ee gPc antita 9152023 17012023	नाव हान फाउ-वेशन पुर से श्रीशाबाद सुनित समीत राजात पुरी	करकार क्रे. ७६२ श्रमणे वही- अध्यक्ष्मण्डा ९.पु.क. अवेची

वि मिळकर जीवन (दिर्जन 2605/2023 03:05:21 PM रोजी) विजिद्धतं स्थातरी केली अत्तरखनुते त्यातर काण्याची सदी विज्ञाची आयायकता गडी. मिळकर जीवन बार नारोड दिन्नेत 2605/2023 05:05:33 PM

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[महाराष्ट्र धनीन नहसूल (गाव, नगर व प्रहर मुगायन) निवन,१९६९ वातील निवन ७ नमुना "उ-"]

गाव/पेठ : भी वरा			तानुका/न.पू	का, : नगर भूनापन अधिः	कारी,अंधेरी जिल्ला∶भुंदई सम्बन्ध
नगर पूरायन क्रमोक	क्रिट नंबर	प्तांट नंबर	केंग्र भी.भी.	धारणाधिकार	शासनाता दिलेल्या ककारणीया किया भारताचा तपशील आणि स्थास्था क्रियतपासणीयी नियत वेळ
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24: 1764	[श्री माईवाल धारती मृता]	
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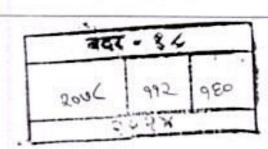
হিবাঞ	ध्यवहार	संद्र क्रमांक	मदिन धारक(धाः). पद्रेदार(थ) किंता मार (६)	राबांक र
25/05/1971	क्रिनाती सारा व मुद्योपी नीद वि. ह. न. १९६, प्रभाने			सरी- 21091971 न.पू.अ.अ.४.गुंच
16/06/2015	. मा.जमार्थेदी आयुक्त आणि मधालक भूमि अधिनेख (म. राज्या पूर्ण खरोकडील परिपयक क मा.मू.५/मि.६/अक्षरी मीट/२०१५ पूर्ण दि.९८/०३/२०१५ व इकडील आरोज क.म.मू. १९८/५ के अभ्यत्र दिश्यंक १८/६/२०१५ जन्मदे केवल चीकडी मीटदार्शियरील संघ व मिलकत पश्चिकशील संघ मेंजार जसले ने मिलकत पश्चिकर प्रमुद अंकी संघ अक्षरी प्रेषाओं स पूर्णक चाथ दशांज भी मी.खासल केली,		22	करकार के, ५६२ प्रमाने सडी- 1509/2015 र.सु.स.अंग्री
25042017	मा जिल्हा अधीलक पूर्वी अधिकां से पुन्दी उपयाप जिल्हा धर्मकां की आदेश क. ग. मू. सं. अं कील एक आहे २२२/२० १५ था, दिनांक ०८/५०/२० १६ व इक बील आदेश क. ग. मू.स. अं/५ मू. वापार/ च. मू.स. १५६ परं १५ १५ १५ १५ १५ १५ १५ १५ १५ १५ १५ १५ १५		भ [प्रोमेट प्रमाने धारक नी. वसंत मा. भूत [च पुळ, १९६, १९६८ मोच्छ]] नी. मार्डेचान धारतानाई भूता च मुळ, १९६६, १९६८ मोच्छ] संघ २९६,९६ प्रो.मी. एंडजी संघ २९९,८६ मी.मी. च च मुळ, १९६६ करीत धारक गिरीजाओकर ळ. पांडेच [[च मुळ, १९६/४ करिता] संघ 33.3 भी.मी.	केशभार के. प्रश्न जमार्थ सर्वी- 25/04/2017 प. यू. अंधरी
Nertation2	कारेशान गाँद - जिल्ला क्रांकेक भूगी अभिनेत्व, युन्दै जयनगर यांचे कजीत जाएंश के, : न भू क 334'च मू भोगाध पूर्ववित्रोकन्ध का वि. ११६/२०२२/३३२३ दि. : २८/०५/२०२२ अनाई व नगर भूमावन अभी वार्षे कडीत जाएंश क. न मू ज/मोगाध पूर्ववित्रोकन्ध च मू क. ११६, ११६/५ ते १४ स विज्ञकारीय उद्देश्य २०२२ जन्मेंच गणर मुगायन भोगता हा, अधेरी न मू क. ११६, ११६/५ ते १४ स विज्ञकारीय यागक मी. माईस्टम धारसी मुता यांचे नावाची गाँद कामी केली			करकार के. क्रम प्रमाणे मही- 2912/2022 च.चू.स. अंगेरी
2903/2012	आदेशाने नींद - नगर भूमानन अधिकारी , अधेरी संधे काहीत आदेश है म. मू. अ. अ / मंगाराज म. मू. को. १% व इतर / २०२३ दि: ०३/०३/२०२३ अन्यदे स. उत्तव न्यावालश मुन्हें यांचेकाहील कान्नेट टर्म सूट में, ६२१६/२००६ अन्यदे सी बत्तेत माईदास मुना संधे नाव कार्य करून सीम. ईता दिनेश कृत योचे नाव दाखल केलोची नोंद केली.		= =	केरकार के, क्रम ज्याने सही- 22032023 ९ पु.अ. अंकेरी
10000000	पश्चिम २०२३ अन्यये हेला दिनेश भूत ४ माईदास धारसीमाई मृता दुन्द के दृश्दी माईदास धारसीमाई भूत, मुश्रीमाई माईदान भूत, निममानान जनन्यदान, द्यानेदरदान माईदान भूत, तस्तेतात माईदान अपन्य सम्याये दृश्दी दिनेश बस्तेतराज भूत, ईला विनेश भूत, तसा प्रमाद दलात, नरेश	RE 5/R 90/84 915/2023 17/01/2023	नाय होन फाउं-डेजन पूच वे बोधावटर श्रुतिल मनोत रामाल पुरी	केरफार के, ७६२ इम्पर्ने वही- 26052021 न.पु.अ. अंधेरी

हि ज्यात के प्राप्त क्रिकेट क्रिकेट **१३.०३.२१ PM** रोजि। विजितन स्टासरी केनी असन्यानुके त्यापर स्रोतनाथी सही दिनकाची आराधकता नाही

Planet when exercite firth 2005/2023 PG-05-56 PM

विवास प्रभावन्त्री सामिक्तानिकृतिकोक्ताक्रमा mahabhumi.gov.in:DSLAA.agin/YarifyFropertyCard य रहित स्टबार 2264100002489630 हा अपीत पापराय









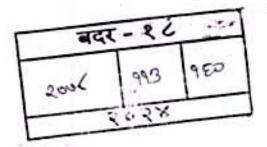
ULPW: 92040547310

[महाराष्ट्र अवीन बहसूत (माद, वनर व सहर धूमायन) विवय, १९६९ वातीत विवय ७ वयुना "ड"]

गाव/येव : भोगरा		तानुका/न.पू	का. : नगर भूगापन अधि	शारी,अंथेरी जिल्लाः पुंद ई संघननर	
नगर भूगापन क्रमोक	किट नंबर	And the section of th		माननाता दिलेत्या सकारणीया किंवा शास्त्राथा तपत्रीत आणि त्याच्या केरतपात्रणीयी रियत वेज	
496/6			484.40	सी	ति.स.न १९६ धनाने

नुविधायिकार :		
हरकाचा पुत्र यारक :	н	
44 : 1764	[भी माईयान बारसी पूता]	
	रिश्वती प्रक्रवे	
पहेदार :		
इतर भार :		
इतर होरे :		



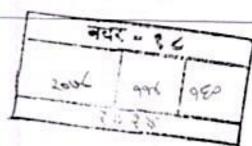


ft-10	भ्यवहार	संद अधाक	नविन धारक(बा), पहेंदार(प) किया चार (ह)	सावकित
29/08/19/1	विन्तांती सारा व मुदारियी गीद सि. ल. न. १५५६ प्रमान			1101. 21091971 114.2.2.4.490
16/12/2015	. माज्यमंत्री आपूक्त आणि संघातक भूमि अधितंत्र (प राथ्यः पूर्ण संघेकश्रीत परिच्यत क.मा.मू. भूमि.माज्यारी गोदा २०११- पूर्ण दि १६/७२/२०१५ व इकश्रीत आदेश क.म.मू. संगरा के.क भागे दिगांक १६/१२/२०१५ अभागे निकारत प्रिकेपरीज गमूद अंत्री संग असरी संघातीत कामन एकडी एकोनपन्नात पूर्णांक नक दारोग भी मैं गमूद केओ			करकार के, ५४१ प्रमान सरी- 16/12/2015 न मुख अपेरी
25/04/2017	मा जिल्हा अधीक पूर्व अविशेष पूर्व प्रपान जिल्हा वावेकतील आदेश क. न वृत्त अंतरील एस आर स्ट्रांट्रंट्रंट्रंट्रंट्रंट्रंट्रंट्रंट्रंट्र		भ [प्रोवेट प्रमाणे स्वरक सी. वर्शन था. भूता [र यु.क. १९८, १९८/ गो९०]] सी. बाई राज सारसामाई भूता २ यु.क. १९८६ १९८८ गो९०] बीच २९६, ९६ थी. वी. देवजी सीच २०५,८६ भी. वी. व २ यु.क. १९६६ करीत सारक [मेरीजानंकर क. चाँडेय [[र.यु.क. १९६८ करिता] सीच 33.3 थी. वी.	न मुख्य अवेती
9 (2)(0)	आरोशने नोय - जिल्हा अवीक्षक पूनी अभिनेख, मुंबई रायनगर साथ कशील आरोग छः : न मुळ ३४/९ मु भीनगर पुनरिजीक पं का वि १४८/२०२२/३३२३ दि : २८/०९/२०२२ अपने व नगर मुनावन अधेरी साथ कशील आरोग छः, न मुळ/भीनगर पुनरिजीकपान मुळ. १९६, १९८/९ ते १७४२०२२ दि. २८/९३/२०२२ अपरेश नगर मुनावन योगता ता. अधेरी न मुळ. १९८, १९८/९ ते १७ या विक्रकारोष्ट्र यानक ब्री. भाईयाल धारती मुना यांचे नामाची भीद कमी केली.			क्रेग्डार डे. ₉₀₀ प्रचार्च गर्दी- 29122022 १.पु.स. अंग्रेरी
90(25)	आवेशक नोय - काम भूगायन आविकारी , अवरी याँच आडीत आदश हा . म. मू आ अं/ संगर्ध म मू का १९६ व इतर / २०२३ थि. : ०२/०६/२०२३ आवार्ष मा एक्य न्यायान्त्र मुख्यं योगेकारीत कन्मीट दर्व सूट में, १२९९/२००६ आवार्ष भी वसीत साईदाल मून याँचे नाव आवी करून भीम. ईला विनेश मून याँचे नाव दाखान केलोची नोद केली.		[इंशा विवेश मुख]	क्षणकार के, क्रमा वर्षी- 2203/2023 १.मृ.स. अंगेरी
eneous	विश्वेष धनकार स्वरेष्ठी नोद - सह यु नि. अवेषी ४ खंडकडील र.ड.क. १९५/२०२३ दिनांक १७/४/२०२३ अन्य वे हेला दिनेक भुत व साईदाल धारतीयाई पुना टुरत ये टुरती माईदाल धारतीयाई भुत. मुळीबाई भाईदाल मुना, विकासताल धारतावाल, दामादरदास साईदाल मुना, यानेतास साईदाल भुत. हे स्थात अनुन सम्बाध टुरती दिनेज वसंतराव भुता, हंता दिनाः भुता, लक्ष प्रमाद दलाल, नरेश मित्रा नरेश मुना, सेनी खरेडी दिनायनं सारदी संभागाती स्वरदी देनार साथ नाव माने सहस्त विकास सोने माने पायल केले	म्ब यु.मि. अवते ४ 9152023 १७१०(१४23	। पाय होन काळेजेशन युव ये प्रीयायटर सुनित व्यक्तिराजान पूरी	करकार के. ७६३ व्यापी सही- अंश्रेड अंश्रेड र मृजः अंश्रेड

त्र मिने प्रतिकृतिक **१९६८ मा १** वर्ष । वर्ष वर्ष । विभिन्न स्वासनी कानी असल्यामुझे त्यावर क्रांग्यवाही सही विकाली आरायकतः नाह

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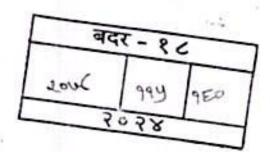
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[शडाराष्ट्र जनीन महसूत (माव, नगर व प्रहर मुमायन) नियन, १९६९ वातील नियम ७ नजुना "ढ"]

गाव/पेतः भीनरा			तानुका/न.भू	का.:नगर भूभापन अधि	कारी,अंदेरी जिल्हा: गुंदई उपनगर
नगर भूगापन अनोक	क्षिट नंबर	प्लॉट नंबर	देश थी.गी.	धारणाधिकार	शासनाता दिलेल्या जाकारणीया किया पाठवाचा तपशीत आणि त्याच्या क्रेन्त्रपासणीयी नियत देख
116/8			20,30	vit	वि.स.म.११६ प्रमाणे

नुविधायिकार :		
हक्काचा मूळ पारक :	н	
44: 1164	[भी मार्थ यस धारती मृता]	
	रिभक्ती पञ्चने	
पट्टेदार :		
इतर भार :	9.5	
इतर और :		





Page 1 of 2

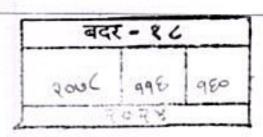
Reis	untania	शंद क्रमांक	नदिन धारक(था). यहेदार(थ) किंदा भार (इ)	বাজাক ব
25051971	विनारेती कारा व मुद्रारीची नीद सि. स. नें. १९६,जवार्थ			वरी. 21691571 ग.वृ.स.म.४ पुंची
16/04/2015	ना जनाकेरी आयुक्त आणि शंदाजक भूनि अभिनेख (म.शान्य पुन यानेकजीज परिपायक अ.स.मू.भनि.म./अवारी नोद/अन्तन पुने दि.स्/०३/अन्तन व इकडील आदेश क.स.मू. ११६/५ के अन्तन्तर दिनोक १६/६/३०१५ अन्यये केयज योकारी नोदयबीवरील क्षेत्र व निकलत विकेशवरील संप्र मेळाल अन्तनेने निजवारा प्रतिकेशन नमूद अंबी संज असरी योक पुनोक रीन यातंत्र थी.मी.शावाल केली.			करकार के, ५४२ जनाने सरी- 1609/2015 प. मु.अ.अंगरी
25/04/2017	चा जिला। अधीकक पूर्ण अधिनंत्रक मुंबई अपनाल जिल्हा संघेक दील आदेश क. न पू सं. अपील एक आर २२२/२०१५ पर दिगांक ०८/१५% २०१६ व इक बील आदेश क. न पू अ अ/म पू संपराः प. मू क. १९६, १९६ १९६ १९६ १९६ १९६ १९६ अर्थ व स्थान की साई साथ साथ साथ पूजा संघ दिगांक २३/१५/१९१७ करों प्राप्त की साई साथ साथ साथ पूजा संघ दिगांक २३/१५/१९१७ करों प्राप्त का मा अपाल की साई साथ साथ साथ पूजा संघ दिगांक २३/१५/१९१७ करों प्राप्त का मा अपाल की साई साथ साथ साथ है पूजा संघ दिगांक २३/१५/१९१७ करों प्राप्त का मा अपाल की नाम मा अपाल के प्राप्त की मा अपाल के साथ साथ की साथ की साथ की साथ की साथ की साथ		भ [प्रोमेट प्रचाने वारक बी. तसंत घर. भूता [च चू.स. १९६, १९६८ श्रोच्छ]] वी. शईदात प्रशासकाई भूत च चू.स. १९६६ श्री.मी. व च चू.स. १९६६ थी. मी. हेवारी संग २९९८६ श्री.मी. व च चू.स. १९६६ करीत घातक मिरीजार्जाक स. प्रोडेय [च चू.स. १९६८ करिता] संच 33.3 भी.मी.	के राजार के, परंप प्रथमने सही- 25/04/2017 प. पू. अंग्रेडी
2912322	आदेशान नींद - जिल्हा अवीवाक चुरी कपितेख, नुबई उपनयर संबे कतील आदेश का, न पुक्र, ३३४'च मू चोगखं पुचित्तीकच्छ का.दि. १४८/३०२३४३३३१ दि. ; ३८/०६/३०३३ अच्छो व नगर गुमापन अंपरी संघे कडील आदेश क. न.मू.अ/भोगद्ध पुचित्तोकच'र-पुक्र, ५५८, ५५८/५ ते १४४/३०३२ हि. १८/५२/३०३२ अच्चेय गगर मुनागन भोगत ता, अंपेरी च.चू.क. ५५६, ५५८/५ ते १६ व्य विक्रकतीय भारक बी. चड़ेदास वारती चुना संघे गांताची नींद कजी कडी			करकार के. फल उपापे सही- उप12/2022 ग.मू.ज. अंगेरी
201202	आदेशाने नीद - नता मून्यपन अधिकारी , अपेरी श्रांचे काहीत आदेश हैं म. मू. अ. अं / मान्याः म. मू. क. १५% व हतार / २०२३ दि. : ०२ ०३ '२०२३ आचारे मा. उत्तव म्यायलाट मुंबई श्रीचेकश्चील कर्लाट टर्म सूद में. १२५६/२००६ अन्यां भी वर्तात माईदास मुख श्रीचे नाद क्षणी करून भीम. ईला दिश्या मूता वर्षा नाव दाखल केलीनी मीद केली.		[ইনা হিণ্ড বুল]	करकार सं. क्रमा वर्षाने वर्षान- 22032023 १.सू.स. अवेरी
SOUTH S	विरोध के रकात खरेदी चंद - तक दू नि. अधेदी ६ यांचेकतील र दाक. १५५/२०२३ दियांक १७/०५/२०२३ अन्यये ई ला दिनेश मुक व माई एक पानसीमाई चुता इन्टर ये इन्टी माईदास बारसीमाई चुता, गुलीबाई माईदास मुख, विनयताल अनवादाल, दार्मावरदास माईदास मुख, वसंतरास माईदास प्राप्त असून सम्पादे इन्टी दिनेश वसंतराय मुख, ईत्या दिनेश मुख, जा प्रम्य दाताल, मरेश पानसीमा असून सम्पादे इन्टी दिनेश वसंतराय मुख, ईत्या दिनेश मुख, जा प्रमय दाताल, मरेश पानसीमा क्षेत्र सम्पादे दावाल के वी	सह दुनि, अंगेरी 4 915-2023 1703-2023	गांव होन फाऊंडेशन छुव वे शोशाबटर सुनित मनोब राजाल पूरी	कराकार के. ७६२ इंप्यूपी सही- 29/05/2023 न.पू.ज. जंबरी

1 03:05:21 PM रोजी। डिजिटन स्थाली केली अलन्यानुके त्यावर कोण्याती सही क्रिकाची अपव्यवस्य नहीं.

শিরকাণ প্রথম কার্যবাধীর বিশ্বক 26/05/2023 06/05/12 PM

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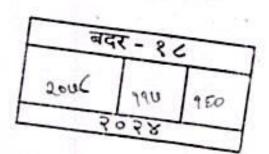
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[महाराष्ट्र ज्योन महसूत (माव, नगर व बहर मुमायन) निवय, १९६९ वावील निवय ७ नयुना "उ"]

गाव/पेत : मोगरा			तातुका/न.पू	जिल्लाः मुंबई खपनगर		
नगर भूमापन क्रमांक	ग्रिट नंबर	प्लॉट नंबर	क्षेत्र ची,ची,	धारणाधिकार		हे वा पाळवाचा तपतीत जानि स्वाच्या जी नियत येळ
116/10			02.FX	eff	वि.स.न ११६ प्रमाने	

चुविधाधिकार :		
हरकाचा मूळ वारक :	н	
44:1164	[श्री मार्वयम बारमी भूगा]	
	निमक्ती प्रकर्त	
पहेचार :		
इतर पार :	12 (12) 6 (12)	
इतर शेरे :		





Page 1 of 2

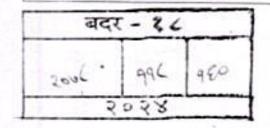
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रियाक		संद क्रमांक	नदिन बारक(थ३). पहेदाराया किंवा भार (इ)	maler
29/36/19/21	विनशती सारा व मुदर्शाची गोद कि. स. नं. ११६८मध्ये			स्त्री. 21091971 १.सु.म.म.च्य
16/06/2015	ना जमानदी आपुना आणि संधानक पूर्व अभिनंत्र (म.राज्यः पूर्व यानेकडील घरेरवकत क.पा.मू.५/वि.६/अक्षरी मीट/अन्तः पूर्व दि.६/५३/२०५५ व इक्तबील आदेश क.प.मू. १९६/५० के अपकर विपांक १८/६/२०५५ अमान्ये केवल घीकारी मीद्यवीयारील क्षेत्र व विक्रकल चिक्रवारील बीच मीजात असलेने विक्रकल चिक्रवेदन प्रमुद अंकी क्षेत्र अक्षरी एकेव्याजील पूर्णक सक्षा दर्शाश ची.मी.दास्त्रल केले.			करकार के. ५८ प्रमाणे स्था- 16062015 ग मु.स.संपेरी
25042017	मा जिल्ला अधीकक भूगी अधिनीय पुनई वचनाम जिल्ला धर्मक दील आरोश के मा भू मी अंजायित दस आर २२३/२०१५/१६ दिनांक ०८/०४/२०१६ व इकतील आरोश के मा भू अ अ/म भू मंगार भी मार मा भू का १९६, १९६९/१८/१८/विमोक २५/४/२०१० अमार्थ नाम भूमारन गोगार देशील मा मुक्त १९८, १९६८/१९१४ चा मिजकारीये भारक भी भाई दास धारतामाई भूगा धांचे दिनांक २३/१०८/१९१४ मार्थे मृत्युराज्ञास्त्रता मा सामा नाधालय मुंबई धर्मक दील धारिता का १०१४/२०१० मार्थील भारर गृत्युराव करें आरोश स्वकाश दि २५/१६/२०९० रोजीचा संभावि हुक्तानुस्तर मा मुक्त १९६, १९६८/५१९४ चा मिजकारीये धारक भी माईदार धारतामाई भूगा धार्च नाधाची नोद सभी कासन वारकाने धारक वास्तारक माईदास भूगा बावे नाधाची धारक सदरी नोद दाखल केशी तालेव तालेव मा मुक्त १९६, वा विक्रकारी गरील दि १२/४५/१९२२ च नोदीनामी अंगत पुक्तारोक सम भी, गईदात धारतामाई भूग दुस्ट मा दुस्टी आरों भीव तालकारीय मा पूज का अ धार्च दिनांक ५२/०५/२०१५ रोजीच नोदी मार्थ अंगत पुक्र १९६, धानिककारी मार्थ केश्मान का भूत्र दि ६/०५/२०१५ रोजीच नोदी मार्थ अंगत देनार दुस्कारीकारण को प्र २६८ १६ धीनी, एकारी क्षेत्र २१९८६ धीनी करील आरों नोदी मार्थ अंगत देनार भी, वस्ताराम धार्च पुला धार्च नाधाची नोद सन्दा का कार्य देनार भी, निरीतालांकर अविकार प्रसाद धार्य धार्च नावाचीव्याक्र सदरी गोद दाखल केशी.		भ [प्रोमेट जमाने चारक भी गमा च. कुव [न.पू.म. १९६, १९६/ शोका]] भी मईग्राम वारमापाई मुग्त न.पू.म. १९६९, १९६८/ थोका] शेष २९६.९६ घी.मी.हेकारी शेष २९९८६ घी.मी. व न.पू.म. १९६९ करीत वारक गिरीजाओकर अ. चंडेंग्र [न.पू.म. १९६८ करिन्छ] शेष 33.3 ची.मी.	करकार झे. ५१) इमार्च वर्दी- 2564/2017 प. पू.स. अवेदी
9123122	आरोमान नीद - जिल्हा अधीक्षक भूमी आधिर्मक, मुन्दे प्रयानगर सांचे काळील आदेश का. न. मु.क. ३४४/न मु. मीगरा/ पुनर्विलीकन/ का.वि. १४६/२०२२/३३२३ वि. : २६/०९/२०२२ अन्यवे व नगर पूनावन अपनी सांच काळील आदेश का. न. मु.स./मीगरा/ पुनर्विलीकन्/न. मु.क. १५६., १५६/५ वे १६८ व्या मुख्यावन २६/५३/२०२२ अन्वेद्य नगर मुख्यावन मीगरा ता. अधेरी न. मु.क., १५६., १५६/५ वे १६८ वर विकासनेग धारक सी. याईद्यान भारती भूग मांचे नादाची नोट कार्यों के.सी			करकार के. ५५० प्रचाने सही- जक्षा अंदर्श र मुख्य अंदरी
2012(2)	आईशार्य गोद - पगर मुमानन अधिकारी , अधेरी छाचे कडील आदेश के च. मू. अ. अ./ मोगरा/ म. पू. म. १९६ व इतर / २०२३ दि. १०३/०३/२०२३ अम्पादे मा. उत्तक नदासलय पुंचई प्रांचकडील कर्नाट टर्म सूट चे. ६२९६/२००६ अम्पादे भी वारोत माईदाल भूम छन्ने नाव कची करून सीम. ईला दिनेश भूच धांचे मांच दावाल केलोची नीद केली.		[ई.गा दिनेश मृत]	करकार के. क्यू इम्पर्ने सही- 2203/2023 १.मू.स. क्रपेरी
d Garage	विशेष करकार सारंदी नंद - त्या दुनि, अंधरी ४ व्यक्त दील र.स. १९४७ २०५३ दिनांक १४/५६ २०२३ लगाये ईला दिनेश भूत ४ धाई एक वारसीमाई भूत इस्ट ४ दुस्टी धाई एक वारसीमाई अधित है है पन प	ne g Pr. albif 4 915/2023 17/01/2023	माव होन काॐडेजन पुत्र में प्रोजायटर सुनित्र मनोड रामाल पुरी	केरकार के. सहर उपापे स्वी- १६९४ अंधी

वि निजयन पंत्रिया (देनोक 2606:2023 65:06:20 PM रोजी | दिनियान न्यावरी केली असम्बन्धने त्यपर कोन्नयाणी नहीं जिन्हाची आयरणकता गाड़ी. पिळकल पंत्रिया ज्ञावनातीड दिनोक 26:05:2023 06:05:48 PM

वित्र प्रशासनी सारी https://digitalsothers.mehebbumi.gov.in/DSLR.Legin/YorllyPropertyCord य गीरत स्थाराय 2204100002489418 ह। असीत स्थाराय









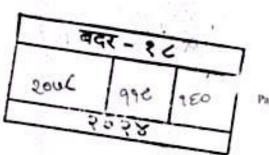
ULPIN: 70019032465

[महाराष्ट्र अमीन नहसूत (साब, नगर व प्रहर मुमायन) निवम, १९६६ वासीत निवम ७ नमुना "ढ"]

गाब/पेठ : भी नरा			सानुका/न.भू	कारी,अंथेरी जिल्ला: गुंबई उपनगर	
নগৰ খুনাঘৰ কৰাত	शिट नंबर	प्तॉट नंबर	क्षेत्र भी,ची,	यारणायिकार	शासनाता दिलेल्या आकारणीया किया भारत्याचा तपशील आणि त्याच्या क्रिन्तपासणीयी नियत वेज
****			64.40	स	वि. स. म ५५६ प्रमण्डे

सुविधाधिकार :		
हरकाचा मुळ यारक :	*	1/
4: 1164	[श्री भाईयान धारती भूता]	
	निपन्ती प्रकरे	
प्रदेशर :		
इतर पार:		
इतर और :		

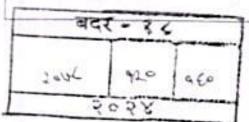




दिनाक	ध्यवशार	संद क्रमांक	नविन मारक(या). यहेदार(य) किंदा भार (इ)	साबांक न
28091971	क्रियाजी सबस व भूवतीची नीद वि. स. र्ग. १५५६३माओ			सही- 21/09/1971 न मुख्य के अमुंब
96/06/2015	. भा अभावती आपुत्ता आणि संध्यानक भूति अधिनाक (म. राज्या पूर्ण वर्षक ब्रीत चरित्रकत्त क.मा.मू.५/वि.प./अक्षरी नोद्य/जन्म पूर्ण दि.५६/०३/जन्म व इक्तवीत आदेश क्र.म.मू. १९६/१९ के.क्र-अन्न दिनांक १६/६/जन्म आण्यों केयम चौकाते नोदयशीवरीत ब्रोप व निक्रकत प्रिकेक्शीत ब्रोप नेआत अत्तर्तते निक्रकत परिकेचर नमूद अंबी ब्रोप असरी एकोयस्वतन पूर्णक मात्र दशांश ची.मी.दाखान केत्रों.			क्षेत्रकार के. ५८ प्रसार्थ सही- 16082015 न.मू.ज.अंगेरी
25/14/2017	ना जिल्हा अधीवक भूगी अभिलेख मुंबई जपनाय जिल्हा धांगेकडील आदेश का न मूं संअभित एस आर २२२/२०१६/फ दिगांक ०८/०%/२०१६ व इककील आदेश का न मूं अं अंतर मुं अंगरार न मूं क १९६, १९६१वे/फाटिगांक २६/४/२०१६ जन्मते नगर मूगायन मांगरा केवेल न मूं क १९६, १९६/९०१९६ चा निककारीये आरक की खई दान धारमानाई मूत्र धांगे दिशांक २३/१०/१०१८६ मार्ट गुण्युप्यावामा मा न पत न्यासाम मूंबई भांगेकडील घरियाता का १०/१८/२०१७ मार्टित न मूं अंतर मृत्युप्य धारे असेल कामाणा दि २५/१६/२०१० शंगीया संमती हु कुमानुसार मानू क १९६, १९८/९११९६ च मिळकरीये धारक की भाईचार धारमानाई मूत्र धांगे गांगाची गांद कभी ककान वारमाने धारक धामानाच भाईचार भूत धांगे मधाणी धारक महारी जेंद वासान केती असेच उत्तर में मुंह १९६८ च इन्हों बात्री गांद सातकातीय न मूज कं ५ धांगे दिनांक १८/१९/२०१५ मोर्टित मार्टित मुंबर दाखल केती म मूं क १९६, स्वितकाती मार्ट करणात के ५६९ दिनांक १८/१९/२०१५ मोर्टित नाचे और अंशत दूसराविकाल बात्र २५३ ६६ धीजी एवंगी सेच २९८८ द्वांगी करील आर्टी गांद दाखल केती व न मूं क १९६८ ये विकाल प्रतिकेवर खांची दास के आर-१/३६९४ १९५८ अन्दर खांची देगार बी.वसंतराय मार्ट्याम मूल बांचे नावाची नांद कभी सामान सरेटी देगार बी विरोध संवत्त अंतिका धारवर पंजवे बादे पात्र विवास सहसी गांद दाखल केती.		१० [प्रोवेट प्रमाणे सारक भी तर्गत था. पुता [च मुळ. १९६, १९६८ भीच्छ]] और गईस्त भारतमध्ये भूता च मुळ. १९६६ १९६८ भीच्छ] सेच २९६. १६ भी.मी.एंचजी सेच २९९.८६ भी.मी. व च मुळ. १९६६ करीत प्रारक मिनाजाकर अ. भोडेव [[च मुळ. १९६८४ करिता]सेच 33.3 भी.मी.	के रकार के. पर्य ज्ञाने सही- 25042017 प. यू. अंग्रेडी
7912/2022	सार्वेद्याने नींद - जिल्हा क्रावितक मूनी अभिलेख, मुंबई उपनगर वाले क्रावित आदेश के न मू क 34/न मू, संगता/ पुनर्वित्तीकच्य का ति. १४८/२०२३/3543 वि.: २८/४५/२०२२ अन्यर्थ व नगर मुन्यावन अपनी वांचे क्रावित आदेश क. न मूज्य-मोगरा/ पुनर्वित्तीकच्यान मू क. १४६, ४४८/१ ते १७/२०२२ टि. २८/१३/३०२२ अन्येद नगर मूनायन मोगरा ता. अंधेरी न बु.स. १४६, १४८/१ त १७ व्य निजवारीय धारक की. वाई एम धानसे मूना मांचे नावानी नोद क्रायी काली			करकार के, क्या प्रभावे स्वी- टक्काक्टराइट २.पू.स. प्रोवेरी
20020	आदेशको नीव - नगर मुन्यान अधिकारी , अवेरी धार्च कांग्रीत आदेश हैं म. मू अ अं/ गोग्ला/ म. मू अ. १९६ व इतर / २०३३ दि. : ०२/१५/२०२३ अन्यारे मा एत्या न्यायाला मुंबई धार्चकारील कान्योट दर्ग तूर में, १२९६/२००६ अन्यारे भी वर्गत माईदान मून धार्च नाम क्रमी करून श्रीम, ईला दिनंत्र पूरा धार्च नाम शास्त्रत केलोची नीद केली.		[ইলা হিণ্ডাপুল]	फेरकार के, ७५० प्रमाप सही- 2203/2023 प्रमुख, अंग्रेसी
ATA S	विशेष करकार खरेंदी गाँद - सह दूनि, अंधरी ४ सांचकतील र.य.स. ९४५/२०२३ दिनांक १४/४४/२०२३ अन्य है ला दिनेश भूत व माईदान धारतीयाई भूत इस्ट म इस्टी माईदान धारतीयाई भूत, नृजीवाई माईदान मूल, विमानताल जमनादान, दार्गादरदान माईदान सून, वन्तरदाय माईदान भूत है जा स्थान इस्टी दिनेश वर्षात्राव मृत, है ला दिनेश भूत, जा प्रमाद दाताल, परेश स्थान है जा स्थान है हमी दिनेश वर्षात्राव मृत, है ला दिनेश भूत, जा प्रमाद दाताल, परेश स्थान है कि स्थान हमा स्थान	सब हुनि अधेरी 4 9152023 1701/2023	नाय होन फाऊंडेशन पूप में श्रीशयदर सुनित भनोत्र राजान पूरी	करकार के. ७६२ उथके सही- 25/05/2023 र.पू.स. अंधरी

ह मिळळता करी असल्यानुके त्यावर कोणपाली सही ग्रिक्काची आवश्यकता गाडी

चेवत परतावणी सार्वी https://digitals.ethera.muhabhumi.gov.in/DSLR.Legin/YortlyPropertyCard दे संकत स्थातवर 2204100002489611 हा क्रमीक वापताल.



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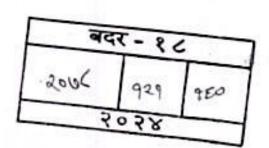
LPN: 91308355706

[महाराष्ट्र जनीन महसूत (राव, नगर व शहर मुगायन) नियम, १९६९ वाडील नियम ७ नमुना "ड"]

गाब/पेतः भोषरा		तालुका/न.भूका. : नगर भूगापन अधिकारी, अंधेरी				
नगर चूनायन क्रमांक	जिट नंबर	पतींट नंबर	क्षेत्र घी.ची.	धारणाधिकार	शासनाता दिलेल्या आकारणीचा किया र फ्रेस्सपासणीयी नि	
111/12			37.50	शी	ति.स.न १५६ प्रमाने	

भुविधायिकार :		
हरकाचा मूळ थारक : वर्ष : १९६५	म [भी मार्जकम बारसी मृता]	
पट्टेदार :	रिभक्ती एक्टने	
इतर भार :		
इतर होरे :		





Page 1 of 2

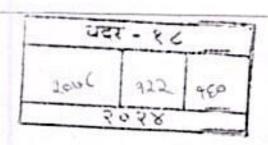
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दिनांक	entable	संद क्रमांक	ব্যৱস্থা কিবা খাব (10)	साबांक न
26/189 19/71	विन्योती शहरा व मृद्धीची नीद वि. श. नं५१६३म्बर्ग			सरी- 21091971 न.मू.स.से. ४ मृंद
16/06/2015	. मा.जनानंती आपूका आणि संधानक चुनि अधितंत्र (म.शान्य) पूर्व याचेकडील परिपत्तक क.ना.मू.भणि.च./अवारी मीटा/२०१५ पूर्व दि.पा/५२/२०१५ व इकडील आदेश क्ष. म. मू. १९८/१२ के अभ्यर दिर्चाक १६/६/२०१५ अभागों केदक घोकडी स्वेदश्रीवरील क्षेत्र व निकल्प प्रविक्रणतील संप चेळात असारेने निकल्प परिकेदर प्रमुद अंकी क्षेत्र अवारी शांति पूर्णक एक प्रवंडा ची.मी.दाखल केवर्त.		Promet I II	केरकार के. ५८ प्रचाने सही- 16/06/2015 न.पू.अ.फेरी
S/04/2017	मा जिल्ला अधीकक भूगी अभिनेख भूवई अपनाल जिल्ला धांवेकडील आदेश क.न.पू स.अ.अगील एम आर २२२/२०१५ ए. दियांक २८/१८/२०१६ व इकडील आदेश क. न.पू अ अ/न पू संगार/ म.पू क. ११६, ११६ १६/१८/१८/१८ ४८ अनाचे गार पूपायन मंगरा केवेल न पू क. १९६, १९६, १९६, १९६, १९६, १९६/१८/१८ अनाचे गार पूपायन मंगरा केवेल न पू क. १९६, १९६/१८/१८ सार्व प्राथ प्राथ प्राथ प्राप्त प्र		भ [प्रोबेट प्रमाणे घारक भी.ससंत मा. भूक [ग.मू.ज. १९६, १९६८ शते को है] भी. माईदास धारसायाई जूता ग.मू.ज. १९६६ शते हैं। हेश २९६, ९६ भी.दीकारी क्षेत्र २९९,८६ थी.मी. स न भूज. १९६६ के तित घारक [मिरीजार्वाकर ज. घोडेस [[ग.मू.ज. १९६४ करिता] क्षेत्र 33.3 थी.मी.	क्र रकार के, ५१3 उपाणे सही- 2504/2017 न. मू. अ.अंधेरी
912202	आदेशाने नीय - जिल्ला आविष्ठा पूर्ण अभिनेत्व, नुंबई प्रचनन याचे काशील आदेश के न भू क. ३३८/म.भू. मोगना/ पुनर्विलोकान/ का.वि. १४८/३००३४/३३३३ दि. : २८/४१८/३०३४ अन्वयं व नगर मून्यवन अयेगी साथ काशील आदेश क न मू.अ./भोगना/ पुनर्विलोकान/न भू क. १४६, १४६/भ ते १४८ स्थान अर्थनात्व ३८/५८/३०३२ अन्वेस नगर मुनायन मोगना ता. अयेगी न मू.क. १४६, १४६/भ ते १४८ स विज्ञकतीय पानक बी. बाईदान सारती भुना साथे नावायी नोट कवी केली			करकार के 1960 व्यापे सरी- 2912/2022 र पु.स. अंदेरी
(C4202)	आवंकाने नोव - नगर नुनावन अधिकारी , अपनी धांचे लजीत आदेश हैं . न. मू ज अं/ गोगरा/ न. मू ज १९६ व इराव / २०२३ दि : ०३/०३/२०२३ अन्यदे था राज्या म्यायालय मूंखी धांचेकडील जन्मीर दर्व शूट ने, ६२९६/२००६ अन्यदे भी दर्शन माईबाल मुत्त धांचे गाव लगी कड़न भीग, ईला दिनेश मून वांचे नाव दन्याल केलेची नोद केली.		[রনা বিশ্বর মূল]	क्षेत्रकात के, एक इन्होंने तहीं, 22032023 १ मू.ज. अंगेरी
(S	विश्वम के रकार खरेदी नोय - वस यू.गि. अंधरी ४ यांबकडोल र.ट.ज. १५५ २०२३ दिनांक 'फा'च्य-२०२३ सन्तर्व ईला दिना भुत व मर्थदाल धारतीयाई भूत दुरट में दुरटी मर्थदाल यारतीयाई भूत, मुलीवई माईदाल मुता, विमानसाल अमनादाल, दामोदरदाल बाईदाल मून्य, वासायात माईदाल भूत, है अस्ति विभाग वर्ताल, मेरेज	re 57: 408.4 9152023 17(012023	नाव होन काळेडेशन पुर वे प्रोधायटर सुनित वनीहरताल पुरी	बरकार के अंदर स्थापे स्था- संगठक2023 (जु.स. अंदेरी

ह निज्ञकतः पश्चिम (प

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[महाराष्ट्र अवीन महसून (गाव, नगर व जहर पूगायन) निवन, १९६९ वातीत निवम ७ नमुना नढ-]

गाव/वेठ : बोयरा			तानुका/न.भू	का.: नगर भूगायन अधिः	गरी,अंथेरी जिल्ला: मुंदई समन
नगर पुनायन क्रमांक	क्रिट नंबर	प्लीट नंदर	केंच घी.ची.	धारणाधिकार	शासनाता दिलेल्या आकारणीया किंदा भारताया तपशील आणि त्याच्य क्रियापासणीयी निवत केंब्र
וויטוו			24.60	vit	वि.स.म.१५६ प्रमाने

नुविधायिकार :		
हरकाचा पुत्र दारक :	н	
44 :	[भी भाईदास धारसी भूता]	
	[भी भाईदास मारसी भूता] मिनकरी पञ्चने	
पहेदार :		
इतर भार :		
इतर शेरे :		



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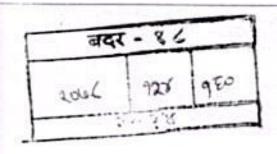
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NG819/1	क्रियोजी सर्गा व मुदरीयों नीद कि.स.न.१%, प्रभावे			1001571 21/091571 1.13.20.4 94
9062015	मा.जमार्थरी आयुक्त आणि संभाजक भूषि अभिजय (म.राज्य पूर्ण शर्मकडील घरिएएक क.ण.पू.५/वि.६/कवरी गोद/२०१५ पूर्ण दि.५/०३/२०१५ व इकडील आदेश क.न.पू. भंगरा के.कंन्सर दिशांक १८/८/२०१५ अभ्यये केत्रक घोकरी गोदस्त्रीवरील क्षेत्र व निकक्त पश्चित्रवरील सोत्र नैकान अन्तर्तने निकन्त पश्चित्रवर नभूद क्षेत्री सेष असरी गंगरीर पूर्णक आठ दलांक ची.मी.दाखान के.सी.			क्षतात के. ५८२ वसमें सही- 16062015 न.मू.अ.अंगेरी
5043tr17	मा जिल्हा अधीकक मुची अभिनेता पुनई चण्यात जिल्हा याचेकतील आदेश क. य. मू. सं. अधील एस आर 220/2019/10, दिनांक ०८/११४/2010, व. इक्कील आदेश क. य. मू. अ. अ. य. मू. संपर्धः य. मू. १९६, १९६ घडे १६ विकास १८ ४४ ४४/2010 अमार्थ गण मृत्याय संपर्ध व्यक्ति स. १९, १९६, १९६, १९६/१८/१७ या विकास १८ ४४ ४४/2010 वीचेक सीत यादिका अ. १०१४/2010 व्यक्ति सदद मृत्युवा पूर्णुवासम्बन्धा मा. य. व्य न्यायालय पुंचई योगेक सीत यादिका अ. १०१४/२०१० व्यक्ति सदद मृत्युवा वर्षे असेत संस्थाय १६ २५/१४/२०१० रोबीका संसरी इ.कु. मृत्युवा व. १ क्र. १९६, १९६/१८/१७ या विकास १९० वाचे नावाची व्यक्ति सददी नीच यादिका सेत्री लोग कर्या प्रत्यात प्रत्यात सर्वाचा व्यव्यात पूर्व वाचे नावाची व्यक्ति सददी नीच व्यक्ति सेत्री लोग व्यव्यात केत्री वर्षेण १९६० वर्षेण वर		है। [प्रांवट प्रयाने धारक की वर्तत भा. भूता [य पु.क. १९६, १९६८ भीष्य]] की शहरात धारमान्यई भूत न यू.क. १९६६ १९६८ भीषः] सेत्र २२६.६६ थी.मी.ऐयजी क्षेत्र २९९.८६ भी.मी. य य पु.क. १९६६ करीत धारक गिरीजार्जकर अ. चंडेय [[य मु.क. १९६/४ करिता] सेच 123.3 भी.मी.	करकार के, भरत उच्चले सही- 25042017 न.मू.ज.जंबेरी
P129022	आर्देशाने नीय - जिल्ला आरोबाक पूर्ण अभिनेत्र, तुन्हें यावनात साथे कातील आर्देश के न.पू.क. 536/म. पू. मोगरा/ पूर्वितारेकार/ का दि. १४/२०२२/३३३३ दि. : २८/१९/२०२२ अन्यदं व नगर पूमापन अंधरी साथ कादील आर्देश का. म. पू. क./भोगरा/ पूर्वितारेकच/म. पू. क. १४६, १४६/४ ते फांडर-२२ दि. २८/१३/२०२२ अन्यद्य गगर पूरायन मोगरा ता. अंधेरी म मू.क. १४६, १४६/४ ते फांडर मिजकतीय धारक की. माईचार सामार्थ मूना मांचे गावाची गोद कार्य केली			करफार के. ५५० प्रमाणे सडी- टक्षा 2002 १.पु.स. अंग्रेडी
(USEL)	আব্যানৰ পৰি – পাল দুৰালগ আহিকানী , এইবী হাই কাজনৈ আইজ কা. প. পু. জ. এ / বাংলা/ দ. খু. ক. ৭%, ব বুনাল / ২০২১ বি. ১৯/১১/২০২১ সংগাই বা. তথ্য ন্যায়ানত পুনই হাইকজনীল জগাইত তথ্য সূত্ৰ দি, ৭২৭৬/২০০১ সংগাই পী বনায় পাইতাল দুকা হাই পাৰ জগাই জনপ প্ৰাণ, ইন্যা হিবাস খুনা হাই পাহ হাৰেনে কানাবী পাঁৱ জনাই			विराज्ञात के. क्रम जनाने राती- 22(03/202) १ मु.स. अंगेरी
See See	विश्वय करफान खरेदी नंद - क्या दुनि, अधेरी ५ स्रवंकातील र.स.स. ११५/२०२३ दिनांक फर ५५/२०२३ अन्य दें ता दिनेश भूक व माईदान साम्यालंख पूर्वा द्वार य द्वारी माईदान सम्मोधाई भूक, मुन्नीवर्ष साईदान भूक, विश्वयानाल जननादान, दामोदरदान साईदान भूक, वस्तंत्राव भाईदान क प्रक्रिकीटिका दूरिकीटिका मान्यालं भूके कि प्रक्रिक स्थाप स्थाप स्थाप स्थाप स्थाप स्थाप दानाल, मोश निम्नीकाम्ब भूके कि प्रक्रिक स्थाप स्था	सत दुनि, इस्ति 4 9152023 17012023	नाय होन फाकेडेशन पुत्र से शोशायटन सुनित सनोह राजाल पुरी	(क्रेस्ट्रांत के, घ्रा, व प्रचाने सही- 35052023 1.पू.स. अंधेरी

ह स्थिकन प्रक्रिक **३६७५,३६७३ ६३,०५.३६ २६** रोजी | क्रिकाल स्थकती केली अक्षावामुळे त्यापर कोण-यह*ो स*र्वी तिस्काची आवासकता पडी.

नवाकतः चंत्रका शावनारोड विनोस ३६:05/३023 06:05:50 PM

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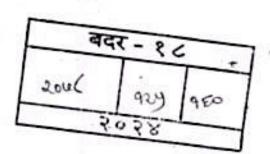
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[महाराष्ट्र अमीन महसूत (गाव, नगर व प्रहर चूनाचन) नियम, १९६९ यातील नियम » नमुना "ढ"]

गाव/पेत : भीगरा	415	कारी,अंगेरी	जिल्ला: पुंबई समनवर			
नवर भूमायन क्रमांक	200 Total Control of the Control of		शासनाता दिलेल्या अकारणीया किया चाठवा क्रेरतपासणीयी नियत वे			
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वर्ष :	[औ भाईदास धारसी भूता]	
	[श्री भाईदास यारसी भूता] विभक्ती पञ्जने	
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इतर भार :		
इतर शेरे :		



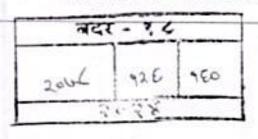


दिनांक	भावदार	संद असंक	नविन धारक(बा). पहेचाराप) किंवा मार (इ)	गावकिन
26/08/1671	विनारति मारा ६ बुदर्शियी नीद सि.स.न.४५६ प्रवाले			लत- 21/09/1971 न.मू.अ.क.४ मुंब
16/06/2015	. भा.जनावेदी आयुक्त आणि संस्थानक पूर्ण अभितंत्र्य (भ.राध्या पूर्ण सार्वकडील परिप्रथक क.स.मू.५/नि.स./अक्षरी गोटा/२०१५ पूर्व थि.५८/२०१५ व इकाडील आरोज क.स.मू. श्रेपरा के अभ्यत्र दिनांक १८/६८/२०१५ अन्यये केवल चीकारी गोदयहीजरील क्षेत्र व मिककार पविकेचरील ओं में मेंजार असर्वने मिजकार पविकेचर प्रमूद अंजी सेच अक्षरी गंवदील पूर्णक आठ दाउंडा ची.मी.दास्त्रत केरते.			क्रपंकात के, ५८० प्रमाणे सही- 16062015 न.पू.अ.अंगेरी
25/04/2017	मा जिल्हा अधीक्षक भूगी अभिनेश पृत्वी अपनाम जिल्हा प्रायंक्रकील आदेश क.न. मु स.अ. अधिल एस आर २२४/२०१५ में विनोक १८/१०/२०१६ व इक्कबील आरोश क.न. मु अ.अ.(म. मु अपना) में मु क. १९६, १९६, १९६, १९६, १९६, १९६, १९६, १९६,		धोमंद प्रमाणे वारक बी.वर्तत था. शृत [य.मृ.म.१९८, १९६८ मोरक]] वी.माईवात धारसाथाई मृत्र म.मृ.क.१९६६ १९६८ गोरक]क्षेत्र २९६. ९६ घी.मी.देवची क्षेत्र २९९८६ घी.मी. स व.मृ.क.१९६६ करीत धारक विभोजजांकर अ. घोडेब[[य.मृ.क.१९६८ करीता]क्षेत्र 23.3 घी.मी.	केरकात के. ५९४ प्रचाने सही- 2504/2017 प.भू.ज.अंथेरी
N+122012	आदेशक भीद - जिल्हा आदेशक पूर्णी अधिनेख, मुंबई उपभागत हादे कडीत आदेश क. : न मुं क. \$92/म मुं मोगार/ पुनर्विलोकन/ का.वि. १४८/२०२२/३३२२ दि. : २८/०५/२०२२ अभावे व नगत मुकायन अधेवी सामे कडील आदेश क. न मुंब/भोगार/ पुनर्विलोकग/म मुंब, ११६, ११८/५ वे १४ विकालोग २८/१२/२०२२ अप्तेय गणा मुगायन योगारा स. अधेवी न मुंब, ११६, १९८/५ वे १४ वर विकालोग स्वात्म बी. नाईदात धारती मुगा बांचे नावाची नोद कवी केती			करकार के, evo प्रभावे स्वी- 28/12/2022 १.मू.अ.अपेरी
201303	आहेशाने नंद - नगर नुमान्त अधिकारी , अधेरी धंने काशीत आदश के प. पू. अ. ओ/ गोग्ट/ न. पू. क. १५६ व इतर / २०२३ दि. १०३/१३/२०२३ अन्यदे था. उच्च माशान्त मुन्दे संभेताबील कार्नाट टर्ने सूट ने, ६२९९/२००६ अन्यदे भी दशीत माईदान मुग्त धंने नान कमी करून भीग. ईता दिनेश मूल सांचे नान दाखान केरोची नंद केरों.		[ইনা বিশ্য মূচ]	केरकार के, एक प्रथाने सडी- 22(1)/2(2) र मु.स. अंधेरी
edicus	विशेष के रफार खरेदी नीद - सब दुनि, अंबेरी ४ खंककडील र.द.क. ११४४०२३ दिनोक १४४०४२०२३ अन्य वें इंगा दिनेश भुग व भाईदास धारतीयाई पुग इस्ट में इस्टी महोद्यात धारतीयाई भूग, मुलीबाई माईदास भुग, विगमलाग जगनादास, दानोदरदास माईदास भूग, वर्गतराय माईदास भूग, है मध्य असून सम्बाद इस्टी दिनेश दलंजनाय भूग, ईला दिनेश भूग, जा प्रमाद दलाल, नरेश दानीदरवास भूग, विज्ञा नरेश मुता, वानी खरेदी दिल्यने खरेटी संशासकी खरेदी देनार खंदी गांव कभी करून खरेदी देनार दावे गांव दावाल केले	est g.Pt. aloft 4 915/2023 17/01/2023	माय होन काॐडेजन युव वे घोळावटर सुनितः मनोड रज्ञान पुरी	करकार के. सहर ज्याने व्यक्ति १६७६२०२२ १. मु.स. अंधरी

क्ष विकास प्रवित्ता (दिनांत 2605/2023 03:05:21 PM रोजी | क्रिकिटन स्थाली केली असल्यानुके (फारर कोमाराजी सही दिवसाची आदावकात नाडी.

म्बिकत चंत्रका साउपतीत दिचक 2605/2023 06:05:50 PM

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[भडाराष्ट्र जनीन महसूत (मार, नगर व जहर मूमायन) नियम, १९६९ यातील नियम ७ नमुना "ब"]

गाव/पेठ : मीन रा		कारी,अधेरी जिल्ला: मुंबई समनगर			
नवर पूपापन क्रमोक	जिट नंबर	प्लॉट नंबर	क्षेत्र थी.मी.	दारगादिकार	शासनाता दिलेल्या अकारणीया किया पावसाया तपाति अणि स्थाच्या फ्रेरतपासणीयी नियत देख
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[श्री भाईदास बारसी भूता]		
विश्वती प्रश्नने		
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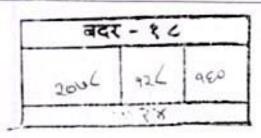
Retia	स्यवदार	श्रंद क्यांक	नविन धारक(या), पद्रेयाराण किंवा सार (1)	सावांकन
29091971	विन्द्रश्री सारा व मुदारीची चीद सि.स.चं.५५६ प्रमाणे			1167- 21/09/1971 1/3/8/8/4/94
16062015	मा जमानेदी आयुक्ता आणि संपालक भूमि अभिनेख (म.राज्याः पूर्ण संगेकतील परिचयक क.मा.मू.भागि.मा/अक्षरी गोद/उल्का पूर्ण ति.प2/०%/अन्तः व इकडील आदेश क म.मू. संगरा क.अन्तर दिन्तंक १८/६/उल्कार जमाने केवल सीकडी गोददर्शीयरील शेष व मिळकना पविकेपनील संग्र मेळाव अन्तर्गर्ग मिळवान पविकेपन न्यूट अंकी क्षेत्र असरी पंचवीस पूर्णक जान दर्शनः यो.मी.दाखाल केतले.	1		करकार सं. ५८ इमार्थ स्था- १५०६२०१५ र.जू.स.अवरी
25(6-201)	च्या जिल्ला अधीतक पूर्वी अभिनेता पुनर्द जरनाम जिल्ला प्रायंक होता आदेश क. १. यू मं अं अपीत एक जार उरके रूपक प्राप्त १८ विकास १८		 [वॉवंट प्रमाने बारक की तथा था, पूछ [य पूळ, १९८, १९८/ शोष्ण]] की खंदास बारसायाँ सूच व मूळ, १९६६, १९८/ शोष्ण] तेच २९८, ६ ती. व. व पूळ, १९६६ करीत धारक विद्यास का प्रमान करीता है के २९५८ करीता] तेच 23.3 थी. वी. 	केरकार क्रे. ५१४ व्याचे सही- 25042017 च.मू.ज.जंबेरी
291929122	आदेशक नींद - जिल्हा अवेक्षक भूगी अधिनेत्र, मुखी उपनगर बांधे कवील आदेश के ग.मू.क. 334'च मू. मंगवार मुनविलोकचा का.चि. १४६/२०२२/३३२३ दि. १८/०६/२०२२ अन्यदे व नगर मुनावन जयेरी बांधे कवील आदेश क.च.च मू.अ.मंगवार मुनविलोकचाच मु.क. १९६, ५९६/५ से ५७/४५३ दि. २८/५३/२०२२ अन्यद्य नगर मुनावन बांचश ता. अंदेशी च बू.अ. १९६, १९६/५ से ५७ व्य निकासीच व्यवन बी. माईकास वारमी मुना बांधे नावाणी नोंद कवी कली		1	करकार के. क्या प्रमाने स्थी- टकाटटरपट च मु.स. संथी
2814(2012)	आदेशन भीव - नगर मुमानन अधिकारी , अधेरी साथ कांग्रेल आदश के म. मू. अ. अं/ मीगा// म. मू. क. १%, व इतर / २०२२ दि : ०३/०३/२०२३ अच्यत्रे मा. एच्या न्यायालय मूनई संश्वेकत्रीत कम्मीट टर्म मूट मं. १२१६/२००६ अच्यत्रे भी बसंत माईदास मुख संबे नाव कमी करून भीम. ईता दिनेश पूरा धार्च भाव दाखरत केलोडी नींद केली.		[রুলা বিশয় ভূর]	करकार के. ७५० वसले सही- 2203/2023 १.पु.स. अंदरी
\$ 15 T 3 W	विशेष करकार खरेदी गोद - स्त दुनि, अपरी ४ स्रोवकडील र.द.क. १९४/२०२३ दिनोक क्रमंग्रिश्टे रुप्टे अन्य है हैता दिनेश कुत व सर्वदेशक धरसीयाई चुत हुन्द से हुन्दी खड़ेदास धरसीयाई चत्र, नुजीबाई बाईदास कुत, विकलताल जमनादाल, दामोदरवास बाईदास कुत, ग्रमंतराय बाईदास पून सम्प्रांत हुन्दी दिनेश दस्तेतराय कुत, ईला दिनेश चुत, ज्या प्रणद हजाल, नोज दिन्दिक्यान हुन्दी मानेश मुत्र, योगी खरेदी दिल्याने खरेदी संग्रमाती खरेदी देनार प्रांत गाव कर्म कर्मान्यक दिन्दी गाव हल्याल करने	स्त्र दुनि अंगेरी 4 945-2023 17/01-2023	नाय होन फाऊंडेशन पूथ से श्रीशायटर सुनित सर्गेड रताल पूरी	केराकार के. ७६२ इम्पर्च सही- 29052023 १.पू.स. अंधरी

हे मिळको प्रोड समृत्य गाँव 26.05/2023 83-05/20 FM रोजी |विजितन स्वक्षारी केली असल्यामुळे लाउर कोण्याची सदी विकारणी आवर्यकता गाडी

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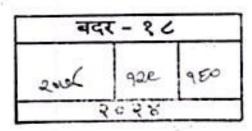
ULPIN: 72884910323

[महाराष्ट्र अमीन महसूत (नाद, नगर व बहर मूगायन) नियम, १९६९ यातील नियम ७ नमुना "ढ"]

गाव/पेत : मोनश	द/पेत : मोनरा तालुका/न.मू का : : नगर भूमायन अधिकारी ,अंग्रेरी				
नगर पूनायन क्रमांक	क्रिट नंबर	प्तरि नंबर	केश ची,शी.	धारणाधिकार	शासनाता दिलेल्या आकारणीया किया भारताचा तपशीत आणि स्थाप्ता क्रेरतपासणीयी नियत वेळ
996/96			34.60	পা	वि. स. चं. १५६ प्रमाने

मुविधाविकार :		
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44: 1164	[भी, माईदास धारती मृता]	
	रिनक्रीपक्रने	
पहेदार :		
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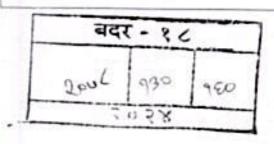
दिशाक	entent	संद क्रमांक	नविन धारक(का). पहेचार(य) किया भार (ह)	साबीकन
29/08/19/1	क्निनाम्बं करा व मुचारीची नीद सि. श. नं. १९६ प्रमाणे			1007L 21/09/1971 元度水準上資料
16/06/2015	ना जनानेदी आयुक्त आणि संधानक भूमे अधिनेख (म.सामा पूर्व धर्मकवील परिश्वक क.मा.मू.४/मे.घ./अक्षरी भीद/अन्तर पूर्ण दि.घ./५३/अन्तर व इक्पबील आदेश क.म. मू. भीनरा के.सामा दिशांक १८/६/अन्तर अन्यद्य केवल घोकांचे भीदवर्शीयरील क्षेत्र व मिलका प्रतिकाराध्य सीच मेंजात असते है मिलकांच प्रतिकेशर तमूद अंबी क्षेत्र असरी पंजवीन पूर्णक आव दार्शन ची.मी.सामान केली.			क्षतकार के. ५५० प्रधाने सही- 15052015 च.मू.अ.अंग्री
2564/2017	मा जिल्ला आधीशक पूर्ण अधिनेक मुन्दी वर्णणा जिल्ला श्रेषक दील आदेश क. च. पू.सं. अ. अधिन एस आर २२३/२०१५/१६ दिश्रीक १८/१०%/२०१६ व इकदील आदेश क. च. पू.सं. अं/च. पू. ११६८ च. पू.सं. १९६ १९/१६/१६/विश्वेष १५/६/२०१६ अन्यदे मण पूर्णण भीगा विशेल च. पू. ११६८ १९६/१८९९ घर मिळकारिये धारक सी आई दास धारसायाई भूगा विशे दिश्रीक २३/१८/१९९८ मधी पूर्णुर मानवान मा अस्त न्याधानय पूर्वई भीचेकदील व्यविका क. १०१८/२०१६ घरित सहा भूगुराव वर्ष असेत संस्थाचा दि २०/१५/२०१६ शीधीया संस्थी हुकु वापुतात च. पू.क. १९६, १९६/१८९१ घरित विश्वकारिये धारक सी सईदार धारसायाई भूगा वाचे गावाची नोंद कार्य कार मने धारक वर्षाताथ माईदास भूगा वाचे मावाची धारक सदरी नींद दाखान केली ठारेश वर्षच म. पू.सं. १९६८ वर्ष हरती वरील दि. १२/४५/१९६२ व रोदीमध्ये अंशा दुक्तरीक मान भी, भईदास धारसायाई जूता इटट चे हरती आगी गींद कारकारतिन न पू.स. म. प्रचे दिश्रीक १२/४५/२०१५ रोजीये भीती मध्ये अंशत दुक्त १९६८ वर्षच असेत १६ १६ १६ १६ १६ १८५८/२०१५ रोजीये भीती मध्ये अंशत दुक्त १९६८ वर्षच वर्षच १९६१ १६ चीचे १९६८ वर्षच केली व च. पू.सं. १९८८ वर्षच विश्वकर वर्षच वर्षच वर्षच करता केली.		। जीवेर प्रमाने धारक भी शता मा. मृत्य [म. मृ.क. १९६, १९६८ मोल्फ]] भी माईदास धारसामाई मृत्य म. मृ.क. १९६६ १९६८ मोलः]शेष २९६. १६ भी मी.एंचली क्षेत्र २९९,८६ भी.मी. स म. मृ.क. १९६६ कारित घारक मिरिजार्जकर अ. चंडेश[[म. मू.क. १९६/४ कारिता] सेच 32.2 घी.मी.	न.पू.स.सधेरी
2912/2012	आयेशक नीय - जिल्हा अधीक्षक पूर्वी अधितीक्ष, युवर्ड ययनवर वांचे कश्कीत आदेश के न वृक्ष . 386/न मू भीगवर पूर्विलोकन्तर का.वि. १३६/२०२४ ३३२३ दि. : २८/१९/३०३२ अन्यदे व नवर पूनावन अंशी धार्च अधील आदेश क. न पूजा/योगवर पूर्विलोकन्तर मू क. १२६, ११६/५ ते नक २०२२ दि. उद्धान-४७०२२ अन्येश नवर मूनवर योगवर श. अंशी न मू क. १२६, १९६/५ ते नक धार्मिककारीय धारक की. वाईयान धारती भूत वांचे नावाची वीद कमी केली		1 4 1-0	करकार के. क्यू प्रभावे सही- उक्त प्रशासन्दर्भ व. चू. अंग्रेस
SIGNATES	आदेशाने नीय - नगर भूगान्न अधिकारी , अधेरी धर्ष काडीत आदेश के ग. मू अ. अं/ मीगरा/ न मू क. १९६ म इतर / २०२३ दि. : ०३/०३/२०२३ अन्यदे मा. एक्त न्यायालय मूंबई संबंधकडील कन्नीट टर्ग सूट ने. १२९६/२००६ अन्यदे भी वसंत भाईदास मुना खंदे नाव काची करून भीन, ईता दिगेश मुता यांचे नाव दाखल केलंभी नोट केली.			करकार के. ७५० ज्याने तथी- 2203/2023 न मु.अ. अंधेरी
615 GW	विजेष केरफार खरेची लंड - सह दूनि, अंधरी ४ संवकडील १.१.४. १२५/२०२३ दिनांक १४/१४/२०२३ अन्यरे ईला दिनेत मुख व माईदास धारतीम्बई पुण द्वरत च दूनरी माईदास सारतीमाई पुण, मुलीबाई चाईदास मुख, विजयनात जननायान, वामोदारास साईदास मुख, उसंतराव माईदास पुण, देन स्थापे दूनरी दिनेत वसंतराव मुल, ईला दिनेत मुख, जात प्रयाद दूनात, नरेत बार्मीवर्गीमा केर्यु देन पुण, अंभी चरेदी दिन्यने खरेदी संचन्ताती खरेदी देनार वाचे गाँ।	RE ÇR. 908.4 9152023 17012023	नाय होन फार्कबेशन पुर से घोतायटर सुनित ननोहराताल पुरी	केरकार के. स्ट्र अवले सही- अंदर्भ प्रदान १.पू.अ. अंदेरी

ह मिळको क्रिकेट**म में केर १३.०५.२१ PM** रोजी। विजितन स्वासी केली असलामुखे त्यापर क्रोतावाजी सही क्रिकारी आवश्यकता नहीं

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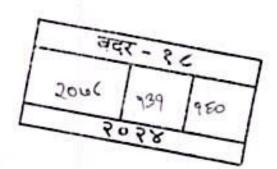
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[महाराष्ट्र अवीन नहसूत (राव, नगर व प्रहर भूगायन) नियम,१९६९ वातीत नियम ७ नमुना नढर]

गाब/पेठ : भो गरा			तानुका/न.षु	का. : नगर भूनापन अधिः	गरी,अंपेरी जिल्हाः	नुंबई समन्तर
नगर भूगायन क्रमोक	शिट नंबर	प्लीट नंबर	कंड ची.ची.	यारणाधिकार	शासनाता दिलेल्या अकारणीया किया गाळ्याचा तपशीत केरतपातणीयी नियत येळ	श्राचि त्याच्या
11/10			32.50	सी	सि.स.न ५५६ प्रमान्ये	

सुविवाधिकार :		
हरकाचा पुत्र वास्क :	н	
वर्ष : १९६५	[औ माईयन पारशी भूता]	
	विभक्ती प्रकरे	
पहेदार:		
इतर पार :		
इतर और :		





दिनांक	MERCIT	संद क्रमांक	नविन धारक(य३, पहें दाराण किया भार (इ)	सावांकः
29(8)(1)(7)	विनयोगी शारा व मुदारियो नोद सि. ल. नं. १५६ इ न्या र्थ			सरी- 21091971 ग.पू.अ.स.च बुंब
5640/17	मा जिल्ला अधीक पूर्व अभिनेश पूर्व जरुरात जिल्ला सर्वकरीत आदेश के मा पूर्व अपि अधीक एस जार २२२/२०१५/१६ दिगांक १८/१८/२०१६ व इक्करीत आदेश के मा पूर्व अपि मू बंगरा/ मा पूर्व १९६, १९६ परं परं प्रतिसंग २५/४/२०१६ अमार्थ गार धुमारन संगार क्रियेत ए मू के १९६, गार/परं १६ व विक्रकरीय सारक भी भाईदास धारतायाई भूग सांचे दिगांक २३/६०/१९७६ साधे मृत्युरावका मा साम्य प्राच्यात मुंखे संगेतकीत व्यवकात के १०१६/२०९० महील सदर मृत्युपत क्षरे अपेत स्वकात दि २५/५४/२०९० रोगीया संगती हुकुमानुतार मा पुत्र १९६, १९६/५१/१७ सा विक्रकरीये धारक भी पाईदार धारतायाई मृत्य सांचे नामांची गांद कर्यी कालन दारताने धारक त्रसंतराय पाईदाल पूर्व सांचे सामार्थी सारक सदरी नंद दाखात केती रागेव तरीव मा पूर्व १९६ मा प्रतिकर्तती स्वारीत दि १२/५५/१९७२ से गोरीमध्ये अंतर्त दुक्तरीक काल भी पाईदाल धारतायाई पूर्व दाखात केती मा पुत्र १९६, स्वारीकार्य के प्रति हमार्थ अंतर्त मा प्रतिकर्तात केती मुक्त १९६, स्विक्रकत प्रतिकरण संग्री दस्त अ.४६८-१/३६९/१९५९८ अस्तरी स्वारी देगार मृत्य गोरा/४ में विक्रकत प्रतिकरण संग्री दस्त करी असन खोती संग्री भी व्यवक्त केती व स्वारीत संग्री संग्री मान्य संग्री मार्थ करी संग्री संग्री संग्री संग्री स्वारी संग्री संग्री संग्री संग्री मार्थ संग्री मार्थ संग्री संग्री मार्थ संग्री संग्री संग्री संग्री संग्री संग्री संग्री संग्री मार्थ संग्री सं		न हैं ज्ञेंदर प्रमाने स्वरक्त भी ज्ञानंत भा, मूल [न मूळ, १९८, १९८८ मोच्छ]] भी माई दान चारतायाई मूल न.मूळ, १९६६ १९६८ मोच्छ] बीच २९६, १६, १६ मी. ऐंच जो क्षेत्र २९९,८६ भी.मी. स न.मूळ, १९६६ करीत घरता विभोजनाकर अ. चंडेल [[न मूळ, १९६८ करिता]क्षेत्र 32.3 भी.मी.	केरकार के. प्र इमार्च मही- 25042017 म. पु.स.अपेरी
MACAUT?	या.जनावदी आयुक्त आणि संचालक भूमि अभिनेख (ग.राज्यः पूर्ण यांचेकडील परिच्यक्ष क मा.पू भीम.प./अशरी मीटरंज्यनः पूर्ण दि.१६/२०/२०१ व इकडील आदेश झ.म.म. यं यंगरा फे.जम्बर दियांक १६/६/२०१५ अम्बर्ध केवळ चीकडी नीववडीवरील क्षंत्र व मिळकल विश्वकरील संव मेजार असलेने मिळकल चित्रकेवर नमूद अंबी क्षंत्र असरी शरीब पूर्णक नळ दार्शस थी.मी.दास्त्रल केजे.			क्षेत्रकात के, ५%; इन्हों- 1606/2017 १.मू.कार्यमी
¥12/2022	सादेशवर्ष गांव - जिल्ला अधीक्षक पूर्ण अधिराय, पुंबई जयनगर बार्च कडील आदेश के . न पु.क. ३६८/च.पू. भांगवर/ पुनर्वलाकच/ का.वि. १४५/२०२२/३३२३ दि. : २६/०६/२०२२ अन्यर्ध व नगर पुनावन अधीर बांचे कडील आदेश क. न पु.क./भांगवर/ पुनर्विलोकच/न पु.क. १४६, १४६/५ से १४/वर्श रि. १८/५३/२०२२ अन्यद्य मान पुनायन मांगवर ता. अधिरी च पु.क. १४६, १४६/५ से ४४ वा निकासीय चारक भी. वर्षचास धारसी पुना वार्च मानाची नोद कची केली			करकार के. क्रम स्थाने स्थी- टेस 12/2022 न.पू.स. संपत्ती
03202	आदेशक्षे मीद - काल भूगानन अधिकारी , अधेरी श्रंथे कडील आदेश हैं व. मू अ. अं/ मीकाए म. भू अ. १७६ व इतम / २०२३ वि.: ०३/५३/२०२३ आयार्थ मा एक्स न्यायानक मुख्ये प्राचेकडील कन्मीट टर्म सूट में. १२९६/२००६ अयार्थ भी वसंत भईदान मृत संवे नाथ कची करून भीन, ई.ना दिनेत भूगा धाँथे नाथ शाक्षान केलोधी नोंद केली.		[রনা হিবল পুল]	विराकार क्री. कथा शताचे राजी- १. मृ.स. जोवेरी
05202	विशेष केरकार खरेदी गाँव - यह दुनि, बंधेरी ४ सांबेकडील र.ट.क. १५५/२०२३ दिनांक 'फ/४५/२०२३ लगाने ईला दिनंता फुत व माईदास धारतीयाई फुत इस्ट च इस्टी माईदास धारतीयाई फुत, मुलीयाई माईदास फुता, विमयताल जमनाशास, दासोदरशास माईदास मुता, दासाराण माईदास मुता, हे माला असून कथाये इस्टी दिनेज वसंतराम मुता, ईला गिनेश मुना, एक श्रम्य दानाल, परेश दानोदरदास मुता, विशा मरेड मुता, वानी खरेदी दिल्याने खरेदी क्षेत्रसाती खरेदी देनार याचे कथ कर्मी जाएन खरेदी प्रेरार डांडे साथ सामार्थ करते	सा दु मि. जरेती ४ 945-2023 17701-2023	न्त्र नाय होन कालेडेशन पूर में श्रोशकार सुनित्र वर्णक्षरताम पुरी	करकार #. ७६२ रचने सही- 15052023 1.पू.स. संदेशी

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ति निकारत परिवा (दिन्तेल 2406/2023 03:05:20 PM रोजी) किलिटल भ्यामारी केली असल्यानुके त्यावर कोणायाती सही किल्काची आवाधकतः नाही.

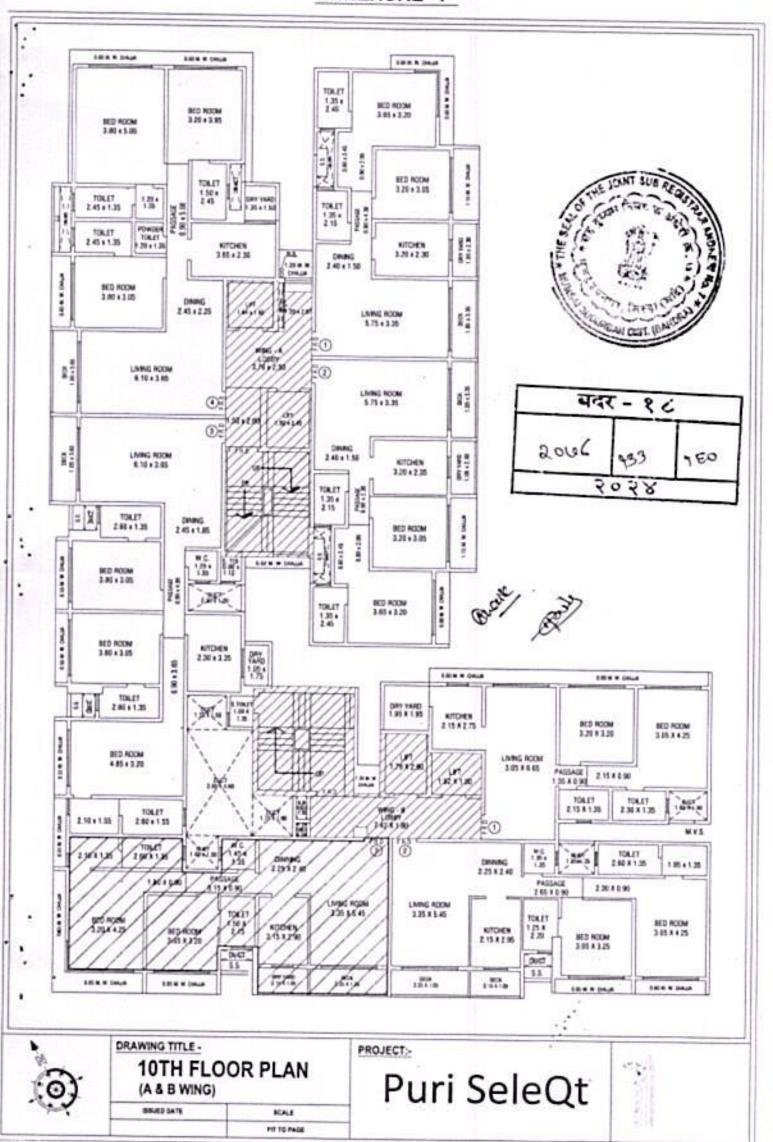
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ANNEXURE "7"



ANNEXURE "8"



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800049868

Project: Puri SeleQt Plot Bearing / CTS / Survey / Final Plot No.:116(pt) and 116(1) to 116(17) at Mogra, Andheri, Mumbai Suburban, 400069;

- Mr./Ms, Sunil Manoharlal Puri son/daughter of Mr./Ms. MANOHARLAL BHAGATRAM PURbhsil: Andherl, District: Mumbal Suburban, Pin: 400093, situated in State of Maharashtra.
- 2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

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 06/03/2023 and ending with 31/12/2025 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.



*Dated: 13/04/2023 Place: Mumbai



Signature valid
Digitally Signed by
Dr. Vasan Fremanand Prabhu
(Secret MahaRERA)
Date:13-04-2023 11:31:41

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

घोषणापत्र

मी ASHOK MOHAN PHATARPEKAR या द्वारे घोषित करतो की, दुप्पम निवंधक ANDHERI – 7 यांच्या कार्यालयात AGREEMENT FOR SALE या शिर्षकाचा दस्त नोंदण्यासाठी सादर करण्यात आला आहे. MESSRS MY HOME FOUNDATION GROUP व इ. यांनी 30/03/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निप्पादीत करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन यांची मला जाणीव आहे.

दिनांक : 05/02/2024

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दम्तांवजाचा अनुरुमांकः बदर18-5526-2023

दम्तांत्वताचा प्रकार : कुलमुखत्वारपत्र

मादर करणाऱ्याचे नाव: मेसर्स माथ होम फाउँबेशन पुप तर्फे प्रापरायटर सुनील मनोहरलाल पुरी

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भरनेने गुडांक शुल्क : रू. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र.७ मुंबई उपनगर जिल्हा

1) देववाचा प्रकार: DHC रहम: म.320/-

रीडी/धनादेश/पे ऑर्डर क्रमोक: 3003202306156 दिनाक: 30/03/2023

र्वेत्रचे नाव व पनाः

2) रेयकाचा प्रकार: eChallan रक्षम: *.100/-

रीरी/धनादेश/पे ऑर्डर क्रमांक: MH017931189202223E दिनाक: 30/03/2023

र्वेक्चे नाव व पता:

A.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 31/3/22



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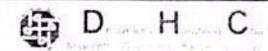


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		1	Total Defacement Amount		600.00

Page 11

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Receipt of Document Handling Charges

PRN 3003202306156 Receipt Date 30/03/2023

Received from DHC, Mobile number 0000000000, an amount of Rs.320/-, towards Document Handling Charges for the Document to be registered on Document No. 5526 dated 30/03/2023 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.

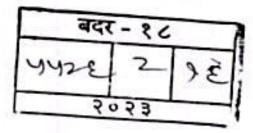
₹ 320

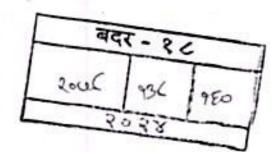
Payment Details				
Bank Name	PUNB	Payment Date	30/03/2023	
Bank CIN	10004152023033005740	REF No.	430391446	
Deface No	3003202306156D	Deface Date	30/03/2023	

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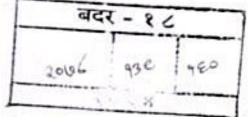




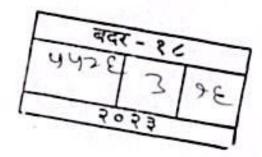




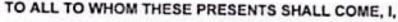








POWER OF ATTORNEY





MR. SUNIL MANOHARLAL PURI IS THE PROPREITOR OF M/s. MY HOME FOUNDATION GROUP, (PAN NO. AGJPP6193J), HAVING ITS REGISTERED ADDRESS AT 413, THE SUMMIT BUSINESS BAY (OMKAR), OFF, ANDHERI KURLA ROAD, CHAKALA, ANDHERI EAST, MUMBAI 400093 HEREBY SEND GREETINGS:

WHEREAS M/S. MY HOME FOUNDATION GROUP, is in the business of development of immovable properties in the City and suburbs of Mumbai.

WHEREAS for the aforesaid purpose I have to execute and enter into various agreements for purchase and sale of various Units/Apartments/Flats/Shops and premises in the various building put up by me and also to present, lodge and admit the said agreements and such other documents before the Registering Authority at any region of Mumbai and Thane.

WHEREAS, I am required to sign various documents in my individual capacity and/or in the capacity as Proprietor, in the firm, in which I am interested;

AND WHEREAS some of the documents are required to be lodged for registration before the Sub Registrar of Assurances of at any region of Mumbai and Thane. I am required to attend before the Sub Registrar and admit execution

AND WHEREAS due to our preoccupation with various business activities I am 9 g unable to personally attend the Sub Registrar of Assurances at any region of Mumbai and Thane and/or before Joint Sub Registrar or Registrar of Assurances at any region of Mumbai and Thane and/or before Joint Sub Registrar or Registrar of Assurances at any region of Assurances at any re

SUNIL MANOHARLAL PURI do hereby nominate, constitute and appoint MR.

ASHOK MOHAN PHATARPEKAR (AADHAR NO. 686062089418) (PAN NO. ALYPP5622N) aged 59 years, residing at 804, Shreepati Castle, 8th floor, Opp. Union High School, Khetwadi Main Road, Girgoan, Mumbai-400004. (hereinafter referred to as "THE SAID ATTORNEY HOLDER") to be my true and lawful

q.

Et ex

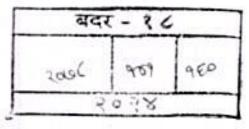
attorney, in my name, on my behalf and for me to do all acts, deeds, things on my behalf the following acts, deeds, matters and things as mentioned hereinafter.

- 1. To lodge all the deeds, documents, agreements, writings and contracts of any nature whatsoever executed by me, whether in our individual capacity as a Proprietor of My Home Foundation Group before the Sub Registrar of Assurances of at any region of Mumbai and Thane or before Joint Sub-Registrar or Registrar of Assurances at anywhere within the limits of the state of Maharashtra and admit execution hereof.
- 2. To present such deeds, documents, agreements, writings and contracts of any nature whatsoever executed by me for registration and to admit the execution of the same before the Joint Sub-Registrar or Sub-Registrar or Registrar anywhere within the limits of the State of Maharashtra and to have the same registered and to received back duly registered document or documents and give valid receipts and discharges therefore and to do all acts, deeds and things which my said Attorney, shall consider necessary for registering the said deeds, documents, agreements, writings and contracts to all respects and I could do the same if I am personally present.

o do all other acts and things that may be necessary or incidental to the registration of such deeds, documents, agreements, writings and contracts etc. as along ald.

DID I hereby confirm and ratify all and whatever my said Attorney shall or d to do cause to be done by virtue of these presents.





سيبيله

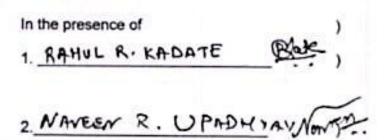
IN WITNESS WHEREOF I, MR. SUNIL MANOHARLAL PURI HAVE hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

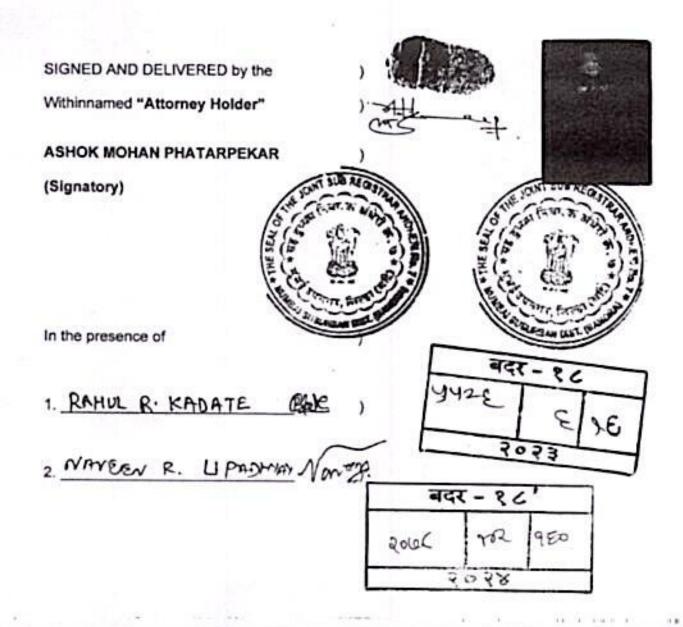
Date: 30 03 2023

SIGNED SEALED AND DELIVERED by the)
within named

M/s. MY HOME FOUNDATION GROUP)
THROUGH SUNIL PURI, PROPRIETOR

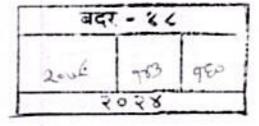
(Signatory)





	DATED THIS _	_ DAY OF	, 2023
	••••••	•••••	
		BETWEEN	
MY HOME FOUNDATION GROUL	MOH YM For	E FOUNDATION	GROUP
Property			
		AND	
	ASHOK	MOHAN PHATAR	PEKAR
		Attorney Holder	
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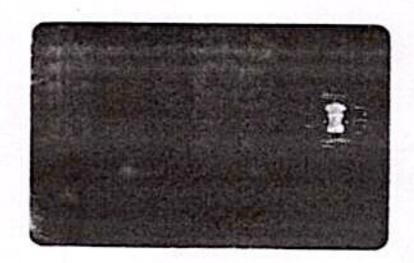






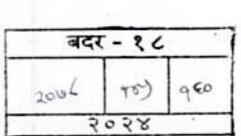


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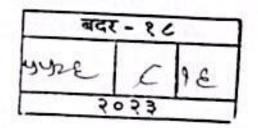


سيوله











Government of India Form GST REG-06 [See Rule 10(1)]

Registration Certificate

Registration Number:27AGJPP6193J2ZP

Name RAGHUNATH DATTATRAYA KONDE Design State Tax Officer KANDIVALI-WEST_707 Date of issue of Certificate 22/10/2021	3. Constitution of Business Proprietorship 4. Address of Principal Place of Business METRO STATION. CHAKALA, ANDHERI EAST, ANDHERI EAST, Mumbai Suburban, Maharashtra, 400093 5. Date of Liability 6. Date of Validity From 11/05/2018 To Not Applicable 7. Type of Registration Regular 8. Particulars of Approving Authority Maharashtra Goods and Services Tax Act, 2017 Bignature RAGHUNATH DATTATRAYA KONDE State Tax Officer Wurisdictional KANDIVALI-WEST_707 Date of issue of Certificate 22/10/2021		Legal Name	SUNIL M	ANOHARLAL PURI		
4. Address of Principal Place of Business 4. Address of Principal Place of HETRO STATION. CHAKALA. ANDHERI EAST. METRO STATION. CHAKALA. ANDHERI EAST. Mumbai Suburban, Maharashtra, 400093 5. Date of Liability 6. Date of Validity 7. Type of Registration Regular 8. Particulars of Approving Authority Maharashtra Goods and Services Tax Act, 2017 Bignature SUB Act RAGHUNATH DATTATRAYA KONDE Design State Tax Officer Murisdictional Control of Certificate 22/10/2021	4. Address of Principal Place of Business 4. Address of Principal Place of HETRO STATION. CHAKALA. ANDHERI EAST. METRO STATION. CHAKALA. ANDHERI EAST. Mumbai Suburban, Maharashtra, 400093 5. Date of Liability 6. Date of Validity 7. Type of Registration Regular 8. Particulars of Approving Authority Maharashtra Goods and Services Tax Act, 2017 Bignature SUB Act RAGHUNATH DATTATRAYA KONDE Design State Tax Officer Murisdictional Control of Certificate 22/10/2021	2.	Trade Name, if any	му ном	E FOUNDATION GR	OUP	
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Name RAGHUNATH DATTATRAYA KONDE Designational State Tax Officer KANDIVALI-WEST_707 Date of issue of Certificate 22/10/2021	Name RAGHUNATH DATTATRAYA KONDE Designational State Tax Officer KANDIVALI-WEST_707	7.	Type of Registration	Regular			
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Date of issue of Certificate 22/10/2021	Date of issue of Certificate 22/10/2021	Nam				CONDE	
		Nam Desi		State Tax Off	Ticer	SONDE	
	Note: The registration certificate is required to be prominently displayed at all places of Business Office in the 312	Nam Desi Juris	dictional	State Tax Off KANDIVAL	Ticer	CONDE	THE RESERVE OF THE PARTY OF THE
system generated digitally signed Registration Certificate issued based on the approval of application as a second dictional authority.		Nam Desi Juris 9. Da	dictional te of issue of Certificate The registration certificate is required	State Tax Off KANDIVAL 22/10/2021 to be promine	Ficer I-WEST_707 mily displayed at all place	S DIO	956 960



Details of Additional Place of Business(s)

GSTIN

27AGJPP6193J2ZP

Legal Name

SUNIL MANOHARLAL PURI

Trade Name, if any

MY HOME FOUNDATION GROUP

Total Number of Additional Places of Business(s) in the State

¢





GSTIN

27AGJPP6193J2ZP

Legal Name

SUNIL MANOHARLAL PURI

Trade Name, if any

MY HOME FOUNDATION GROUP

Details of Proprietor



Name

SUNIL MANOHARLAL PURI

Designation/Status

PROPRIETOR

Resident of State

Maharashtri





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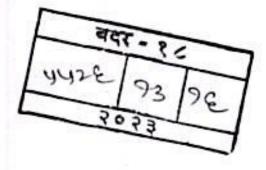
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दस्त गोषवारा भाग-1

चरग 18 तस्त समोक: 5526/2023

रम्न क्रमोकः चर्र 18 /5526/2023

वातार भन्द: ×. 00/-

माबदनाः र. ००/-

भरतेने मुद्दाक शुन्तः र.500/-

द्. नि. सप्र. द्. नि. बदर18 वांचे कार्याचयात a. x. 5526 ₹ ft.30-03-2023 गंती 2:41 म.नं. वा. हजर केला.

पावनी:5990

पावनी दिनाक: 30/03/2023

मादरकरणाराचे नाव: मेसर्स भाव होम श्रीउंडेशन युप तके प्रांपरायटर सुनील मनोहरलाल पुरी

बादणी की

F. 100.00

दम्ब हाबाळची की

r. 320.00

पुराची सदया: 16

दम्न इतर करणान्याची मही:

ग**्रा** 420.00

सह. दुप्यम निबंधक, अंधेरी क्र. ७

रम्नाचा प्रकारः कृतमृष्यन्यारयत

व्यवहारात एकाथ किया अधिक व्यक्तींस काम भागविषयाचा मुद्रोक शुल्कः (48-क) जेच्या न्यामुळे खंड (अ) भरवे उत्त प्राधिकार मिळन असेल नेव्हा

शिक्का *. 1 30 / 03 / 2023 02 : 41 : 54 PM ची चेळ: (मादरी

Sept #. 2 30 / 03 / 2023 02 : 43 : 04 PM औ कें कें (भी)

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ी-रित शसने त्या वस्तुवीनुसार ाहे. इसाधी सत्यता, र्यथता १८७० । अस्ताना सम्बद्धाः व सार्विधासा है संपूर्णपणे पाव:बदार राजनात.

सिद्धन देणारे

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हा पाचित्र

TH FATE STF 18/5526/2023 हरता का अवरंग - वृत्त्वमृत्याचारणव

पंत्रकाराच नाव व पना गत्तकाराचा प्रकार नाव समयं भाष होय भौतितन दूप नमें, वीपरावटर मुनाव कृतसूचाचार द्वार वनीप्रत्याच पुरी er -53 पना ग्लोट न. 413, भारत न. -, इमारतीचे नाथ. इ मुखिन विजनेग स्वाधरी -उ (आमनार), एतीक नः अधेरी पूर्व,गुंवई , रोड नः आंक अधेरी कृतो रात, महाराष्ट्र, धुम्बई

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पांचर और असेनी FIGE WI -58 श्याचर्गः.

बदर - १८

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गर्भकाराच नाच व गना

राव गाहित बावल ---17.35 पता नप्र बंगला अनुमान रोप्र विलेपाले पृष्ट मुंबई रित्र शेरर 4000**5**7





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अगरपाचा रूपा

ताम नामान सार . . 46.42 तता नव जरणा हन्यात राष्ट्र विवेशाणे पूर्व सुवर्ष 174 377 400057





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प्रमाणित करणेत येते की, या दम्तामध्ये एकृषा... १ है......पाने आहेत.

> मह. दुव्यम निवंधक, अंधेरी क.-७,-मुंबई उपनगर जिल्हा

पह. दुष्यम नियंचक, अधेरी क्र. ७ Payment Details

w	Purchaser	Туре	Verification no/Vendor	GRNLicence	Amount	Used	Deface Number	Deface Date
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SD Gramp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

बदर-१८/ YYZE /२०२३ पुस्तक क्रमांक १, क्रमांक........... नॉदला. दिनांक:30 / 03 /२०२३

(परिमल वर्दम) सह. दुप्यम निवंधक, अंधेरी क्र.-७. मुंबई उपनगर जिल्हा.







भारत सरकार



सुनीत पुरा Sund Pun इन्म शिथि/ DOB 22/04/1968 THE / MALE



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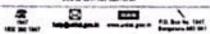
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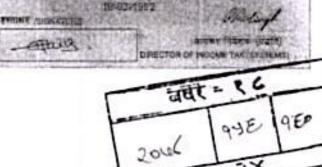
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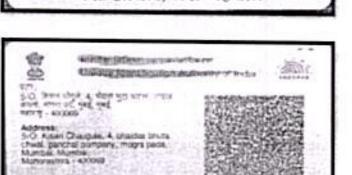












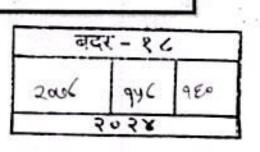


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अधार — सामान्य माणसाचा अधिकार

नोदिक्याया समोद / Enrollment No 2017/00055/00448

Sujay Manchar Chaven
SiO Manchar Dhondu Chavan
room no 6 bebubhai chawl
kasam baug daftary road
Malad East S.O
Mumbei
Maharashtra 400097
9221273167



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दस्त गोषवारा भाग-1

चदर 18

दस्त क्रमांक: 2078/2024

रम्न अयोक: वर्र18/2078/2024

वाजार मृन्य: र. 1,38,39,412/-

मोबदला: *, 1,96,50,000/-

भगवेले मुद्रायः शुल्यः म.11,79,000/-

दु. नि. मह. द्. नि. बदर18 यांचे कार्यालयान ¥. ≠. 2078 ₹F ft.05-02-2024

रोजी 10:01 म.पू. वा. हजर केला.

पावनी:2252

पावनी दिनाक: 05/02/2024

मादरकरणाराचे नावः अपणी चंद्रकात नाईक

नांदणी की

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सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7

सह. दुय्यम निबंधक, अंधेरी क्र. ७

दम्लाचा प्रकार: करारतामा

मुदांक शुल्कः (एक) कोणत्यात्री सहानगरपालिकेच्या ह्रद्दीत किया स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हर्दीत किया उप-श्रंड (दोत) मध्ये तमुद त

शिक्षा के. 1 05 / 02 / 2024 10 : 01 : 25 AM भी केल: (सादरीकरण)

* টায়া #. 2 05 / 02 / 2024 10 : 02 : 47 AM ব্যা ব্যার (দী)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०४ अंतर्गत सार्काण तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मणकूर सन्नादक व्यवसी, साक्षीदार व सोबत जोडलेल्स काग्रदपत्रांची सत्वता उपायकी आहे. दस्ताची सत्यता, वैवता कायदेशीर बार्डीसाठी दात निष्पादक व कबुलीवारक है संपूर्णपणे जबादरार राइतील.

लिह्न देणारे

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इस्त गोषवारा भाग-2

पक्षकाराचा प्रकार

तिहुन देशार

वव :-59

स्वासरी:-

बदर18 दम्त समान:2078/2024

ग्रापाचित्र

दशा प्रवाणित

दम्त क्रमांक :बदर18/2078/2024 द्भताचा प्रकार :-करारनामा

पश्चकाराचे नाव व पता

नाव.मेसर्व माय होन फाउंदेशन दुप चे प्रोपायटर शुनील मनोहरलाल पुरी तकें मुखत्यार अशोक मोहन फातरपेकर पता:प्लॉट ने: अफिस ने. 413 , माळा ने: -, इमारतीचे नाव: द समिट

विज्ञनेत दे (ओमकार) , ब्लॉक नं: अंग्रेरी (पूर्व), रोड नं: ऑफ, अंग्रेरी बुलों रोड, चकाला, महाराष्ट्र, मुंबई.

THE THE AGJPP6193J

2 नाव:अपर्या चंद्रकांत नाईक निहुन चेचार पत्ता:प्लॉट नं: मदनिका ह. 303, माळा नं: -, इमारतीचे नाव: मंटिनाइट वय:-57 पार्क मी.एच.एस., ब्लॉक नं: जोरोचरी (पूर्व), रोड नं: केब्ह्स रोड, माधरीय (Bay महाराष्ट्र, मुंबई. TH HTT:AAGPN7256B

नाव,चंद्रकांत हरी नाईक निहुन चेचार यता:प्लॉट नं: मदनिका क. 303, माळा नं: -, इमारतीचे नाव: सॅटेलाइट वव :-61 यार्क सी.एच.एस., व्यक्ति ने: नोगेचरी (पूर्व), रोड ने: केव्ह्स रोड, स्वाधरी:-महाराष्ट्र, मुंबई. पैन नेपा:AAGPN7258R

वरीन दस्तऐवज करन देणार तथाकथीत। करारनामाः चा दस्त ऐवज करन दिल्याचे कबुल करतात. शिक्का क.3 पी वेज:05 / 02 / 2024 10 : 04 : 31 AM

बोडच-खानील इसम असे निवेदीत करतात की ते दस्तऐवज करन देणा-यानां व्यक्तीशः ओळखनात, व त्यांची ओळख पटविनात

अनु क. पत्रकाराचे नाव व पता

नान:ओमकार चौगुले बय:26

पत्ता. कम नं. 4, भाईदास मुता चाळ , पांचाळ कंपनी , भोगरा पावा , अंग्रेरी पूर्व ,

पिन कोड:400069

नाव:मुजय चन्हाच **44:51** पता:रूम नं. 6, बाबुबाई चाळ, रूसम बाग, दफ्तरी रोड , मानाद पूर्व , मुंबई. चित्र कोड:400097

स्वासरी

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प्रमाणित करणेत येते की, या दस्तामध्ये एकण....) 😜 ...पाने आहेत.

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(UB मह. दृष्यम निर्मेशक, अंग्रेस्ने क.-७. मुंबई उपनगर जिल्हा

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शिक्का क.4 ची वेळ:05 / 02 / 2024 10 : 05 : 11 AM

विद्या क.5 भी वेळ:05 / 02 / 2024 10 : 05 : 39 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Andheri-7 (

सह. दुय्यम निबंधक, अंधेरी क्र. ७

sr.	Purchaser	Type .	Yest eation to Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	APARNA CHANDRAKANT NAIK AND OTHER	eChallan	02901792024020320166	MH014988027202324E	1179000,00	SD	0007926882202324	05/02/2024
ź		ESONT 5	THE COSTON	0224039101343	1200	RF	0224039101343D	05/02/2024
3	18	Par	200 SE	0224034001319	2000	RF	02240340013190	05/02/2024
4	APARNA CHANDRAKANT NAIK AND E	eChallan		MH014988027202324E	बदर-१ अपुस्कक क्रम नॉदला.	८/ विहर्	2-00-C/1	05/02/2024 05/02/2024

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05/02/2024

दुष्यम निवधकः सह दु नि. अधेरी 7

TET ENTE: 2078/2024

नाइची : Regn:63m

गावाचे नाव: मोगरा

(1)विनेपाचा प्रकार

करारशासा

(2)मापदाना

19650000

(३) बाजारभाव(भाकेषरस्याच्या बावनितपरसाकार आकारणी देनी की पटंदरार ने नमुद कराने)

13839412.46

(4) भू-मापन,पारहिस्मा व घरत्रमान(असल्याम)

1) पानिकेचे नाच Mumbal Maina pa. इतर वर्णन :गइनिका नं: 1003, साळा नं: 10 वा सफला,दी - विल् इमारतीचे नाव: रियन इस्टेट प्रीजेक्टचे नाव पुरी सिनेक्ट, व्यक्ति न: अधेरी(पूर्व),मुंबई - 400069, रीड : ओल्ड नागरदाम गेह, इनर माहिनी: मोदन १ कार पार्विच स्पेम.((C.T.S. Number : 116, 116/1 to 116/17 :))

(5) क्षेत्रफल

1) 87.92 थी मीटर

(5) आवरणी विका जुरी देण्यान असेल नेव्हा,

(7) दस्तांत्वज्ञ करत देणा-था/लिहत देवणा-वा गधकाराचे नाच किया दिवाणी स्वाबानवाचा हुकुमनामा किया आदेश अगल्याम,पनिवादिये नाव

1): नाव-मेमने माव शोम फाउंडेशन युद्ध ने प्रोप्रायटर सुनील सनीहरलाल पूरी नाँदे मुखल्यार अशोह सीहन फानम्पेकर बय-59; यना -प्लॉट ने ऑफिय ने, 413, माळा ने: -, इमारतीय नाय द समिर विस्तिस व (ओमकार). क्तकिन, अधेरी (पूर्व), रोड ने: ऑफ. अंधेरी कुर्ला रोड, चकाला, महाराष्ट्र, मूचडे. चिन कोड:-400093 पन स

(8) रम्नांत्वज करन पेणा-या पश्चकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम,प्रतिवादिकं नाव व गला

1): नाव-अपनी चंद्रकान नाईक वय:-57; चना-ननीट में महनिका के. 303, माला में. -, हमारनीचे नाव: मेरिनाइट पाय मी,एक.एम., ज्योंक ने: जीगेश्वरी (पूर्व), रोड ने: केव्यम रोड, घडाराष्ट्र, मुंबई, चिन कोड:-400060 चंत्र के -

2): नाथ-संदर्भन हरी नाईक वय-61; पना:-प्लॉट नं: सदिनक इ. 303, भाषा नं: -, इमार्ग्लाचे नाय: संट्लाइट पाने मी,एन.एस., व्यक्ति नः जीनेचरी (पूर्व), रोड नः केवल्य रोड, महाराष्ट्र, मुंदर्देः शित कोचः 400060 राज नः-AAGPN7258R

(9) इस्तांचन करन दिल्याचा दिवाक

05/02/2024

(10)इस्त बोदणी बेल्याचा दिवाक

05/02/2024

भाग) अनुवासाय त्यार व पृश्

2078/2024

। १२)बाजारभाषात्रमाणं स्टाक श्रूल (13)बाजारभावायमाचे लंडची शुरक 1179000

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सह. दुय्यम निबंद्यक, अंबेरी क्र. ७ मुंबई उपनगर जिल्हा.

Payment Details

si	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date	i
1	APARNA CHANDRAKANT NAIK AND OTHER	eChallan	02901792024020320166	MH014988027202324E	1179000.00	SD	0007926882202324	05/02/2024	
		DHC		0224039101343	1200	RF	02240391013430	05/02/2024	
1		DHC		0224034001319	2000	RF	02240340013190	05/02/2024	
4	APARNA CHANDRAKANT NAIR AND OTHER	eChallan		MH014968027202324E	30000	RF	0007926882202324	05/02/2024	

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	HANDRAKANT H	

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Purchaser

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