

May 11, 2017

Mr. Ravi Agarwal  
Mrs. Mamta Agarwal  
Flat No. 5, Late Kong Building,  
1<sup>st</sup> floor, Zaobawadi,  
Thakurdwar,  
Mumbai – 400002.

Re: Apartment No. 1101 on the 11<sup>th</sup> floor, Tower "A" of CELESTIA SPACES, Sewree. Mumbai – 400 015.

Dear Mr. & Mrs. Agarwal,

With reference to the above, please find enclosed herewith the following Original documents.

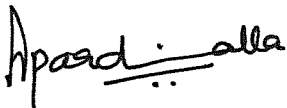
- a) Photocopy of Agreement for Sale dated 29<sup>th</sup> March 2017, having 277 pages, registered under the serial no. BBE2 – 4230 - 2017 along with the original registration receipt no. 4721 dated 29<sup>th</sup> March, 2017 & Index 2 dated 29<sup>th</sup> March, 2017 in respect of Apartment No. 1101 on the 11<sup>th</sup> floor, Tower " A ", of Celestia Spaces, Sewree.
- b) Copy of E-SBTR for Stamp Duty paid dated 28<sup>th</sup> March, 2017.

Kindly acknowledge the receipt of the same.

Thanking you,

Yours faithfully,

**FOR PENINSULA LAND LIMITED**



**AUTHORISED SIGNATORY**

Encl: As above

**PENINSULA LAND LIMITED**

1, Peninsula Spenta,  
Mathuradas Mills,  
Senapati Bapat Marg,  
Lower Parel, Mumbai 400 013.  
India.

Phone : +91 22 6622 9300  
Fax : +91 22 6622 9302  
Email : info@peninsula.co.in  
URL : www.peninsula.co.in  
CIN NO. L17120MH1871PLC000005

A 1101

319/4230

पावती

Original/Duplicate

Wednesday, March 29, 2017

नोंदणी क्र. :39म

10:04 AM

Regn.:39M

पावती क्र.: 4721 दिनांक: 29/03/2017

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बबड-2-4230-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रवि आर अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5540.00

पृष्ठांची संख्या: 277

एकूण:

रु. 35540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:21 AM ह्या वेळेस मिळेल.

DELIVERED

*R. S. Sawarkar*  
सह दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: रु. 34236064 /-

मोबदला रु. 47338800/-

भरलेले मुद्रांक शुल्क : रु. 23670000/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. २

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009957896201617S दिनांक: 29/03/2017

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु 5540/-

DELIVERED



29/03/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

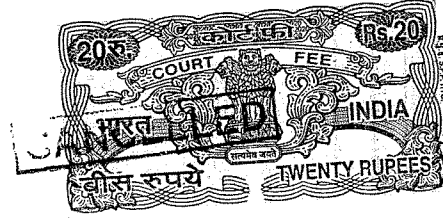
दस्त क्रमांक : 4230/2017

नोंदणी :

Regn:63m

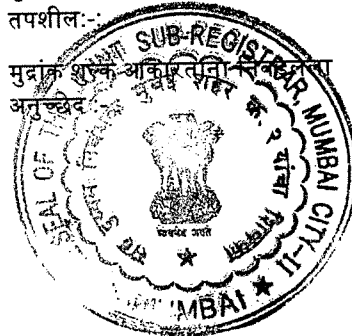
गावाचे नाव : 1) परेल-शिवडी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	47338800
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34236064
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॉट नं. 1101, माळा नं: 11 वा मजला, इमारतीचे नाव: टॉवर ए,सेलेस्टीया स्पेसेस, ब्लॉक नं: टी.जे. रोड, रोड नं: शिवडी,मुंबई - 400015, इतर माहिती: सी एस क्र.163 परेल - शिवडी डिव्हिजन. एरिया 129.69 चौ.मी कारपेट. सोबत 2 कारपाकींग स्पेस,फक्त वापरण्याकरीता(एक्सक्लुसिव्ह राईट टु युझ)(( C.T.S. Number : 163 ; ))
(5) क्षेत्रफळ	1) 129.69 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पेनीनसुला लॅन्ड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी अनिल द्विवेदी तर्फे विशेष मुखत्यार म्हणून बापुराव - जाधव वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेनीनसुला स्पेन्टा, मथुरादास मिल, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAACT5173A 2): नाव:-आर एम भुथर अॅन्ड कंपनी लिमिटेड तर्फे ऑथोराईज सिग्रेटरी /डायरेक्टर श्री लक्ष्मीनारायण आर भट्ट तर्फे विशेष मुखत्यार म्हणून गजेंद्र - कोरगांवकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बजाज भवन , ब्लॉक नं: नरीमन पॉईंट , रोड नं: मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AACCR4191G 3): नाव:-हेम भट्ट (असोसिएशन ऑफ पर्सन्स) तर्फे ऑथोराईज सिग्रेटरी/ सभासद श्री लक्ष्मीनारायण आर भट्ट तर्फे विशेष मुखत्यार म्हणून गजेंद्र - कोरगांवकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बजाज भवन , ब्लॉक नं: नरीमन पॉईंट , रोड नं: मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AAAAH2399L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रवि आर अग्रवाल वय:-44; पत्ता:-5, 1, लता कुंज बिल्डिंग, झावबावाडी, चिरा बाजार, मुंबई, कालबादेवी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400002 पॅन नं:-AAHPA2185P 2): नाव:-ममता आर अग्रवाल वय:-38; पत्ता:-5, 1, लता कुंज बिल्डिंग, झावबावाडी, चिरा बाजार, मुंबई, कालबादेवी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400002 पॅन नं:-AOGPA6969J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2017
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4230/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2367000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना स्विकारल्या अंतर्छेद



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

*R. G. G. G.*  
सह दुय्यम निबंधक  
मुंबई शहर क्र. २.



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन 2016-17

1. दस्ताचा प्रकार :- Agri. For Sale अनुच्छेद क्रमांक 25(b)
2. सादरकर्त्याचे नाव :- Rav. R. Agarwal
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- Parel-sewri
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 163
6. मूल्य दरविभाग (झोन) :- 11 उपविभाग 84
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान  
प्रति चौ मी. दर :- 182300
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 129.69 कारपेट / विल्ट अप चौ.मी.दर / फूट
9. कारपाकेग :- 27.88 गच्ची :- 174 पोटमाळा :-
10. मजला क्रमांक :- 174 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 174 घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेली घट / वाढ - 2
14. भाडेकरू व्याप्त मिळकत असल्यास :-  
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-  
2. नवीन इमारतीत दिलेले क्षेत्र :-  
3. भाड्याची रक्कम :-
15. लिक्व् अँड लायसन्सचा दस्त :-  
1. प्रतिमाह भाडे रक्कम :-  
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-  
3. कालावधी :-
16. निर्धारित केलेले बाजारमूल्य :- M.V. 34236064
17. दस्तामध्ये दर्शविलेली मोबदला :- A.V. 47338800  
 $182300 \times 1.05 \times 1.10 \times 129.69 \times 1.20 = 32768486$   
 $182300 \times 1.05 \times 1.10 \times 27.88 \times 25 = 1467578$
18. देय मुद्रांक शुल्क :- 23.66950 भरलेले मुद्रांक शुल्क :- 23.67.000
19. देय नोंदणी फी :- 30.000



8230	9	2106
18230		

लिपीक

Ravi  
सह दुय्यम निबंधक



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
**ई-सुरक्षित बँक व कोषागार पावती**  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

13013503298970

Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug  
 Pmt Txn id : 118683435 Stationery No: 13013503298970  
 Pmt DtTime : 28-MAR-2017@12:04:33 Print DtTime : 28-Mar-2017@12:31:02  
 ChallanIdNo: 69103332017032850478 GRAS GRN : MH009957896201617S  
 District : 7101-MUMBAI Office Name : IGR182-BOM1 MUMBAI CITY  
 GRN Date : 24-Mar-2017@18:13:06

StDuty Schm: 0030045501-75/STAMP DUTY  
 StDuty Amt : R 23,67,000/- (Rs Two Three, Six Seven, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

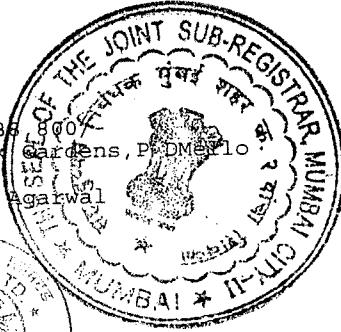
Article : B25-Agreement to sell/Transfer/Assignment  
 Prop Mvblty: Immovable Consideration: R 4,73,300  
 Prop Descr : Apt No 1101, Tower A Celestia, Spaces Next to, Ashok Gardens, P.D.Merlo  
 Road, Sewree, Mumbai, Maharashtra, 400015  
 Duty Payer: PAN-AAHPA2185P, Mr Ravi R Agarwal and Mrs Mamta R Agarwal

Other Party: PAN-AAACT5173A, Peninsula Land Limited

*H.S. Chauhan Chauhan*  
 Bank official1 Name & Signature

*N.A. Pradhas Pradhas*  
 Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



*Mamta Agarwal*

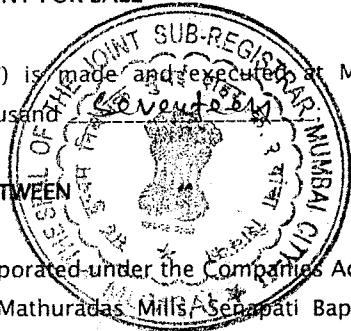
बवई - २		
०२३०	३	२४६
२०१७		

पत्र - २		
०२३०	५	२०१०
२०१०		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("Agreement") is made and executed at Mumbai on this 29<sup>th</sup> day of March in the year Two Thousand (Seventeen)

BETWEEN



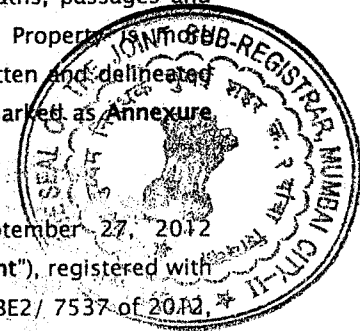
**PENINSULA LAND LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at Peninsula Spenta, Mathuradas Mills Asehapati Bapat Marg, Lower Parel, Mumbai 400013, hereinafter referred to as "PLL" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in title and assigns) of the First Part;

*[Handwritten signature]*  
Mandya

*[Handwritten signature]*  
Mandya

**WHEREAS:**

- A. By and under a Deed of Conveyance dated February 24, 2006 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE/1922 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest in respect of all that piece and parcel of land admeasuring 22,842.97 square meters or thereabouts, bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai ("Larger Property") and more particularly described in the **FIRST SCHEDULE** hereunder written and delineated in **Brown** colour boundary line on the plan hereto annexed and marked as **Annexure "A"** to RMBCL, for the consideration and on the terms and conditions contained therein.
- B. By and under an Agreement dated September 6, 2006 executed between (i) Messrs. M.B. Constructions; (ii) Messrs. M.B. Development Corporation; (iii) R. M. Bhuther & Company Limited; and (iv) Hem Infrastructure & Property Developers Private Limited, the parties thereto have formed an Association of Persons called "Hem Bhattad" *inter alia* to carry on the business of development of immovable properties including the Larger Property on the terms and conditions contained therein.
- C. From and out of the Larger Property, an area admeasuring 1,629.85 square meters has been handed over to MHADA (MHADA area); an area admeasuring 1,992.03 square meters has been reserved for a Recreation Play Ground (MCGM area) and an area admeasuring 2,267.35 square meters is affected by D. P. Road / Setback. The remaining area of the Larger Property, being non-agricultural land admeasuring 16,953.74 square meters, that is comprised in the lay out approved by MCGM dated September 23, 2009 and dated July 17, 2015 is hereinafter referred as "**the Property**". RMBCL is in use, occupation, possession and enjoyment of the Property together with the compounds, sewers, fences, drains, ways, paths, passages and trees appurtenant thereto as the legal owner thereof. The Property particularly described in the **SECOND SCHEDULE** hereunder written and delineated in **Red** colour boundary line on the plan annexed hereto and marked as **Annexure "B"**.
- D. By and under a Joint Development Agreement dated September 27, 2012 (hereinafter referred to as "**the said Joint Development Agreement**"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE/ 7537 of 2012, HB and RMBCL along with PLL, have agreed to jointly develop the Property i.e. land admeasuring 16,953.74 square meters, being a portion of the Larger Property, for the consideration and on the terms and conditions contained therein.
- E. Pursuant to the approved layout plans, duly sanctioned by the Sanctioning Authorities (defined herein below) on September 23, 2009, revised on July 17, 2015 a residential complex known as "Celestia Spaces" is being developed on the Project Land (defined below) in a phased manner (as envisaged in the said Joint



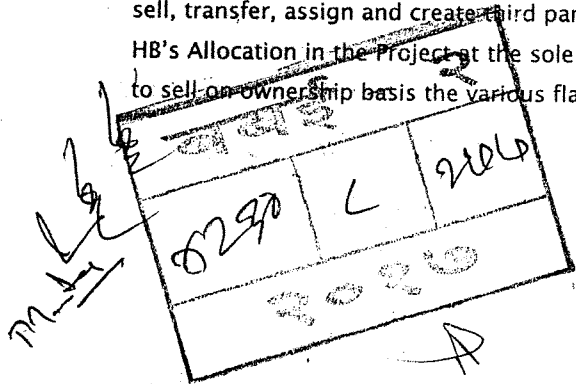
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2009		

Development Agreement) which *inter alia* comprises of residential premises / buildings, public car park spaces, club house/s, recreational amenities and facilities, car parking spaces, open spaces and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the Project Land in accordance with the plans approved / to be approved from time to time by the concerned authorities including Sanctioning Authorities (hereinafter referred to as the "Project"). Construction of two residential towers, each comprising of basement, ground floor, 1<sup>st</sup> to 6<sup>th</sup> level podium, stilt and 1<sup>st</sup> to 50 upper floors and Public Car Parking comprising of 277 car parks situated at lower ground floor, upper ground, 1<sup>st</sup> podium floor, 2<sup>nd</sup> podium floor and 3<sup>rd</sup> podium floor is presently envisaged on the Project Land along with such amenities and facilities as may be approved by the Sanctioning Authorities from time to time at the request of PLL, HB and RMBCL.

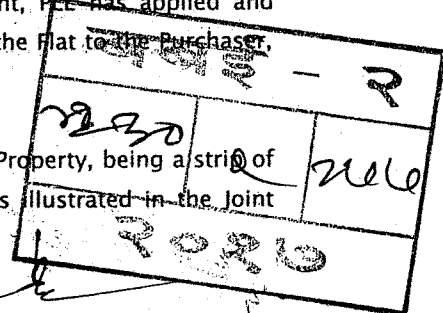
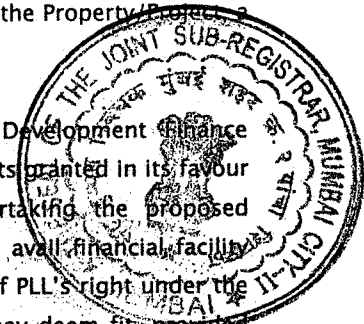
F. HB has submitted a scheme of public car parks on the said Property to the Municipal Corporation of Greater Mumbai ("MCGM") in accordance with the provisions of Regulation 33 (24) of the Development Control Regulations of Greater Mumbai, 1991 (DCR), which has been sanctioned by MCGM vide letter bearing reference no. CHE/1574/MC/Rds & Tr/C-63 dated 30<sup>th</sup> October, 2014. As per the sanction granted by the Government of Maharashtra, the public car parking scheme (hereinafter referred to as "the Public Car Parking Scheme") shall comprise of multiple levels of car parking spaces on the Project Land and shall form part of the Project, and shall be constructed by PLL and handed over by PLL, HB and RMBCL to MCGM on leasehold basis, free of cost, which shall be solely operated by MCGM as a 'pay and park' facility and on such terms as MCGM may deem fit. The car parking spaces in the Public Car Parking Scheme to be handed over to MCGM are more particularly demarcated on the plan with hatched lines annexed hereto as Annexure "C". The entry and exit to the Car Parking Spaces in the Public Car Parking Scheme shall be directly from the main road (being Tokersey Jivraj Road).

G. Pursuant to the said Joint Development Agreement, PLL, HB and RMBCL, have as presently envisaged mutually and notionally identified and earmarked their respective allocations/areas in the Project in accordance with clause 6 (d) of the said Joint Development Agreement. The flats/areas, the car parking spaces/ stack car parking spaces, open areas etc. in the Project belonging to PLL shall be hereinafter referred to as "PLL's Allocation" and the flats/areas, the car parking spaces/ stack car parking spaces, open areas etc. in the Project belonging to HB shall be hereinafter referred to as "HB's Allocation").

H. PLL is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats/units in PLL's Allocation in the Project at the sole and exclusive discretion of PLL and intends to sell on ownership basis the various flats/units in PLL's Allocation in the Project. HB is solely and exclusively entitled to sell, transfer, assign and create third party rights in respect of various flats/units in HB's Allocation in the Project at the sole and exclusive discretion of HB and intends to sell on ownership basis the various flats/units in HB's Allocation in the Project.

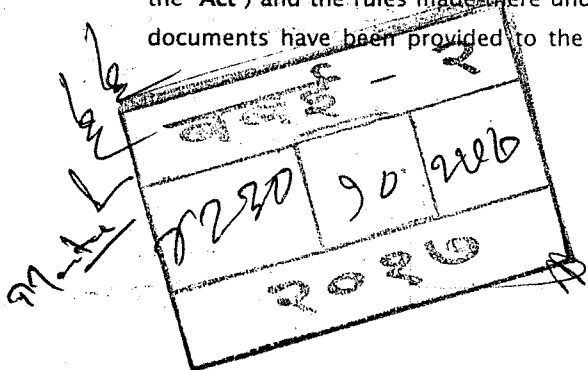
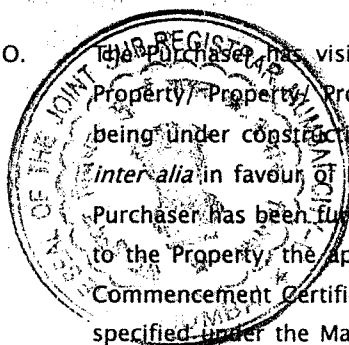


- I. PLL has presently engaged the service of M/s. Kapadia Consultants as architects and Sterling Engineering Consultancy Services Private Limited as structural engineers for the preparation of the structural designs and drawings of the Project.
- J. The plans, specifications, elevations, sections and other details of the Project have been duly approved and sanctioned by the Sanctioning Authorities and Intimation of Disapproval bearing No. EB/2404/FS/A dated March 30, 2007 read with the revised amendments to Intimation of Disapproval dated September 28, 2015 (hereinafter collectively referred to as "IOD") has been procured. A Commencement Certificate bearing No. EEBPC/2404/FS/A dated June 30, 2008 has been issued by the Sanctioning Authorities in respect of the Project. The validity of the aforesaid Commencement Certificate bearing No. EEBPC/2404/FS/A dated June 30, 2008 has been extended from time to time by the Sanctioning Authorities by way of subsequent endorsement/s made thereon. The aforesaid Commencement Certificate bearing No. EEBPC/2404/FS/A dated June 30, 2008 read with the subsequent endorsements thereon are hereinafter collectively referred to as "Commencement Certificate". Copies of the IOD and Commencement Certificate is hereto annexed and marked as Annexures "D" and "E" respectively. A copy of the Property Register Card in respect of the Larger Property is annexed hereto as Annexure "F".
- K. While sanctioning the plans, the Sanctioning Authorities have laid down certain terms, conditions and restrictions which are to be observed and performed by PLL while developing the Property.
- L. M/s. Desai & Diwanji, Advocates and Solicitors have conducted the title due diligence of the Larger Property including the Property and also PLL and HB's entitlement to the Property/Project and has issued a Certificate of Title dated 28<sup>th</sup> January, 2016 thereby certifying PLL and HB's entitlement to the Property, a copy of which is annexed and marked as Annexure "G".
- M. PLL has availed certain financial facility from Housing Development Finance Corporation Limited ("HDFC") against the security of the rights granted in its favour under the said Joint Development Agreement, for undertaking the proposed construction of the Project. PLL shall further be entitled to avail financial facility from such banks/financial institutions against the security of PLL's right under the Joint Development Agreement and PLL's Allocation, as it may deem fit, provided that such charge/mortgage does not in any way affect the rights of the Purchaser in respect of the Flat (defined below) and also the Property or the flats comprised in HB's Allocation. Prior to the execution of this Agreement, PLL has applied and obtained a no objection certificate from HDFC for selling the Flat to the Purchaser, a copy of which is annexed and marked as Annexure "H".
- N. An area admeasuring 3,401.91 sq mtrs comprised in the Property, being a strip of land on the west side and south side of the Property as illustrated in the Joint



Development Agreement, is presently being used by RMBCL, HB and PLL for accessing the Property and also by M B Constructions and M B Development Corporation for accessing their land bearing C.S. Nos. 161, 1/161, 181, 182 and 1/183 of the Parel Sewri Division ("MBC and MBDC Land") from the 80/100 feet wide DP Road (connecting G D Ambekar Road to Tokersey Jivraj Road) as well from Tokersey Jivraj Road, which is adjacent to the Property (hereinafter referred to as the "Original Right of Way"). At the time of sanctioning of the plans by the MCGM on July 17, 2015 for development of the Property in terms of the Joint Development Agreement, the location and dimensions of the Original Right of Way was altered. The realigned right of way is hereinafter referred to as the "ROW Land". The ROW land is identified in Blue color on the plan annexed hereto as Annexure "I". PLL is in the process of realigning the Recreation Ground as has been presently designated in the plans for development of the Project sanctioned by the Sanctioning Authorities. After the realignment of the Recreation Ground, the ROW Land shall also stand further realigned. The realigned right of way is hereinafter referred as "Realigned ROW Land" and on such realignment of the Recreation Ground, the expression ROW Land shall mean the "Realigned ROW Land". Vide a Right of Way Agreement dated 4<sup>th</sup> December, 2015 bearing Registration No BBE-1/12634/2015 ("Right of Way Agreement/ROW Agreement"), RMBCL has provided M B Constructions and M B Development Corporation and their respective nominees and assigns a permanent, irrevocable and non-exclusive right of way over the ROW Land to access the MBC and MBDC Land of the Parel Sewri Division from 80/100 feet wide DP Road (connecting G D Ambekar Road to Tokersey Jivraj Road) as well as from Tokersey Jivraj Road. M B Constructions and M B Development Corporation being owners of the MBC and MBDC Land, are desirous of developing the same by constructing various residential / commercial buildings thereon and thus the right of way granted over the ROW Land vide the Right of Way Agreement forms an integral part for development of the MBC and MBDC land. The ROW Land is a part of the layout sanctioned for the Project being jointly undertaken by the PLL, HB and RMBCL and the FSI in respect of the ROW Land has been / will be utilized in the construction and development of the Project. A copy of the Right of Way Agreement has been provided to the Purchaser for inspection and the Purchaser confirms that he / she / it has inspected the same. The Realigned ROW Land is identified in Blue colour on the plan annexed hereto as Annexure "J". .

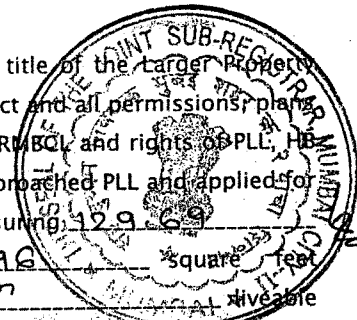
O. The Purchaser has visited and inspected the site of construction on the Larger Property/Property Project Land and has seen the said Building (defined below) being under construction and also the right of way granted over the ROW Land *inter alia* in favour of M B Constructions and M B Development Corporation. The Purchaser has been furnished / given inspection of all relevant documents relating to the Property, the approved plans and specifications of the said Building, IOD, Commencement Certificate, Title Certificate and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as the "Act") and the rules made there under and wherever applicable, copies of such documents have been provided to the Purchaser. The Parties are aware that the



Maharashtra Housing (Regulation & Development) Act, 2012 ("New Act") has already been enacted and Presidential assent has also been obtained and is awaiting notification for it to become fully effective. So far as the provision of the New Act which have come into effect, all the reference to the Act so far as the same correspond to the provisions of the New Act which have come into effect, shall be construed as a reference to the New Act. Upon the balance provisions of the New Act becoming operative, all the reference to such other provisions of the Act shall be construed as the reference to such balance provisions of the New Act and all the rights and obligations of the Parties under this Agreement shall be governed under the New Act, irrespective of whether the New Act was in fact fully in force at the time of execution of this Agreement. The Purchaser has investigated and is fully satisfied with the title of RMBCL to the Larger Property including the Property, the title of PLL, HB and RMBCL to jointly develop the Project on the Project Land and the right of PLL to allot and sell various units / premises comprised in PLL's Allocation in the Project and the title of PLL in respect of the Premises (defined herein-below). Notwithstanding anything contained in this Agreement, the Purchaser confirms that from the date hereof, he/she/they will not raise any objection or requisition in respect to the title of RMBCL to the Larger Property including the Property, the title of PLL, HB and RMBCL to jointly develop the Project on the Project Land and the right of PLL to allot and sell various premises comprised in PLL's Allocation in the Project and the title of PLL in respect of the Premises (defined herein below) and the Right of Way granted over the ROW Land *inter alia* in favour of M B Constructions and M B Development Corporation.

P. PLL has informed the Purchaser that PLL has entered into / will be entering into separate agreements with other purchasers for the sale / allotment of flats / units forming part of PLL's Allocation in the Project being constructed on the Project Land.

Q. The Purchaser being fully satisfied in respect of the title of the larger property including the Property and PLL's Allocation in the Project and all permissions, plans etc. and all the representations made by PLL, HB and RMBCL and rights of PLL, HB and RMBCL to jointly develop the Project Land, has approached PLL and applied for allotment of Flat No. 1101 admeasuring 129.69 square meters (Carpet Area) equivalent to 1396 square feet (inclusive of enclosed balconies, if any) on the 11<sup>th</sup> floor and shown on the plan (hereinafter referred to as "the Flat") in the building known as "Tower A" (hereinafter referred to as the "said Building") of the Project and more particularly described in the **FOURTH SCHEDULE** hereunder written and shown hatched on the floor plan annexed hereto and marked as Annexure "K" along with an exclusive right attached to the Flat to use 02 (TWO) car parking space/s / ~~stack car parking space/s~~ in the Project subject to the location of the said car park being finalized as stated below (hereinafter referred to as "the Car Parking Space/s"), and as set out in the **FOURTH SCHEDULE** hereunder written. The Flat and the Car Parking Space/s are hereinafter collectively referred to as "the Premises". It is clarified that the Car



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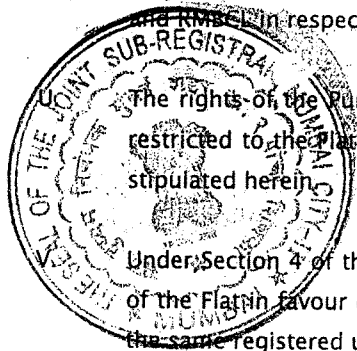
Parking Spaces/s have been identified by PLL for the ease of systematic parking of vehicles and to avoid any confusion whilst parking their vehicles by the purchasers of various units in the said Building / Project. It is further clarified that, as large development is being carried out on the Project Land, PLL may use the Car Parking Space/s to store/park the construction material or to undertake certain construction related activity/ies thereon on a temporary basis and till the time the Car Parking Space/s is/are not cleared or vacated by PLL, the Purchaser shall be provided with an alternative car parking space/s for such interim period by PLL.

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R. PLL has agreed to sell and allot to the Purchaser, the Flat, forming part of PLL's Allocation, on ownership basis and the Purchaser has agreed to purchase from PLL, the Flat for a total consideration of Rs. 4,73,32,800 /- (Rupees Four Crores Seventy three Lakh thirty Eight Thousand Eight Hundred only) and on the terms and conditions as hereinafter appearing. The Purchaser is aware that the Car Parking Space/s is/are an exclusive right to use, attached to the Flat for his / her / their exclusive use and that the Flat and the Car Parking Space/s shall at all times be held by the Purchaser or his/her/their assigns as one composite unit.

S. The Purchaser hereby expressly confirms that he/she/they, has/have entered into this Agreement with full knowledge, implication, effect etc. of various terms and conditions contained in the documents, plans, orders, schemes including the rights and entitlements available to and reserved by PLL, HB and RMBCL.

T. It is clarified that the building plans and the lay out plans though approved by the Sanctioning Authorities, are tentative and are liable to be changed and / or revised or amended as per the requirements of PLL, HB and RMBCL and as may be ultimately approved / sanctioned by the Sanctioning Authorities and other concerned public bodies and authorities. The Purchaser acknowledges the right of PLL, HB and RMBCL to amend / revise the building plans and the lay out plans in the interest of the Project and hereby accords its irrevocable consent to PLL, HB and RMBCL in respect of the same.



The rights of the Purchaser under this Agreement, unless otherwise specified, are restricted to the Flat hereby agreed to be purchased by the Purchaser from PLL as stipulated herein.

Under Section 4 of the Act, PLL is required to execute a written agreement for sale of the Flat in favour of the Purchaser, being in fact this Agreement and also to get the same registered under the Registration Act, 1908.

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

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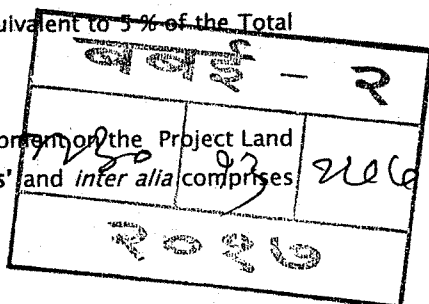
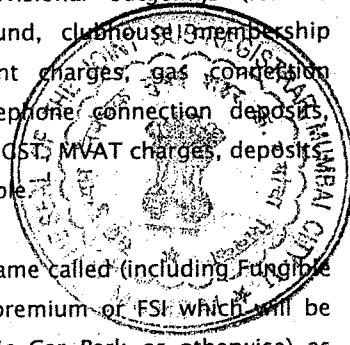
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1. **DEFINITIONS AND INTERPRETATION:**

In this Agreement, unless repugnant to the context, the following terms shall have the following meanings:

- (a) "Agreement" shall mean this Agreement for Sale together with Schedules and Annexures hereto and any other deed and /or document executed and registered in pursuance hereof.
- (b) "Approvals" shall mean all licenses, permits, approvals, sanctions and consents obtained / to be obtained from the competent authorities/statutory authorities to develop the Property and / or the Project including but not limited to approved plans for the same and those licenses, permits, approvals and consents mentioned in the recitals hereto.
- (c) "Carpet Area" shall mean to include carpet area of the Flat and enclosed balcony areas, if any and such Carpet Area is subject to tolerance of +/- 3 % on account of structural, design and construction variances.
- (d) "Common Areas/Amenities and Facilities" shall mean the common areas and amenities as are available to and / or in respect of the said Building and the Project, which are to be used by the Purchaser along with other occupants / holders of the other flats/units of the Project and more particularly mentioned in Annexure "L" annexed hereto.
- (e) "Contribution" shall mean the amounts payable by the Purchaser in respect of the Flat towards legal charges, water meter connection charges, electricity meter connection charges, provisional outgoings (for 18 (eighteen) months in advance), corpus fund, clubhouse membership charges, infrastructure charges, betterment charges, gas connection charges, internet connection deposits, telephone connection deposits, present and future Service Tax Charges, LBT, GST, MVAT charges, deposits, interests, penalties, surcharge, etc, if applicable.
- (f) "FSI" means Floor Space Index by whatever name called (including Fungible and FSI which will be available by paying premium or FSI which will be available towards the construction of Public Car Park or otherwise) as defined under the Development Control Regulation for Greater Mumbai, 1991 or as amended from time to time ("DCR").
- (g) "Liquidated Damages" shall mean an amount equivalent to 5% of the Total Consideration as defined under this Agreement.
- (h) "Project" shall mean the construction and development of the Project Land (defined below) to be known as 'Celestia Spaces' and *inter alia* comprises



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of residential premises / buildings, public car park, club house/s, recreational amenities and facilities, car parking spaces and open spaces and any other or further buildings either residential and/or commercial being or proposed to be constructed or developed on the Project Land in accordance with the plans approved / to be approved from time to time by the concerned authorities including Sanctioning Authorities. The term Project shall also include any amenity or service or such other building or structures or otherwise required to be constructed by PLL.

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(i) "said Building" shall mean residential building known as Tower A presently envisaged to comprise of basement, ground floor, 1<sup>st</sup> to 6<sup>th</sup> level podium, stilt and 1<sup>st</sup> to 50 upper floors, being constructed on the Project Land.

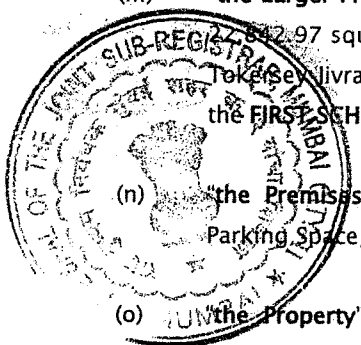
"Sanctioning Authorities" means the MCGM and/or any other concerned authority which sanctions the plans, grants permission, etc. for commencement and completion of the construction of the Project.

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(k) "the Car Parking Space/s" means an exclusive right attached to the Flat, to use 02 (TWO) car parking space/s/ ~~stack car parking space/s~~ in the Project subject to the location of the Car Parking Space/s being finalized as stated below and as set out in the **FOURTH SCHEDULE** hereunder written. It is hereby clarified that one stack car parking space/s shall mean and comprise of two levels, i.e. upper and lower level.

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(l) "the Flat" means Flat No. 1101 admeasuring 129.69 square meters (Carpet Area) equivalent to 1396 square feet (inclusive of enclosed balconies, if any), on the 11<sup>th</sup> liveable floor and shown on the plan of the said Building and more particularly described in the **FOURTH SCHEDULE** hereunder written and shown hatched on the floor plan annexed hereto and marked as Annexure "K".



(m) "the Larger Property" means all that piece and parcel of land admeasuring 16,953.74 square meters, bearing C.S. No. 163, situate, lying and being at Tokase, Jivraj Road, Sewree, Mumbai and more particularly described in the **FIRST SCHEDULE** hereunder written.

(n) "the Premises" means the Flat and the exclusive right to use the Car Parking Space/s.

(o) "the Property" means a portion of the Larger Property admeasuring approximately 16,953.74 square meters on portions of which the Project is being developed to be constructed by PLL and HB and more particularly described in the **SECOND SCHEDULE** hereunder written.

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- (p) "Total Consideration" shall mean the amounts payable/agreed to be paid by the Purchaser for purchase of the Flat to PLL as set out in Clause 6 herein-below.
- (q) "Organization" shall mean the ultimate Organization to be formed in the manner contemplated in Clause 13 herein-below.
- (r) "TDR" means Transferable Development Rights as defined under the DCR.
- (s) "Project Land" means land admeasuring 12,288.02 square meters being a portion of the Property, the location and dimension of which is bounded in Green colour on the plan annexed hereto as Annexure "M" and more particularly described in the THIRD SCHEDULE hereunder written. It is hereby clarified that the location and shape of the Project Land shall vary upon re-alignment of Recreation Ground and consequential re-alignmnet of ROW Land to Re-aligned ROW Land in the manner setout in Recital N herein and more particularly shown on the plan annexed hereto as Annexure "J" and the meaning of the term "Project Land" used herein shall be construed accordingly. "
- (t) "Recreation Ground" means an area, approximately admeasuring 603.64 square meters comprised in the Project Land, which is required to be left open and maintained as a recreation ground in accordance with the plans for development of the Project as sanctioned by the Sanctioning Authorities and the same is identified and hatched in Green color on the Plan annexed hereto and marked as Annexure "M".
- (u) "Receiving SubStation Land" means an area, approximately admeasuring 245 square meters under the Receiving SubStation, which is required to be handed over to concerned electricity supply vendor and the same is identified and bounded in Black color on the Plan annexed hereto and marked as Annexure "M".
- (v) "ROW Agreement" means the agreement dated 4th December, 2015 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE-1/12634/2015, entered amongst RMBCL, HB, PLL, Messrs. M.B. Constructions and Messrs M.B. Development Corporation as mentioned in Recital O herein.
- (w) "MHADA Area" means an area, approximately admeasuring 1,629.85 square meters out of the Larger Property and which has been handed over to MHADA as mentioned in Recital C herein and the same is identified and bounded in Black color on the Plan annexed hereto and marked as Annexure "M".



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- (x) "MCGM Area" means an area, approximately admeasuring 1,992.03 square meters has been reserved for a Recreation Play Ground and which has been handed over to MCGM as mentioned in Recital C herein and the same is identified and bounded in Black color on the Plan annexed hereto and marked as Annexure "M".

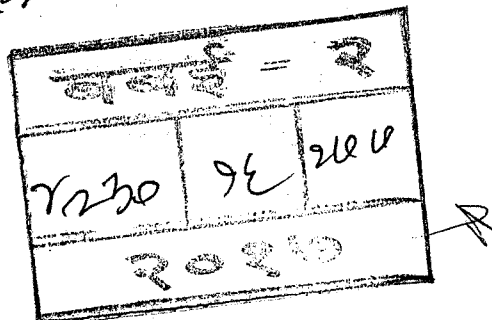
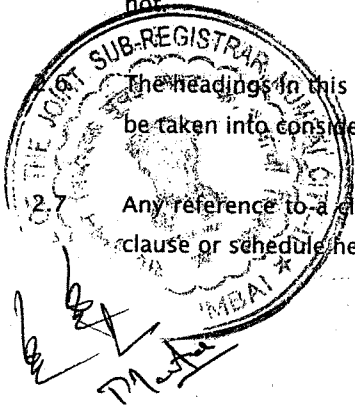
2. INTERPRETATION AND CONSTRUCTION:

Unless the context otherwise requires:

- 2.1 All references in this Agreement to statutory provisions shall be construed as meaning and including references to:-
- (i) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
  - (ii) All statutory instruments or orders made pursuant to a statutory provision; and
  - (iii) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2 Any reference to the singular shall include the plural and any reference to the plural includes the singular and words imparting the masculine gender shall include the feminine gender and neutral gender and vice versa.
- 2.3 The expression "month" and "year" shall be to the calendar month and calendar year.
- 2.4 Reference to 'days' or 'dates' which do not fall on a working day, shall be construed as reference to the day or date falling on the immediately subsequent working day.
- 2.5 References to person(s) shall include body(ies) corporate, unincorporated association(s), partnership(s), LLP(s), trusts, Hindu undivided family(ies), sole proprietorship concern(s) and any organization or entity, whether incorporated or not.

The headings in this Agreement are for convenience of reference only and shall not be taken into consideration in the interpretation or construction thereof.

2.7 Any reference to a clause, sub-clause or schedule is reference to the clause, sub-clause or schedule hereto.

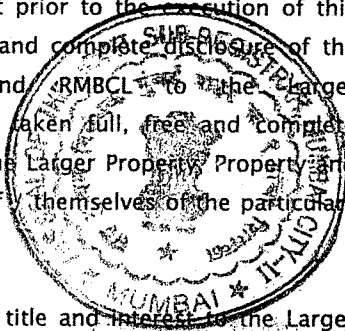


- 2.8 References to recitals, clauses, schedules and annexures unless expressly provided shall mean reference to recitals, clauses, schedules and annexures of this Agreement and the same shall form an integral part of this Agreement.
- 2.9 Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.10 The words "include" and "including" are to be construed without limitation.
- 2.11 The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by PLL on account of breach of the terms of this Agreement by the Purchaser. The Liquidated Damages is also arrived at having regard *inter alia* to the cost of construction, the cost of funds raised by PLL, the ability or inability of PLL to resell the Premises, among others. The Purchaser waives his/her/their right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein.
- 2.12 In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next working day.
- 2.13 PLL, HB and RMBCL and the Purchaser are hereinafter, for the sake of brevity and wherever the context so requires, individually referred to as "Party" and collectively referred to as "Parties".

3. **DISCLOSURES AND TITLE:**

3.1 The Purchaser hereby declares and confirms that prior to the execution of this Agreement, PLL, HB and RMBCL have made full and complete disclosure of the right, title and interest of PLL, HB and RMBCL to the Larger Property/Property/Project and the Purchaser has taken full, free and complete inspection of all relevant documents relating to the Larger Property/Property and the Project and has also satisfied himself / herself / themselves of the particulars and disclosures of the following:-

- (i) Nature of PLL's, HB's and RMBCL's right, title and interest to the Larger Property / Property / Project and the development thereof and the encumbrances thereon, if any;
- (ii) The drawings, plans and specifications duly approved and sanctioned by the Sanctioning Authorities in respect of the Project.



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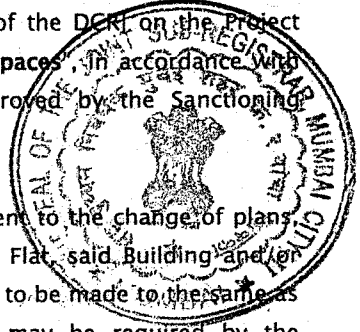
3.3 It is expressly agreed that the right of the Purchaser under this Agreement or otherwise shall always be only restricted to the said Flat agreed to be sold and such right will accrue to the Purchaser only on the Purchaser making full payment to PLL of the Total Consideration and all other amounts mentioned herein (on a timely basis), strictly in accordance with this Agreement and only on the Purchaser performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof without any breach of the same. The remaining premises /benefits/ rights/areas in the Project forming part of PLL's Allocation, shall be the sole property of PLL and those forming part of HB's Allocation, shall be the sole property of HB. PLL and HB shall be entitled to jointly develop the Project Land without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever and PLL and/or HB, as the case may be, shall be solely entitled to deal with such premises /benefits/ rights/areas in the Project. The Purchaser hereby confirms and consents to the irrevocable, absolute and unfettered right of PLL to jointly develop the Project Land along with HB and RMBCL and/or allot and/or deal with and dispose-off all balance areas forming part of PLL's Allocation in the manner deemed fit by PLL without any consent or concurrence of the Purchaser or any other person. The Purchaser hereby confirms and consents to the irrevocable, absolute and unfettered right of PLL to jointly develop the Project Land along with HB and RMBCL and/or allot and/or deal with and dispose-off all balance areas forming part of HB's Allocation in the manner deemed fit by HB without any consent or concurrence of the Purchaser or any other person.

4. **PLANS:**

4.1 PLL shall construct the said Building and Car Parking Spaces [in accordance with the provisions of regulation 58 of the DCR and the Public Car Parking Scheme in accordance with the provisions of regulation 33 (24) of the DCR] on the Project Land, forming part of the Project known as "Celestia Spaces", in accordance with the plans, drawings, designs and specifications approved by the Sanctioning Authorities.

4.2 The Purchaser hereby gives his/her/their express consent to the change of plans, drawings, designs, elevation and specifications for the Flat, said Building and/or the Project and to such modification as may be required to be made to the same as PLL, HB and RMBCL may consider necessary or as may be required by the Sanctioning Authorities / the Government to be made in them. This shall operate as an irrevocable consent of the Purchaser to PLL, HB and RMBCL for carrying out such changes / amendments in the building plans, drawings, designs, elevation and specifications relating to the Project.

4.3 It is clarified that the layout, scheme of development of the Project, location and dimension of parking spaces, plans and specifications of the building/s are tentative and subject to change. PLL has informed the Purchaser that this Project is



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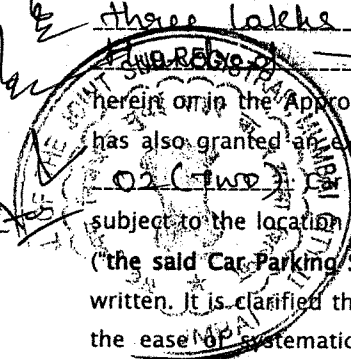
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being developed in a phase wise manner and the building plans may be modified and further floors may be constructed on the said Building by using the full development potential of the Property from time to time. The Purchaser acknowledges the right of PLL, HB and RMBCL to amend / revise the building plans and the lay out plans, dimension of parking, in the interest of the Project and the Purchaser confirms that PLL, HB and RMBCL shall be so entitled to amend / modify / vary / alter / increase / decrease (as the case may be), the building and layout plans and specifications of the said Building/ Project, floors plans and/or the dimension or location of the parking spaces, relocating / realignment of the water, power, sewage, STPs, telephone, gas and other services and utility connections and lines, overhead/underground tanks, pumps, open spaces, club house, recreation areas, garden spaces and all or any other common areas, amenities and facilities and/or varying the location of the access to the said Building / Project as may be required by them towards product improvement / design / specifications / services / facilities / amenities / façade / elevation / layout / RG / common areas / infrastructure / features of the Project including for loading the full development potential and optimum use of the Property and / or as may be required by the Sanctioning Authorities. The Purchaser expressly consents to the above, provided the Carpet Area of the Flat (except as stated herein) is not altered. This consent shall be considered to be the Purchaser's consent contemplated by Section 7 (1) (i) and (ii) of the Act. The Purchaser hereby irrevocably agrees not to obstruct and/or raise any objections whatsoever and/or interfere with PLL, HB and RMBCL for carrying out amendments, alterations, modifications and/or variations as aforesaid.

5 **AGREEMENT:**

5.1 The Purchaser hereby agree/s to purchase from PLL and PLL hereby agrees to sell to the Purchaser, the Flat bearing No. 1101 admeasuring 129.69 square meters (Carpet Area) equivalent to 1398 square feet (inclusive of enclosed balconies, if any) on the 11<sup>th</sup> liveable floor and shown on the plan ("the Flat") of the said Building of the Project more particularly described in the **FOURTH SCHEDULE** hereunder written and shown hatched on the floor plan annexed hereto and marked as Annexure "K" for the Total Consideration of Rs. 4,78,38,800 /- (Rupees Four Crores Seventy Three Laks thirty Eight Thousand Eight only) subject to the terms and conditions mentioned herein and the Approvals issued or granted by the Sanctioning Authorities. PLL has also granted an exclusive right attached to the Flat to the Purchaser to use 02 (Two) Car parking space/s/ ~~stack car parking space/s~~ in the Project subject to the location of the Car Parking Space/s being finalized as stated below ("the said Car Parking Space/s") as set out in the **FOURTH SCHEDULE** hereunder written. It is clarified that the Car Parking Space/s have been identified by PLL for the ease of systematic parking of vehicles and to avoid any confusion whilst parking their vehicles by the purchasers of various flats/units in the said Building /

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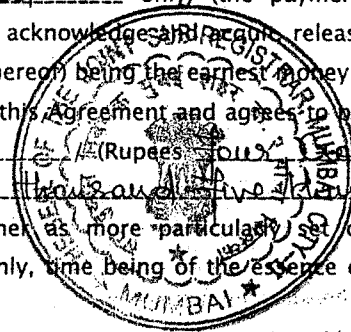
Project. It is hereby expressly clarified that the exclusive right to use the Car Parking Space/s granted hereunder is bereft/without any monetary consideration.

5.2 The Purchaser hereby acknowledges that the Car Parking Space/s which has/have been allotted under this Agreement is/are an exclusive right to use, attached to the Flat and the location of which shall be finalized latest by the time possession of the Flat is handed over to the Purchaser and the Flat and the Car Parking Space/s shall at all times be held by the Purchaser as one composite unit. It is clarified that as a large development is being carried out on the Property, PLL, HB and RMBCL may use the Car Parking Space/s to park the construction material or to undertake certain construction related activity/ies thereon and till the time the Car Parking Space/s is/are not cleared or vacated by PLL / HB / RMBCL, as the case may be, the Purchaser shall be provided with an alternative car parking space for such interim period by PLL and the Purchaser agrees and undertakes not to raise any dispute in this regard at any given point in time for any reasons whatsoever or claim any compensation /damages thereon.

5.3 The Purchaser acknowledges and agrees that the aforesaid Carpet Area of the Flat (inclusive of enclosed balconies, if any) may vary on account of structural, design and construction variances, which variation may be upto +/- 3 % of the Carpet Area.

6. **PAYMENTS:**

6.1 The Purchaser has paid to PLL a sum of Rs. 23,43,271 /- (Rupees Twenty three Lakhs Forty three Thousand two Hundred Seventy One only) out of the Total Consideration of Rs. 4,73,38,800 /- (Rupees Four Crores Seventy three Lakhs Thirty eight Thousand Eight Hundred only) (the payment and receipt whereof, PLL does hereby admit and acknowledge and release and discharge the Purchaser from the payment thereof) being the earnest money / part consideration on or before the execution of this Agreement and agrees to pay the balance sum of Rs. 4,49,95,529 /- (Rupees Four Crores Forty nine Lakhs Ninety five Thousand Five Hundred Twenty Nine only) in the manner as more particularly set out in Annexure "O" hereto annexed for the Flat only, the being of the essence of this Agreement.



Provided that any deduction of an amount made by the Purchaser on account of Tax Deduction at Source ("TDS") as may be required under prevailing law while making any payment to PLL under this Agreement, shall be acknowledged/credited by PLL only upon Purchaser submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.

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Provided further that at the time of handing over the possession of the Flat, if any such certificate is not produced, the Purchaser shall pay equivalent amount as interest free deposit with PLL which deposit shall be refunded by PLL on the Purchaser producing such certificate within 2 (two) months of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the 2 (two) months, PLL shall be entitled to appropriate the said deposit against the receivable from the Purchaser.

6.2 The Total Consideration is exclusive of any sums or amounts and is further excluding inter-alia Contribution, or premiums or taxes of any nature whatsoever as are or may be applicable and/or payable hereunder or in respect of the Premises or otherwise, now or in future. The Purchaser confirms and agrees that the Contribution and all sums, taxes, cess, levies, fees, interests, penalties, surcharge, premiums, deposits and outgoing and maintenance charges shall be solely borne and paid by the Purchaser and the Purchaser agrees to pay the same when due or demanded, without any demur, objection or set off. The Purchaser shall also fully reimburse the expenses that may be incurred by PLL consequential upon any legal proceedings that may be instituted by the concerned authority/ies against PLL or vice versa on account of any such liability.

6.3 In addition to the above, the Purchaser shall also bear and pay such charges, fees, expenses as may be fixed by PLL and HB and also the taxes as may be applicable for utilizing such additional facilities and amenities as provided in the said Building/Project.

6.4 It is specifically agreed that PLL has agreed to accept the aforesaid Total Consideration on the specific assurance of the Purchaser that the Purchaser shall:

(i) make payment of the installments as mentioned hereinabove, to PLL from time to time without any delay or demur for any reason whatsoever; time being of the essence;

(ii) observe all the covenants, obligations and restrictions stated in this Agreement; and

any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a major breach of the terms of this Agreement by the Purchaser.

6.5 It is specifically agreed that the Total Consideration is a composite price without there being any apportionment.

6.6 The Purchaser hereby agrees and undertakes that he/she/they accords his/her/their irrevocable consent that any payment made by the Purchaser to PLL hereunder shall, notwithstanding any communication to the contrary be appropriated in the manner below:

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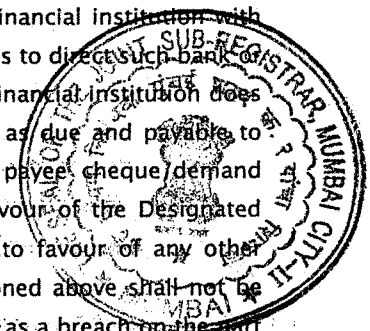
- (i) firstly, towards taxes and other statutory dues in relation to the Premises and/or this Agreement;
- (ii) secondly, towards costs and expenses for enforcement of this Agreement and recovery of the Total Consideration;
- (iii) thirdly, towards interest on the amounts (including Total Consideration) payable hereunder;
- (iv) fourthly, towards the charges and other amounts payable hereunder; and
- (v) finally towards Total Consideration.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation / application of the payments made hereunder shall be valid or binding upon PLL.

6.7 The aforesaid payments shall be made by the Purchaser within 7 (Seven) days of notice in writing by PLL to be given as hereinafter mentioned.

6.8 Time for payment is the essence of this Agreement. In addition to the Total Consideration and taxes/levies, interests, penalties, surcharge, etc. as stated above, the Purchaser shall be liable to pay all other amounts mentioned in this Agreement.

6.9 All payments towards the Total Consideration to be made by the Purchaser under this Agreement shall be made by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of Peninsula Land Limited, maintained with HDFC Bank Ltd. having Account number : 00010350004881 (hereinafter referred to as "the Designated PLL Account"). In case of any financing arrangement entered by the Purchaser with any bank or financial institution with respect to the purchase of the Flat, the Purchaser undertakes to direct such bank or financial institution to and shall ensure that such bank or financial institution does disburse/pay all such amounts towards the consideration as due and payable to PLL on the respective dues date/s through an account payee cheque/demand draft/ pay order/wire transfer/any other instrument in favour of the Designated PLL Account, as the case may be. Any payment made into favour of any other account other than the Designated PLL Account as mentioned above shall not be treated as payment towards the Flat and shall be construed as a breach on the part of the Purchaser. All payments other than the payments towards the Total Consideration, that are payable by the Purchaser under this Agreement shall be made by separate cheques /demand drafts /pay orders /wire transfers /any other instruments drawn in favour of Peninsula Land Limited.



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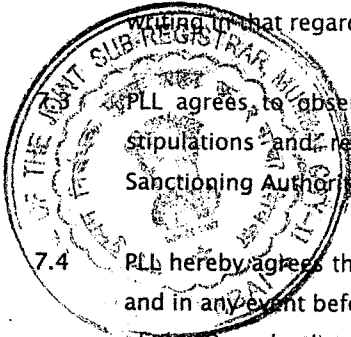
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7. OBLIGATIONS OF PLL/HB/RMBCL:

7.1 PLL shall construct the said Building / Project in accordance with the plans, designs, specifications that are approved by the Sanctioning Authorities and with such variations and modifications as PLL, HB and RMBCL may consider necessary and/or convenient and/or as may be required by the Sanctioning Authorities and/or any other concerned authority/ies to be made by them. PLL, HB and RMBCL shall be entitled to make such changes in the building/s plans as may be required by the Sanctioning Authorities and as PLL, HB and RMBCL may from time to time determine and as may be approved by the Sanctioning Authorities and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to PLL, HB and RMBCL for carrying out construction as per the proposed plans and such changes in the building/s plans as may be necessary for the effective fulfilment of the same.

7.2 It is clarified that in the event at the time of delivery of possession of the Flat, the final area of the Flat is found to be more than the Carpet Area as set out herein, the Purchaser agrees and undertakes to pay additional consideration to PLL for such excess Carpet Area on pro rata basis, based on the Total Consideration stated in Clause 6.1 hereinabove. The price of the Flat is based on the price of the building materials such as cement, steel, bricks, timber etc. and labour charges ruling as on 19<sup>th</sup> February 2017. It is hereby clarified that, in the event the Purchaser defaults in making any payment/s along with the interest amount as mentioned herein for a period of 3 (three) months from the date a demand was made in that regard and due to such delay, if there is a consequential increase in the cost of construction of the Flat, then the Purchaser shall be liable to pay such increased amount along with the accrued interest thereon to PLL within 7 (seven) days from the date of a fresh demand being made in that regard. The Purchaser acknowledges that such a delay in payment of amounts payable under this Agreement shall result in a delay in the execution of the Project in general and as such shall also result in delay in delivery of possession of the Flat to the Purchaser and in such circumstances, PLL shall not be liable for delay in handing over the possession of the Flat to the Purchaser. The decision of PLL in this regard shall be final and binding on the Purchaser. The increased incidents may be charged and recovered by PLL from the Purchaser with any one or more installments of the Total Consideration or separately. The Purchaser hereby agrees and undertakes to pay such amounts to PLL within 7 (seven) days from the receipt of the demand in that regard, time being of the essence.

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PLL agrees to observe, perform and comply with all the terms and conditions, stipulations and restrictions, if any, which may have been imposed by the Sanctioning Authorities at the time of sanctioning the plans or thereafter.

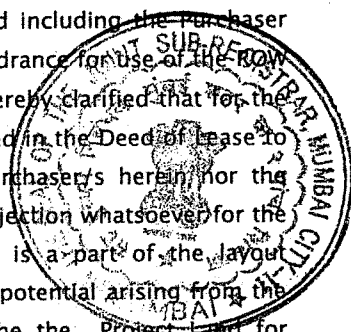
7.4 PLL hereby agrees that before handing over possession of the Flat to the Purchaser and in any event before causing execution of the lease of the Project Land in favour of the Organization to be formed of the purchasers of premises in each of the

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building/s of the Project that may be constructed on the Project Land, it shall make and also cause RMBCL to make full and true disclosure of the nature of its title to the Property as well as encumbrances created by RMBCL/HB, if any, including any right, title, interest or claim of any party in or over the Property and shall as far as practicable, ensure that RMBCL/HB takes step to complete its title to the Property, subject to the disclosures made in the Title Certificate annexed herewith, and shall endeavour to cause RMBCL to execute a lease of the Project Land as herein envisaged by RMBCL in favour of the Organization. HB / RMBCL shall ensure that any encumbrance created by it in relation to the Project Land, save and except the Right of Way Agreement, shall be duly discharged by them, at its cost, prior to the grant of the lease of the Project Land as envisaged herein by RMBCL in favour of the Organisation. PLL shall ensure that any encumbrance created by it in relation to the Project Land shall be duly discharged by it, at its cost, prior to the grant of the lease of the Project Land as envisaged herein by RMBCL in favour of the Organisation.

7.5 In furtherance of the said Joint Development Agreement, RMBCL shall also provide a permanent, irrevocable and non-exclusive right of way from and over the ROW Land to the Purchaser, all other purchasers of units in the Project, the Organisation and all other occupants and users of the Project, to access the Project Land on the express understanding that the same shall always be subject to the rights created in the Right of Way Agreement in favour of the parties therein and it shall always remain a private access strip belonging to RMBCL and shall be permitted to be used by the above mentioned beneficiaries as the licensee of RMBCL. The ROW Land is more particularly identified in Blue color on the plan annexed hereto as Annexure "I". The above named beneficiaries of the ROW Land acknowledge that the same is the sole and absolute property of RMBCL and shall continue to remain so without any claim of any nature whatsoever in this regard from any of the above named beneficiaries. The Purchaser agrees and confirms that the ROW Land shall remain open to sky at all times and no construction whatsoever will be proposed or carried out on the same. All the beneficiaries of the ROW Land including the Purchaser agree and undertake not to create any obstruction or hindrance for use of the ROW Land granted under the Right of Way Agreement. It is hereby clarified that for the aforesaid ROW Land, necessary covenants will be included in the Deed of Lease to be executed with the Organization and neither the Purchaser's herein nor the Organization shall have a right to raise any dispute or objection whatsoever for the same. The Purchaser is informed that the ROW Land is a part of the layout sanctioned for the Project and the present development potential arising from the ROW Land has been / will be utilised / loaded on the the Project Land for construction and development of the Project. The Purchaser agrees and confirms that neither the Purchaser nor the Organisation shall have any right, title or interest over the ROW Land by virtue of any existing and future FSI / TDR or development potential (by whatever name called) of the ROW Land as stated in this clause being utilised on the Project Land for the construction of the Project thereon and the Purchaser in any event waives, releases and relinquishes all such rights, if any, in favour of RMBCL. However, the right relating to the FSI utilised from the ROW Land



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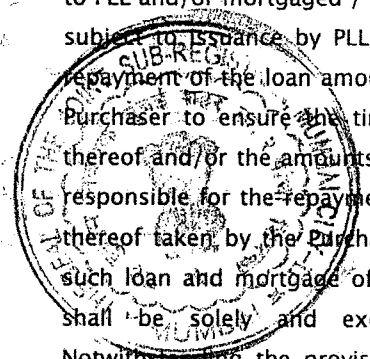
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as stated hereinabove shall belong to the Organisation and appropriate rights as RMBCL deem fit and proper in respect thereof shall be granted in favour of the Organisation for the limited purpose of enabling the Organisation to use the FSI utilised from the ROW Land as stated hereinabove, on the Project Land. The Purchaser is aware and hereby acknowledges and confirms that this understanding is essence of this Agreement and the Flat has been agreed to be sold based on the understanding recorded herein. It is agreed and clarified that any development potential including FSI in any form or name arising from the ROW Land over and above the existing utilized FSI (as per the sanctioned plans of 28/9/2015) shall solely belong to RMBCL and such additional FSI/TDR (by whatever name called) shall be dealt by HB and RMBCL in the manner as set out in the Joint Development Agreement.

7.6 PLL has informed the Purchaser that to provide access to M B Construction and M B Development Corporation, their nominees and assigns to the MBC and MBDC Land of the Parel Sewri Division as per the terms of the said Joint Development Agreement, the area of the Recreation Ground may stand reduced from 603.64 square meters (approximately) as is presently provided in the above referred sanctioned plans to 362.18 square meters (approximately). In such a scenario, the additional area of up to 300 square meters from the Recreation Ground that may become available by reason of such realignment of the Recreation Ground and reduction in its area, shall be considered as part of ROW Land and references to the ROW Land in this Agreement shall be read accordingly. Further, the area of the Project Land shall also be reduced accordingly and reference to Project Land in this Agreement shall be read accordingly. The Purchaser acknowledges that possession of the land forming the ROW Land shall at all times remain with RMBCL.

8. LOAN AGAINST THE PREMISES:

8.1 It is hereby further expressly agreed that if the Purchaser approaches / has approached any bank / financial institution / or any other lender (hereinafter referred to as "the Lender") for availing of a loan in order to enable the Purchaser to make payment of the Total Consideration or part thereof in respect of the Premises to PLL and/or mortgaged / mortgages the Premises with the Lender (which is to be subject to issuance by PLL of a no-objection letter in favour of the Lender) for repayment of the loan amount, it shall be the sole and entire responsibility of the Purchaser to ensure the timely payment of the Total Consideration or the part thereof and/or the amounts payable hereunder. Further, PLL shall not be liable or responsible for the repayment to the Lender of any such loan amount or any part thereof taken by the Purchaser. All costs in connection with the procurement of such loan and mortgage of the Premises and payment of charges to the Lender shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts (including Total Consideration, Contribution, outgoings and maintenance charges, property tax and other taxes) payable hereunder have not been paid, PLL shall



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have a lien on the Premises to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.

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

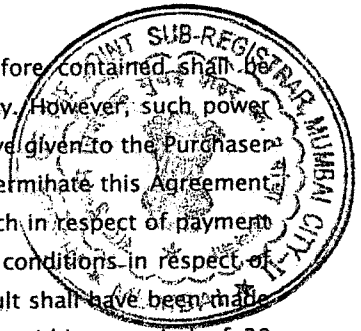
8.3 The Purchaser shall indemnify and keep indemnified PLL and its successors and assigns from and against all claims, costs, charges, expenses, damages, actions and losses which PLL and their successors and assigns may suffer or incur by reason of any action that the Lender may initiate on account of such loan or for the recovery of the loan amount or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the said loan in respect of the Premises. Notwithstanding the provisions hereof, the Purchaser hereby agrees and undertakes that PLL shall have first lien/charge on the Premises towards all the claims, costs, charges, expenses and losses etc. of PLL and the Purchaser further undertakes to reimburse the same to PLL without any delay, default or demur.

9. **DEFAULT BY THE PURCHASER AND THE CONSEQUENCES:**

9.1 On the Purchaser committing default in payment on due date (time being the essence of contract) of any amount due and payable by the Purchaser to PLL under this Agreement (including the Purchaser's share of Contribution as mentioned hereinabove) and/or on the Purchaser committing breach of any of the terms and conditions herein contained, PLL shall be entitled at its own option to terminate this Agreement.

9.2 Provided always that the power of termination hereinbefore contained shall be without any reference or recourse to any judicial authority. However, such power shall not be exercised by PLL unless and until PLL shall have given to the Purchaser 30 (thirty) days prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches (including the breach in respect of payment of installments and interest thereof, if any) of terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a period of 30 (thirty) days as provided in such cure notice.

9.3 Provided further that upon termination of this Agreement as aforesaid, 5 % of the Total Consideration will stand *ipso facto* forfeited without any reference or recourse to the Purchaser, towards Liquidated Damages and PLL shall refund to the



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Purchaser the remaining amount of the Total Consideration excluding the taxes which may till then have been paid by the Purchaser to PLL/ concerned government authority but PLL shall not be liable to pay to the Purchaser any interest on the amount so refunded. It is hereby clarified that such balance sale consideration after deducting the Liquidated Damages shall be refunded by PLL to Purchaser only out of the sale proceeds arising out of the re-allotment / sale of the Flat to a third party after adjusting the Liquidated Damages as mentioned herein. On termination of this Agreement, the Purchaser shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against PLL or against the Premises or under this Agreement and for that, PLL is hereby irrevocably authorized to comply with all the formalities for execution and registration of the unilateral Deed of Cancellation, without the Purchaser being a signatory thereto and the Purchaser will not raise any objection or dispute in that regard.

9.4 If the Purchaser in order to augment the resources in his/her/their hand for the purpose of payment of consideration amount to PLL under this Agreement, seeks a loan from the Lender against the security of the Premises subject to the consent and approval of PLL, then in the event of (a) the Purchaser committing a default of the payment of the installments of the consideration amount as mentioned herein; and (b) PLL exercising its right to terminate this Agreement, the Purchaser shall clear the mortgage debt outstanding at the time of the said termination. The Purchaser shall obtain the necessary letter from such Lender stating that the Purchaser has cleared the mortgage debt. On receipt of such letter from the Lender, the Purchaser shall be (subject to what is stated in Clause 9.3 regarding the forfeiture) entitled to the refund of the amount so paid by him/her/them to PLL towards the Flat. Notwithstanding all that is stated hereinabove, it shall always be obligatory on the part of the Purchaser to pay the installments of the consideration amount as and when due under the terms of this Agreement, irrespective of the fact that the Purchaser has applied for the loan to the Lender and further irrespective of the fact that the said loan is under process and sanction is awaited and/or is rejected.

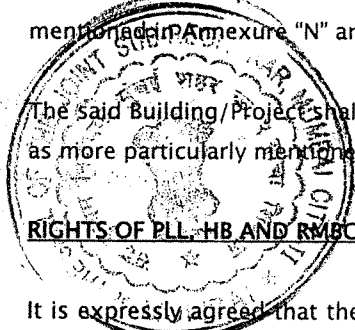
10 FIXTURE/FITTINGS AND FACILITIES/AMENITIES:

The Flat shall comprise of fixtures and fittings and amenities as more particularly mentioned in Annexure "N" annexed hereto.

The said Building/Project shall comprise of Common Areas/Amenities and Facilities as more particularly mentioned in Annexure "L" annexed hereto.

11 RIGHTS OF PLL, HB AND RMBCL

11.1 It is expressly agreed that the right of the Purchaser under this Agreement is only restricted to the said Flat agreed to be sold by PLL to the Purchaser along with an exclusive right to use the Car Parking Space/s and all other premises forming part of PLL's Allocation shall be the sole property of PLL and PLL shall be entitled to sell



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or deal with the same without any reference or recourse or consent or concurrence from the Purchaser in any manner whatsoever.

11.2 PLL, HB and RMBCL shall be at liberty and be entitled to amend the lay-out plan of the Property, the building plans, other Approvals etc.

RMBCL/HB shall be at liberty to undertake the following:

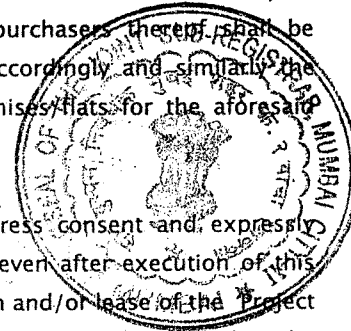
- (i) Acquisition of additional plots of land from any person or persons and inclusion of such plots of land in the lay out plan of the Property; and
- (ii) Amalgamation of the Property with any adjoining plots of land.

11.3 The Purchaser and/or the Organization shall not have any objection to the aforesaid and the Purchaser does hereby grant his/her/their irrevocable consent to PLL, HB and RMBCL as the case may be to carry out the necessary acts, deeds, matters and things in this regard.

11.4 The Purchaser hereby grants his/her/their irrevocable authority, permission and consent to PLL and HB, that PLL and HB shall have the sole and absolute right and authority and shall be entitled to deal with, sell or allot or otherwise dispose off any part or portion of the buildings constructed on the Project Land forming part of PLL's Allocation or HB's Allocation, as the case may be, including the terraces, basement, open spaces, garden area, clubhouse and to permit the same to be utilized by anyone for any purpose. PLL and HB shall have the absolute right to deal with and dispose off any of the areas in the Project Land and/or the said Building or appurtenant thereto forming part of PLL's Allocation / HB's Allocation, as the case may be, including for any purpose and shall be entitled to obtain change of user thereof at the discretion of PLL or HB.

11.5 It is hereby expressly agreed that PLL shall always be entitled to sell the premises/flats forming part of PLL's Allocation in the said Building/Project for the purpose of using the same for residence as well as for such other user as may be permitted by the Sanctioning Authorities and the purchasers thereof shall be entitled to use such premises purchased by them accordingly and similarly. The Purchaser shall not object to the use of the premises/flats for the aforesaid purposes by the respective purchasers thereof.

11.6 The Purchaser hereby gives his irrevocable and express consent and expressly agrees and covenants with PLL, HB and RMBCL that even after execution of this Agreement, or even after formation of the Organisation and/or lease of the Project Land or part thereof in favour of the Organisation, HB and RMBCL shall alone be entitled to any and all FSI (including Fungible FSI) free of FSI area and other benefits of this nature that may accrue in respect of the Property or become available for utilisation on the Property for construction of additional floors in the said Building or for the construction of additional buildings or structures or for the provisions of any facilities or amenities whatsoever. The Purchaser also acknowledges and



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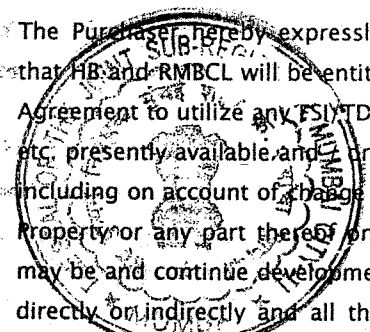
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expressly agrees with PLL, HB and RBMCL that HB and RBMCL shall at their sole discretion, be entitled to utilise any additional FSI (including Fungible FSI) free of FSI area or any other benefit of a similar nature that may accrue from or in respect of the Property, on the adjoining properties belonging to HB and RBMCL or any of the associate companies of RBMCL including MBC and MBDC either by amalgamating the Property with any adjoining property or in any other manner as HB and RBMCL may deem fit and proper, and the Purchaser hereby grants his/her/their express irrevocable consent for the same. It is hereby clarified that additional FSI/TDR (by whatever name called) of the Property shall be dealt by HB and RBMCL in the manner as set out in the Joint Development Agreement. It is clarified that in case of amalgamation of the Property with the adjoining property, the Purchaser and/or its Organisation and/or PLL shall have no right, title or interest on the adjoining property and/or the development potential generating from the adjoining property by whatever name it is called.

The Purchaser hereby undertakes not to create any nuisance or hindrance or raise any objection of any nature whatsoever in this regard so long as the area of the Flat agreed to be purchased by the Purchaser under this Agreement does not stand reduced save and except as provided in clause 5.3 and grants its irrevocable consent in this regard to HB and RBMCL. Such consent from the Purchaser shall be considered to be the Purchaser's consent as contemplated by Section 7 (1) (i) & (ii) of the Act.

Further, the Purchaser hereby expressly consents to the right of PLL, HB and RBMCL to re-design the said Building or increase the number of floors, construct additional building or buildings or realign or redesign recreation areas and passages and such other area or areas as PLL, HB and RBMCL may desire to realign and re-design and if the said Building in which the Purchaser has agreed to acquire the Flat is completed earlier than the other building/s structures, then the Purchaser confirms that the Purchaser shall take possession of the Flat and not raise any dispute/ objection in respect of the same on any grounds including but not limited to noise, nuisance, ongoing construction and completion of Common Areas/ Amenities and Facilities etc.

The Purchaser hereby expressly agrees and irrevocably covenants and consents that HB and RBMCL will be entitled as per the terms of the said Joint Development Agreement to utilize any FSI/TDR and all the benefits, potentials, yield, advantages etc. presently available and/or that may be available in the future for any reason, including on account of change in regulations / law / any Act etc. in respect of the Property or any part thereof on any adjoining property or properties as the case may be and continue development till the benefit is fully utilized by HB and RBMCL directly or indirectly and all the flats etc. are sold and the amount or amounts receivable by PLL is/are duly received by PLL and all the obligations required to be carried out by the Purchaser herein and purchaser/s of other flats are fulfilled by them. The Purchaser shall not be entitled to claim any rebate in price or compensation for usage of the amenities etc. or any other advantage from PLL on



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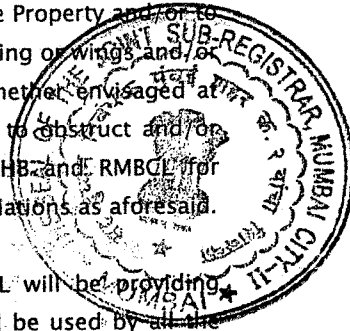
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the ground of PLL, HB and RBCL making additional construction or any other ground whatsoever. The Purchaser doth hereby expressly waive/s in writing any right to raise any objection for the amendment of the building plans and/or construction of the additional floors or wings, to use and consume the balance FSI (including Fungible FSI/TDR) in respect of the Property.

11.7 HB and RBCL shall always have a right to get the benefit of additional FSI by whatever name called and also to make or undertake additions, alterations, raise or construct additional floors on the said Building or put up additional structures as may be permitted by Sanctioning Authorities and other competent authorities. PLL and HB will be jointly entitled to use the terrace/s including the parapet wall for any purpose including display of Celestia Spaces Logo and for such purpose may utilize any common facility or amenity such as water, electricity etc. to which the Purchaser shall not have right to object and it is expressly agreed that PLL and HB shall be jointly entitled to use the terrace/s on the said Building or any part thereof including the terrace and the said hoardings may be illuminated or comprising of neon sign and for that purpose PLL and HB are fully authorized to allow temporary or permanent construction or erection or installation as the case may be and the Purchaser agrees not to object or dispute the same. The Purchaser shall not be entitled to raise any objection or claim or any abatement in the price of the Flat agreed to be acquired by him/her/them and/or claim any compensation or damage on the ground of inconveniences or any other ground whatsoever from PLL. PLL and HB shall be entitled to install Celestia Spaces logo and/or hoarding in one or more places in or upon the said Building and at other areas in the Property and PLL and HB and RBCL reserves to itself full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo and/or hoarding or otherwise.

11.8 The Purchaser agrees and gives his/her/their irrevocable consent to PLL, HB and RBCL for carrying out the amendments, alterations, modifications and/or variations to the entire scheme of development in respect of the Property and for the further building/s plans, if any, in respect of one or more wing or wings and/or building or buildings to be developed and/or constructed (whether envisaged at present or not). The Purchaser hereby irrevocably agrees not to construct and/or raise any objections whatsoever and/or interfere with PLL, HB and RBCL for carrying out amendments, alterations, modifications and/or variations as aforesaid.

11.9 Notwithstanding the other provisions of this Agreement, PLL will be providing various amenities and facilities in the Project Land, which will be used by all the units/flats/premises holders in the Project Land. In view thereof, PLL shall be entitled to nominate or appoint Peninsula Facility Management Services Limited or any other person ("project management agency") to manage the operation and maintenance of the Project including but not limited to the said Building, premises and the infrastructure, common amenities and facilities of the Project Land, STPs, garbage disposal system and such other facilities that PLL may be required to install, operate and maintain for a period of at least 5 (five) years after the Project



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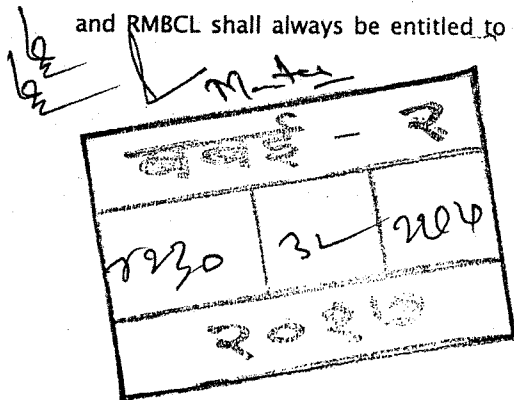
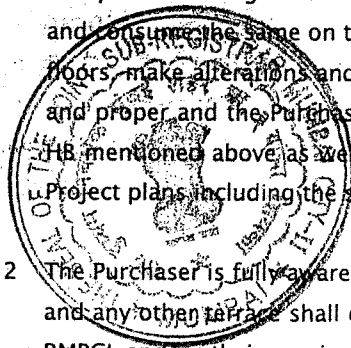
is fully developed and occupation certificate or whatever name it is called is obtained from the Sanctioning Authority in that regard and if the Organization approves, for any subsequent periods for such fee, which fee shall be a minimum of twenty percent (and escalation thereto) on the actual expenses to be incurred by the project management agency. PLL shall have the authority and discretion to negotiate with such project management agency and to enter into and execute a formal Agreement/s for maintenance and management of infrastructure with it/them. PLL may enter into other related agreements with any other company or organization as may be necessary for effective, full and efficient management of the infrastructure, common amenities and facilities of the Project Land. It is hereby clarified that any amenities and facilities provided outside the said Building shall also be used by the other units/flats/premises holder in the Project Land and the Purchaser hereby agrees and undertakes not to raise any dispute or objection in this regard. It is hereby clarified that PLL and/or HB or the project management agency shall have a right to recover the amounts from the various purchasers in the Project towards the maintenance and outgoings for upkeep and maintenance of the Property/Project.

In such event, the Purchaser agrees to abide by any and all terms, conditions, rules and/or regulations that may be imposed by PLL, HB and RMBCL or the project management agency, including without limitation, payment of the Purchaser's share of the project management fee as aforesaid. It is hereby clarified that upon receiving written instructions from PLL, the Purchaser shall either directly pay the aforesaid project management fees to PLL or the project management agency.

11.10 It is hereby clarified that PLL, HB and RMBCL shall not be responsible, accountable or liable in any manner whatsoever to any person including the Purchaser, the Organization for any act, deed, matter or thing committed or omitted to be done by the project management agency and/or any such other agency, firm, corporate body, organization, association or any other person/s in due course of such maintenance, management, control and regulation of the Project.

11.11 PLL, HB and RMBCL shall as per the terms of the said Joint Development Agreement always have the right and be entitled to purchase and acquire TDR from the market and consume the same on the Property or any part thereof and construct additional floors, make alterations and deal with the same in the manner PLL and HB deem fit and proper and the Purchaser hereby irrevocably consents to the rights of PLL and HB mentioned above as well as the rights of PLL and HB to revise and modify the Project plans including the said Building/s plans from time to time.

11.12 The Purchaser is fully aware that the terrace above the top floor of the said Building and any other terrace shall exclusively and absolutely belong jointly to PLL, HB and RMBCL and/or their nominees or assigns and over which none of the purchaser of the premises in the buildings shall have any right, title, interest or share. PLL, HB and RMBCL shall always be entitled to in its own right and absolute discretion to

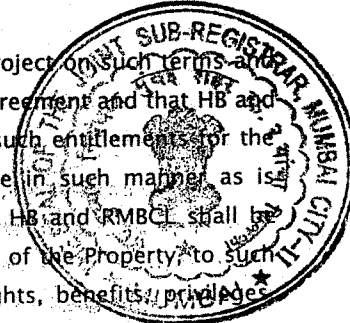


use, occupy, possess, enjoy or otherwise deal with the said terrace as it may deem fit and proper.

11.13 In the event of the Organization [formed either in terms of Clauses 13.2 (i) or (ii)] being formed and registered before the sale and disposal by PLL and HB of all the premises in the Project, the power and authority of the Organization so formed or that of the Purchaser and the purchasers of other premises in the said Building shall be subject to the overall authority and control of PLL and HB in respect of any of the matters concerning the said Project, the construction and completion thereof and all the amenities pertaining to the same. PLL and HB shall have the absolute authority and control as regards the respective unsold premises/ un-allotted car parking spaces forming part of PLL's Allocation or HB's Allocation and the disposal thereof. PLL shall be liable to pay only the municipal taxes, at actuals and the sum of Rs. 5,000/- (Rupees Five Thousand only) per month towards outgoings, in respect of each unsold flat/premises, forming part of its entitlement in the Project. In case the Organization is formed before the disposal by PLL and HB of all the premises then PLL and HB, as the case may be, shall at its option (without any obligation) join in as a member in respect of such respective unsold premises and un-allotted car parking spaces forming part of PLL's Allocation or HB's Allocation and as and when such premises are sold and car parking spaces are allotted, the Organization shall admit such purchaser of such premises as the member/s without charging any premium or extra payment, by whatever name called.

11.14 Till the entire development of the Project is completed, the Purchaser shall not interfere in any manner in any work of development or construction and PLL and HB alone shall have full control, absolute authority and say over the un-allotted areas, car parking spaces forming part of PLL's Allocation or HB's Allocation and/or roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the Project and the Purchaser shall have no right or interest in the enjoyment and control of the same.

11.15 The Purchaser is aware that PLL will be developing the Project on such terms and conditions as agreed under the said Joint Development Agreement and that HB and RMBCL shall be entitled to all the benefits of FSI or any such entitlements for the beneficial and optimum use and enjoyment of the same in such manner as is envisaged in the said Joint Development Agreement and HB and RMBCL shall be entitled to grant, offer, upon or in respect of any portion of the Property, to such affiliates, co-developer or the joint venture, all such rights, benefits, privileges, easements etc. including right to draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and/or other services in the Property, right to use and enjoy all the amenities and facilities provided and/or agreed to be provided in the Project and the said Building for the more beneficial and optimum use and enjoyment of other areas forming part of the Property in such manner as may be desired by PLL and HB and RMBCL and the Purchaser expressly and irrevocably consent/s to the same.



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11.16 PLL, HB and RMBCL shall be entitled to make variations in the lay-out, amenities and specifications, re-locations, water, power, sewage, telephone and other service and utility connection, facilities and underground water tanks, pumps, recreation areas, clubhouse and their dimension as PLL, HB and RMBCL deem fit.

11.17 In the event PLL, HB or RMBCL has paid or is required to pay any amount by way of premium, betterment charges, development charges etc. to any Sanctioning Authority or other authority, the same shall be reimbursed by the Purchaser to PLL in proportion to the Carpet Area of the Flat wherever applicable or otherwise as may be determined by PLL. Non-payment of the same shall constitute a breach of this Agreement.

11.18 PLL, HB and RMBCL shall be entitled to make such changes in the building plans as PLL, HB and RMBCL may from time to time determine and as may be approved by the Sanctioning Authorities and in accordance with the Joint Development Agreement and the Purchaser hereby agrees to the same. This shall operate as an irrevocable consent of the Purchaser to PLL, HB and RMBCL for carrying out such changes in the building plans.

11.19 PLL has availed certain financial facility from HDFC against the security of the rights granted in its favour under the said Joint Development Agreement. PLL shall further be entitled to avail financial facility from such banks/financial institutions against the security of PLL's Allocation only in accordance with the said Joint Development Agreement provided that such charge/mortgage does not in any way affect the rights of the Purchaser in respect of the Flat.

11.20 PLL, HB & RMBCL shall be entitled to designate any spaces/areas on the Project Land, the said Building, or any part thereof (including on the terrace and basement levels of the said Building) 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 PLL, HB & RMBCL on lease, leave and license basis or such other method as PLL, HB and RMBCL may deem fit. Further, the infrastructure (including cables, pipes, wires, meters, fire escape base sub-stations, towers) in respect of the utility services may be laid/provided in the manner PLL, HB & RMBCL may require, and may be utilised in common by occupants of units/premises in the said Building / on the Property, as the case may be. PLL, HB & RMBCL and their workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Project Land, the said Building or any part thereof.

12. **POSSESSION:**

12.1 The possession of the Flat shall be delivered by PLL to the Purchaser after the Flat is ready for use and occupation provided all the amounts due and payable by the

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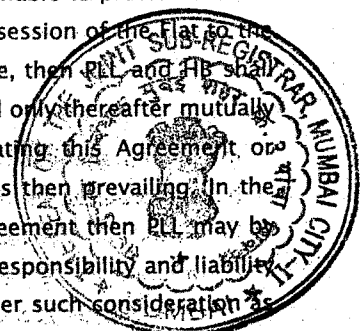
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Purchaser under this Agreement and the stamp duty and registration charges in respect of the Flat are duly paid by the Purchaser. PLL (in respect of the flats comprised in PLL's Allocation) shall endeavour to give possession of the Flat to the Purchaser on or before 30<sup>th</sup> September 2019 subject to a grace period of 6 (six) months and further subject to force majeure events and other factors as specified herein. Subject to Clause 5.2 hereinabove, PLL shall further endeavour to give the right to use the Car Parking Space/s to the Purchaser in reasonable time subject to force majeure events and other facts as specified herein.

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12.2 If PLL fails or neglects to give possession of the Flat to the Purchaser on the above referred date (subject to grace period of 6 (six) months and force majeure) or within any further date or dates as may be mutually agreed between the Parties hereto for any reasons including but not limited to any legislative order or regulation or direction or the non-receipt of any relevant Approvals from the Government or public authorities or for a reason beyond the control of PLL, HB or its agent, then in such case the Purchaser shall be entitled to give notice to PLL terminating this Agreement, in which event PLL shall refund to the Purchaser the amount of deposit or earnest money and the further amounts, if any, excluding the taxes that may have been received by PLL from the Purchaser as installments in part payment in respect of the Flat. In addition to refund of such amounts by PLL to the Purchaser, PLL shall also pay to the Purchaser simple interest at the rate of 9 % per annum. PLL shall refund the above mentioned amount in respect of such termination and upon such termination neither party shall have any further claim against the other in respect of the Premises or arising out of this Agreement and PLL shall be at liberty to dispose off the Premises to any other person or persons at such price and upon such terms and conditions as PLL may deem fit and proper at its sole discretion.

12.3 If as a result of any legislative order or regulation or direction or the non-receipt of any relevant Approvals from the Government or public authorities or for a reason beyond the control of PLL and/or HB or its agent, PLL is unable to provide the Flat for fit-outs or complete the said Building and/or give possession of the Flat to the Purchaser in the time as mentioned in Clause 12.1 above, then PLL and HB shall jointly take cognisance of the circumstances prevailing and only thereafter mutually decide in writing whether they are desirous of terminating this Agreement or whether they contemplate a way out of the circumstances then prevailing. In the event PLL and HB decide in writing to terminate this Agreement then PLL may by notice in writing terminate this Agreement and the only responsibility and liability of PLL in such an event will be to pay over to the Purchaser such consideration as may have been paid by the Purchaser towards the sale consideration excluding the taxes with simple interest thereon @ 9% per annum.

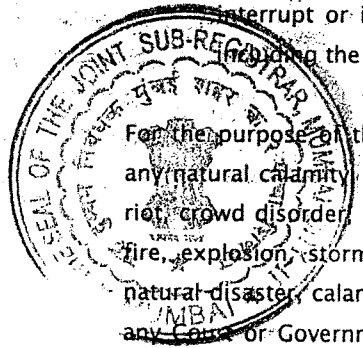


Provided that PLL shall be entitled to reasonable extension of time for giving delivery of the Flat on the aforesaid date, if the completion of the said building is delayed on account of:

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- (i) force majeure;
- (ii) non-availability of sand, steel, cement, other building material, water or electric supply;
- (iii) non-payment or delayed payment of installments by the Purchaser and/or other purchasers in the building;
- (iv) labour problems, shortage of water supply or electric power or by reason of any war, civil commotion, act of God;
- (v) if non delivery of possession is as a result of any notice, order, rule or notification of the government and/or any other public or competent authority or Sanctioning Authorities or of the court or on account of delay in issuance of NOC's, licenses, Approvals, occupation certificate etc. or non-availability of essential amenities, services and facilities such as lifts, electricity and water connections or sewage or drainage lines or for any other reason technical or otherwise or for any reason beyond the control of PLL and/or HB;
- (vi) election code of conduct;
- (vii) any change in the DCR;
- (viii) economic hardship;
- (ix) delay in receipt of documents and/or Approvals;
- (x) other reasonable cause beyond the control of PLL and/or HB or its agent or not directly attributable to any wilful act or omission on its part; and
- (xi) any other reason (not limited to the reasons mentioned above), beyond the control or unforeseen by PLL and/or HB, which may prevent, restrict, interrupt or interfere with or delay the construction of the said Building including the Premises.



For the purpose of this Agreement, the expression "force majeure" shall include any natural calamity, landslide, strikes, terrorist action or threat, civil commotion, riot, crowd disorder, labour unrest, invasion, war, threat of or preparation of war, fire, explosion, storm, flood, earthquake, structural damage, epidemic or other natural disaster, calamity or changes in law, regulations, rules or orders issued by any Court or Government authorities or any acts, events, restrictions beyond the reasonable control of PLL and/or HB.

12.4 Upon possession of the Flat being delivered to the Purchaser, he/she/they shall have no claim against PLL in respect of any item of work in the Flat.

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12.5 Nothing contained in these presents is intended to be nor shall be construed to be transfer of ownership in law of the Project Land or the said Building or any part thereof.

12.6 The Purchaser agrees that the return of the payment mentioned in Clauses 12.2 and 12.3 above constitutes the Purchaser's sole remedy in such circumstances and the Purchaser foregoes and waives any and all his/her/their rights to claim against PLL and HB for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever.

12.7 Whether or not the Common Areas / Amenities and Facilities in respect of the Project are complete in all respects as envisaged in this Agreement, the Purchaser shall take possession of the Flat within 15 (fifteen) days of PLL giving written notice to Purchaser intimating that the Flat is ready for use and occupation and offering possession of the same to the Purchaser and only upon payment of all amounts due and payable by the Purchaser under this Agreement. The Purchaser is aware that the Project is a large project and would be completed in phases and hence the Purchaser shall not make any claim or complaint on account of the Common Areas / Amenities and Facilities not being ready at the time when possession of the Flat is being given by PLL to the Purchaser. Commencing from the expiry of the 15 days from issue of the intimation in writing by PLL to the Purchaser, that the Flat is ready for occupation, use, and possession, the Flat shall be at the risk of the Purchaser (irrespective of whether possession of the Flat is actually taken by the Purchaser or not) in all respects, including loss or damage arising from the destruction, deterioration or decrease in value of the Flat. It is agreed that irrespective whether possession of the Flat is actually taken or not by the Purchaser, the Purchaser shall from the date of expiry of the 15<sup>th</sup> day from the date on which, possession of the Flat is offered by PLL to the Purchaser, be responsible and liable to bear and pay to PLL all outgoings in respect of the Flat, all rates, municipal taxes, property taxes, cesses, assessments, betterment charges, levies, interests, penalties, surcharge and all other impositions made by the competent local or public bodies or authorities and/or Government, water charges, insurance, common lights and repairs and salaries of employees, chowkidars, sweepers, electricity, gas, water supply charges, telephone cables, waterlines, drainage lines, sewerage lines and other expenses and outgoings necessary and incidental to the management, administration and maintenance of the said Building / Project / Property. The Purchaser shall pay to PLL such proportionate share of all outgoings as may from time to time be estimated or determined by PLL.

12.8 Provided that, if within a period of 1 (one) year from the date on which possession of the Flat is offered by PLL to the Purchaser, the Purchaser brings to the notice of PLL any structural defect or damage in the Flat or the said Building in which the Flat is situated within such period of 1 year, then, wherever possible such defect or damage shall be rectified by PLL at its own cost and in case it is not possible to

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rectify such defect or damage, then the Purchaser shall be entitled to receive from PLL reasonable monetary compensation for such defect or damage.

Provided further, if any defect or damage is found to have been caused due to the negligence of the Purchaser or his/her/their agents, then PLL shall not be liable for the same.

The Purchaser acknowledges that notwithstanding anything contained in this agreement, PLL is solely responsible for the construction of the Project and as such, the Purchaser shall not make any claim against HB/RMBCL for any defect / damage in / to the Flat and/or to the said Building within the aforesaid period of 1 (one) year or anytime thereafter.

12.9 The Purchaser hereby agrees and undertakes that, if he/she/they commit/s default in making payment of any amount as mentioned herein on the respective due date/s, then in such a case, PLL shall not be liable or responsible for (i) any delay in completion of the Building and/or offering possession of the Flat on or before the possession date as mention herein and/or (ii) escalation in cost of construction materials, administrative costs and/or (iii) delay in making payment of other costs and charges to the Authorities or any third party/ies.

12.10 At the time of taking possession of the Flat and in any event within 15 (fifteen) days of the receipt of the possession notice from PLL referred to above, the Purchaser shall fully satisfy himself/herself/itself with regard to the plumbing, electric, sanitary, water, fixtures and fittings locking devices, doors, windows, glass, tiles and other items and fixtures in the Flat and acknowledge in writing to that effect to PLL and the Purchaser shall not at any time thereafter raise any dispute, objection or contention whatsoever in that behalf or shall have any claim whatsoever against PLL and HB with respect to the Flat or any other amenities / fixtures of the said Building or any amenities / fixtures alleged not to have been carried out, completed therein or not being in accordance with the plans, specifications and / or this Agreement and / or otherwise, save and except as stated in Clause 12.8 hereinabove.

13 ORGANIZATION

13.1 Organization means either the Association of Apartment owners that may be formed under the provisions of the MAO Act or the Society that may be formed under the provisions of the Society Act as applicable, in respect of the Project Land or part thereof and the said Building in accordance with the provisions of this Agreement. It is hereby clarified that PLL and HB shall be responsible for formation of such Organisation in respect of the Project, and the nature of the Organisation shall be mutually decided between PLL and HB.

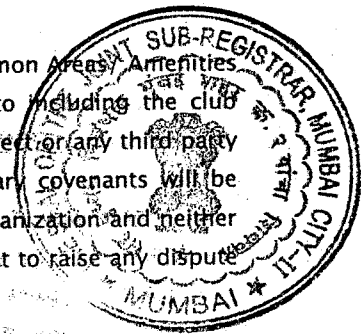
13.2 On completion of the development of the Property, at the discretion of PLL and HB, either:-

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- (i) A separate Organization may be formed of the purchasers of premises in each building of the said Project; or
  - (ii) A single Organization may be formed of the purchasers of premises in both the buildings in the Project.
- 13.3 The decision of RMBCL as regards the content, form and substance of the lease and the declaration (in case of a condominium) to be executed in favour of the said Organization shall be conclusive, final and binding on the Purchaser/s and the Organization.
- 13.4 The Purchaser and the purchasers of the other premises of both PLL's Allocation and HB's Allocation shall join in the formation and registration of the Organization (formed either in terms of Clause 13.2 (i) or (ii)) and for this purpose also from time to time sign and execute the application for registration and/or membership and all the necessary applications, memorandum, letters, documents and other papers and writings for the purpose of formation and registration of the Organization including bye-laws of the Organization and duly fill in, sign the same at PLL's office within 15 (fifteen) days of the Purchaser being called upon by PLL so as to enable PLL to register the Organization of the premises purchasers under the appropriate statute. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or rules as may be required by the Registrar of Co-operative Societies or any other competent authority.
- 13.5 Further, the Purchaser and the purchasers of the other premises of both PLL's Allocation and HB's Allocation shall enter into / sign / execute such documents / writings, as may be required, containing covenant/s for payment of the expenses relating to the Common Areas/Amenities and Facilities which are situated on the Project Land.
- 13.6 It is expressly clarified, agreed and understood that the Common Areas, Amenities and Facilities as mentioned in Annexure "L" annexed hereto including the club house shall be used by the Purchasers/occupants of the Project or any third party as may be permitted by PLL and HB for which the necessary covenants will be mentioned in the Deed of Lease to be executed with the Organization and neither the Purchaser/s herein nor the Organization shall have a right to raise any dispute or objection whatsoever for the same.
- 13.7 It is agreed that in the event that the Organization has been formed but there is/are premises/s in the said Building and/or the Project which form part of PLL' Allocation or HB's Allocation and that the same are not sold by PLL or HB, as the case may be, PLL and/or HB shall not be liable to pay any charges/expenses of any nature whatsoever for the unsold premises and un-allotted car parking spaces till such time that the sale of such unsold premises/ allotment of such unallotted car

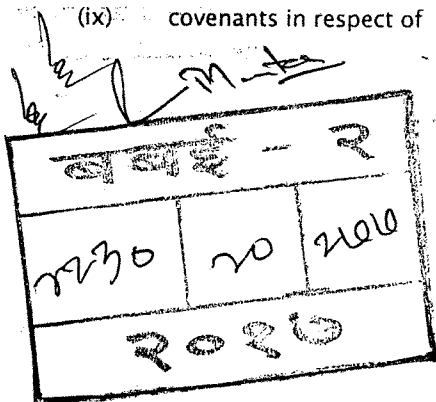
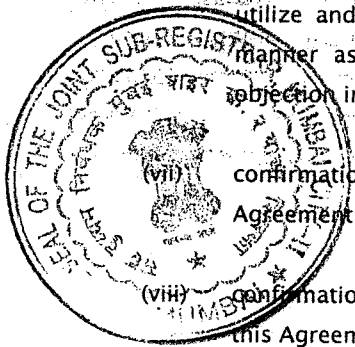


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parking space/s occurs, save and except the municipal charges at actuals and maintenance charges equivalent to a sum of Rs. 5,000/- (Rupees Five Thousand only) per month for each unsold flat/premises.

13.8 Declaration to be submitted under the MAO Act or other documents in favour of the Organization shall *inter alia* contain the following:-

- (i) the right of HB and RMBCL to sell or otherwise to transfer the additional construction by use of any future FSI or TDR and to appropriate for HB and RMBCL the entire sale proceeds thereof and the obligation of the Organization to admit such purchaser of the premises comprised in the new construction as its member without charging any additional amount;
- (ii) the right of MCGM in respect of car parking spaces comprised in Public Car Parking Scheme and lease of the structures comprised therein in favour of the MCGM on such terms and conditions laid by MCGM in the Public Car Parking Scheme;
- (iii) the right of PLL, HB and RMBCL of full and complete access on the Property for the aforesaid purpose;
- (iv) the right of PLL and HB to give on exclusive basis certain areas forming part of PLL's Allocation or HB's Allocation in the said Building / Project to any third party to the exclusion of others including the Purchaser;
- (v) the obligation of the Organization to pay the taxes in respect of all tax assessments, dues, cesses and outgoings, in respect of said Building and/or the Property and/or the Project Land and/or any portion thereof;
- (vi) declaration and undertaking by the Organization that the Organization shall not be entitled to the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever and the same shall always stand vested in HB and RMBCL in terms of the Joint Development Agreement and HB and RMBCL shall always be entitled to utilize and exploit the same on the Property and/or otherwise in such manner as it may deem fit and the Organization shall not have any objection in this regard;
- (vii) confirmation of all the rights of PLL and HB and RMBCL under this Agreement;
- (viii) confirmation and acceptance of all the obligations of the Purchaser under this Agreement; and
- (ix) covenants in respect of Right of Way.



13.9 The Purchaser shall observe and perform all the rules and regulations and bye-laws of the Organization (formed either in terms of Clause 13.2 (i) or (ii) above) on its formation and the additions, alterations and amendments thereof that may be made from time to time for protection and maintenance of the said Building and/or the Project and the premises therein and for the performance and observance of building rules, regulations and bye-laws for the time being of the concerned local authority, government or public bodies. The Purchaser shall also observe and perform all the terms and stipulations laid down by the Organization regarding occupation and use of the Premises and shall pay outgoings in accordance with the terms of this Agreement.

13.10 It is clarified that the Organization [formed either in terms of Clause 13.2 (i) or (ii)] shall not deal with any matters relating to the development of the Property or any part thereof or the transfer or the sale or utilization of any permissible FSI/TDR whether emanating from the Property or otherwise. The Organization shall strictly function within the frame work of its constitution as framed by PLL, HB and RBCL. All the development potential of the Property including in the form of the existing and future FSI (whether by change of law or otherwise) and/or TDR to arise in any manner whatsoever shall always stand vested in the HB and RBCL in accordance with the terms of the Joint Development Agreement and HB and RBCL shall always be entitled to utilize and exploit the same on the Property or any part thereof and/or upon the building constructed thereupon in such manner as they deem fit.

14 **COMMON AREAS AND RESTRICTED AREAS:**

14.1 It is expressly agreed that the Purchaser shall be entitled to the Common Areas/Amenities and Facilities as more particularly mentioned in Annexure "L" annexed hereto subject to the payment of maintenance charges. It is clarified that the Common Areas/ Amenities and Facilities shall include such further areas, amenities and facilities as may be identified and earmarked by PLL and HB in the course of completion of the development of the Project Land. It is hereby agreed that PLL and HB shall be entitled to allot different areas, gardens, lawns, terraces, open spaces or otherwise and other spaces within the Project Land to one or more person/s of its choice for the use, enjoyment and/or occupation of such persons as an exclusive amenity attached to the premises purchased by such persons and the Purchaser shall not object to the same for any reasons whatsoever. It is hereby agreed that the Common Areas/ Amenities and Facilities as set out in Annexure "L" hereto along with such further areas, amenities and facilities so identified and earmarked by PLL and HB during the course of the development of the Project Land shall be construed as Common Areas/Amenities and Facilities and PLL and HB shall be entitled to declare all other areas as restricted, exclusive or reserved areas and facilities and alienate and dispose off the same in such manner as PLL and HB thinks fit and proper at their discretion.

14.2 PLL has informed the Purchaser that a club house will be constructed on the Project Land and the same will be equipped with various amenities and facilities for

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the use of all members of the Organization or other occupants of the Project Land or any third party in accordance with the rules and regulations of the club house.

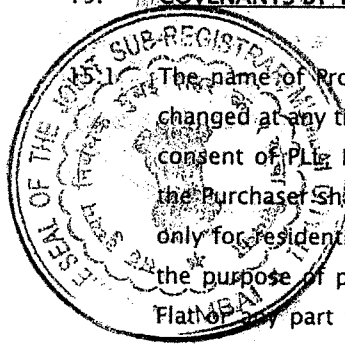
The Purchaser and his/her/its immediate family members shall be inducted/admitted as member of the club upon payment of the sum of Rs.

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Only) to PLL as and by way of a one-time non-refundable subscription fee and not as a deposit. It is hereby clarified that the terms immediate family members shall mean and include husband, wife and 2 children or 2 dependents. The subscription fee shall be paid by the Purchaser to PLL by way of a cheque drawn in favour of PLL and delivered to PLL within 7 (seven) days of the demand letter by PLL or upon delivery of possession of the Flat, whichever being earlier. PLL shall issue an appropriate receipt and a letter entitling the Purchaser and his/her/its immediate family members concerned, to the membership of the club in accordance with and subject always to the bye-laws, rules and regulations of the club as may be made by PLL. PLL and HB shall be entitled to make bye-laws, rules or regulations for the management of the club and may prescribe a user fee for the use of any specific amenity, facility and annual subscription fees etc.

14.3 Additional memberships would be available on request on a chargeable basis. The membership will be subject to the terms and conditions, rules and usage charges, as may be framed / levied from time to time by PLL and HB for the club. The right to use the facilities at the club shall be personal to the Purchaser of the Flat in the said Building and his/her/its immediate family members and shall not be transferable in any manner to any third person or party whatsoever. Except as provided herein-below, in the event that the Flat in the said Building is sold / transferred by the Purchaser then the Purchaser shall be deemed to have transferred the right to utilize the said facilities as well as club membership to the then purchaser/transferor of the Premises. It is, however, clarified that PLL and HB shall be entitled to grant membership rights to such other person(s) as they may deem fit and the Purchaser shall not be entitled to object to the same.

15. COVENANTS BY THE PURCHASER:



The name of Project "Celestia Spaces" and the said Building therein, shall not be changed at any time by the Purchaser or the Organization without the prior written consent of PLL, HB and RMBCL. Upon and after receipt of Occupation Certificate, the Purchaser shall use the Flat or any part thereof or permit the same to be used only for residential purposes and shall use the Car Parking Space/s if allotted for the purpose of parking the Purchaser's own vehicle. The Purchaser shall use the Flat or any part thereof or permit the same to be used only for the purpose for which the same is allotted. The Purchaser shall use the Car Parking Space/s for the purpose of parking the Purchaser's own vehicle. The Purchaser agrees not to change the user of the Premises without prior consent in writing of PLL and any unauthorized change of user by the Purchaser shall render this Agreement voidable

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at the option of PLL and the Purchaser in that event shall not be entitled to any right arising out of this Agreement.

15.2 Before completion of the Project, if the Purchaser wants to sell, transfer, assign and convey all his/her/their right, title and interest in the Flat along with the exclusive right to use the Car Parking Space/s, then the Purchaser shall be entitled to do so, provided the same is done through PLL (with a view to maintain price parity for the Project). In such a scenario, PLL shall assist the Purchaser to sell, transfer, assign and convey all his/her/their right, title and interest in the Flat along with the exclusive right to use the Car Parking Space/s and for such services so provided by PLL to the Purchaser, the Purchaser agrees and undertakes to pay to PLL such amount as facilitation charges in this regard as decided by PLL from time to time, which shall be exclusive of service taxes. The Purchaser hereby agrees that such transfer shall be subject to the terms and conditions as mentioned herein and shall ensure that the new purchaser shall abide by the terms and conditions of this Agreement.

15.3 It is hereby agreed that if due to any ordinance, notification, change in laws or enactments any additional taxes, levies, cess, interest, penalties, surcharge or any amounts pertaining or relating to the development, construction and sale of the Flat is levied and/or payable and/or recovered from PLL and/or HB and/or RMBCL then the same shall be borne and paid by the Purchaser.

15.4 The Purchaser with an intention to bind all persons in whose hands the Premises may come, doth hereby covenant with PLL, HB and RMBCL as follows:-

- (i) to maintain the Premises at the Purchaser's own cost in good tenantable repairs and condition from the date of possession of the Flat is taken and shall not do or suffer to be done anything in or to the said Building, staircase/s or passage/s which may be against the rules, regulations, bye-laws of concerned local authority or change/alter or make addition in or to the said Building or the Premises or part thereof
- (ii) not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy so as to damage the construction of the said Building or storing of which goods is objected by the concerned local or other authority and shall not carry or caused to be carried heavy packages whereby upper floors may be damaged or that is likely to damage the staircase, common passage or any other structures of the said Building including the entrance thereof. In case any damage is caused to the Premises or the said Building on account of the negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach;
- (iii) to carry at the Purchaser's own cost all internal repairs to the Flat and maintain in the same condition, state and order in which it was delivered

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by PLL and not to do or suffer to be done anything in the Premises or the said Building which is in contravention of rules, regulations or bye-laws of the concerned local public authority and in the event of the Purchaser committing any act, in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

- (iv) not to demolish or cause to be demolished the Flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof nor alter the elevation and outside colour scheme of the said Building and to keep the portion, sewers, drain pipes in the Flat and appurtenances thereto in good tenable repair and condition so as to support, shelter and protect other part of the said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC structure or part or other structural members in the Flat;
- (v) not to put any claim in respect of the restricted amenities (if any) including, open space hoarding or terrace and same are retained by PLL, HB and RMBCL as restricted amenities;
- (vi) not to do or permit to be done any act which may render void or voidable any insurance of the Property or the said Building or any part thereof or whereby any increase in premium shall be payable in respect of the insurance;
- (vii) not to throw dirt, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Property and/or the said Building in which the Premises is situated;
- (viii) to bear and pay all rents, rates, taxes, cesses, assessments, municipal/property taxes, interests, penalties, surcharge, water charges, charges for maintenance of STPs, garbage disposal system, water supply charges and such other facilities that PLL may install, operate and maintain under the guidelines prescribed under MOEF and/or other statutory authorities including any increase in local taxes, development or betterment charges, insurance premium and such other levies, if any, which are and which may be imposed by the Sanctioning Authorities and/or government and/or other public authority on account of change of user of the Premises or otherwise;



to bear and pay all present and future service tax, works contract tax, VAT, Goods & Service Tax (GST), LBT, interests, penalties, surcharge etc. and such other levies, if any, which may be imposed with respect to the construction on the Property and/or any activity whatsoever related to the Premises and which may be called by whatsoever name by the Sanctioning

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Authorities and/or State/Central/Government and/or public authority from time to time;

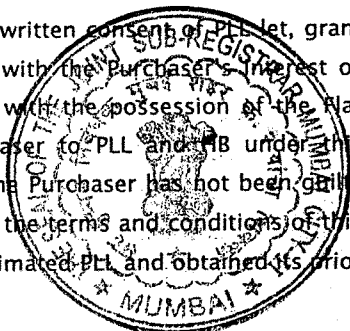
(x) to install air-conditioning units only in the space/s designated for the said purposes in the Flat. If the Purchaser desires to install air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the Flat, or be required to be affixed/installed outside the Flat, then the Purchaser shall install/affix the same only after obtaining prior written permission from PLL and/or the Organization and shall strictly observe and comply with all the terms and conditions, if any, which may be imposed by PLL and/or the Organization, as the case may be, in respect of the same;

(xi) to permit PLL and HB and its architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others including the representatives of the project management agency and its employees, at all reasonable times, to enter into and upon the Flat or any part thereof, to view and examine the state and condition thereof and/or for the purpose of carrying out the service, repairs, upkeep, cleaning and maintenance of the said Building or any part thereof, including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto, as also for the purpose of making, laying, installing and/or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities, facilities and services in, through, over or outside the Flat for the benefit of the said Building or the Project. The Purchaser shall not obstruct or hinder PLL, HB and/or the project management agency and/or their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, in carrying out their duties. The Purchaser shall rectify and make good all defects, and unauthorized changes within 15 (fifteen) days from the date of receipt of a written notice from PLL in that regard;

(xii) the Purchaser shall not without the prior written consent of PLL let, grant license, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to PLL and HB under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser has intimated PLL and obtained its prior consent in writing in that behalf;

(xiii) till the management of the said Building is handed over to the Organization, to allow PLL, HB, their surveyors and agents at all reasonable time to enter into or upon the Premises / Property to view and examine the state and condition thereof;

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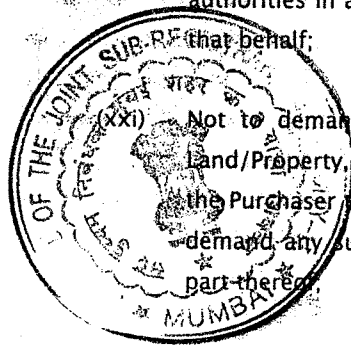


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- (xiv) not to close or permit to be closed varandas, chajjas, or balconies of the Flat / said Building or change the external colour scheme or the pattern of the colour of the said Building;
- (xv) not to change exterior elevation or the outlay of the said Building / Flat;
- (xvi) not to install/construct/erect water tank/s or other water storage tank/s in the Flat;
- (xvii) not to affix/install any sign, name or display boards, or any hoardings or neon lights in, out or about the Flat, the said Building and/or in any part of the Project, without the prior written permission of PLL or HB and/or the Organization, as the case may be;
- (xviii) not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/balconies or chajjas or other open space/s (if any) forming a part of or appurtenant to the Flat as also the said Car Parking Space/s. If the Purchaser desires to affix/install grills to the windows of the Flat, or grill/s or safety door/s to the main door of the Flat, then the Purchaser shall obtain the prior written permission of PLL and/or the Organization, as the case may be, to do so and shall ensure that the designs and position thereof are strictly in accordance with the designs, specifications and permission given by PLL and/or the Organization, as the case may be, in that regard;
- (xix) not to construct/ erect any brick or masonry wall / partition/loft/ mezzanine in the Flat or to make any other structural additions or alterations of a temporary or permanent nature therein;
- (xx) not do or suffer to be done anything on the Property or the said Building / Flat which would be forbidden or prohibited by the rules of the concerned government authorities. In the event, the Purchaser commits any acts or omissions in contravention to the above, the Purchaser alone shall be responsible and liable for all the consequences thereof to concerned authorities in addition to any penal action taken by PLL, HB and RMBCL in



that behalf;

(xxi) Not to demand partition of the Purchaser interest in the said Project Land/Property, it being expressly agreed, understood and confirmed by the Purchaser that the Purchaser's interest therein is impartible, and not to demand any sub-division of the Flat or the Project Land/Property or any part thereof.

(xxii) not to hang clothes, garments or any other item or things from the balcony, windows or terrace or any other place appurtenant to the said

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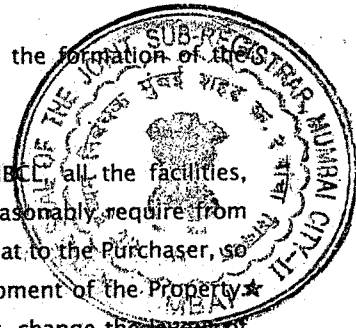
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Building / Flat, save and except in the areas designated for the said purpose;

- (xxiii) not to keep flower-pot/vase outside the said Building / Flat on the parapet or chajja or in the common area of the said Building; and
- (xxiv) not to encroach upon or make use of any portion of the said Building not agreed to be acquired by the Purchaser.
- (xxv) to co-operate and render all assistance and facilities to PLL, HB and RBMCL and to do and perform all acts, deeds, things and matters, as may be required by PLL, HB and RBMCL from time to time and at all times hereafter, including to sign and execute and admit execution of all necessary writings/documents as may be required by PLL, HB and RBMCL, within 15 (fifteen) days from receipt of an intimation in respect thereof from PLL and/or HB and/or RBMCL and to attend PLL's office or the office of HB or the office of RBMCL, as the case may be in this regard, for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable PLL, HB and RBMCL to carry out and complete the development of the said Project and the contiguous, adjacent and adjoining lands in the manner that may be desired and deemed fit and as envisaged by HB and RBMCL in their sole and unfettered discretion, including as mentioned in this Agreement; and
- (xxvi) The Purchaser agrees not to make any claim or complaint on account of any inconvenience on account of any nuisance, interference or impediment being caused to the Purchaser on account of the balance development of the Project being undertaken by PLL, HB and RBMCL after possession of the Flat has been handed over by PLL to the Purchaser.

These covenants shall be binding and operative even after the formation of the Organization.

- 15.5 The Purchaser hereby agrees to grant to PLL, HB and RBMCL all the facilities, assistance and co-operation as PLL, HB and RBMCL may reasonably require from time to time even after PLL has delivered possession of the Flat to the Purchaser, so as to enable PLL and HB to complete the scheme of development of the Property. PLL, HB and RBMCL shall be entitled to modify, amend, alter, change the layout of the Property by changing the alignment, locations, placement of buildings, garden, parking area and other amenities or facilities and shall further be entitled to propose and put up any additional new wing / structure either independent or by way of extension or in continuation or attached to the building under construction in the layout with or without amendment of such layout.



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15.6 The Purchaser confirms that PLL has given full, free and complete inspection of documents of title in respect of the Larger Property/Property/Project and the Purchaser confirms that he/she/they has/have entered into this Agreement after inspecting all relevant documents and the Purchaser has inspected the Title Certificate dated 28<sup>th</sup> January, 2016 issued by Messrs Desai & Diwanji, Advocates & Solicitors and the Purchaser undertakes not to raise any objection and/or requisition on the title/right of PLL, HB and RMBCL to the Larger Property/Property/Project.

16. OUTGOINGS:

16.1 Commencing 15 days after notice in writing is given by PLL to the Purchaser that the Flat is ready for use and occupation, irrespective of whether possession is taken or not the Purchaser shall be liable to pay the proportionate share of the outgoings namely local taxes, betterment charges, lease rent, sub-station and cable cost or such other levies by the concerned local authority and expenses for electricity, water, common lights, repair and salaries of clerks, bills of collectors, watchmen, sweepers, interests, penalties, surcharge and all other expenses necessary and incidental to the management and maintenance of the Property and the said Building. Until the management of the Project Land and the said Building is handed over to the Organization (formed in terms of Clause 13.2 (i) or (ii) as the case may be), the Purchaser shall pay to PLL such proportionate share of the outgoings as may be determined by PLL and HB.

16.2 The Purchaser shall pay to PLL provisional monthly contribution of Rs. 27,636 /- (Rupees Twenty Seven thousand Six Hundred Thirty Six Only) towards the outgoings, maintenance and upkeep of the Common Areas/ Amenities and Facilities, for a period of 18 (eighteen) months in advance, within 7 (seven) days of such demand being made by PLL. The amount so paid shall not carry any interest and remain with PLL until the management is handed over to the Organization.

16.3 The Purchaser has agreed to pay to PLL, a sum of Rs. 6,90,900 (Rupees Six lakhs Ninety thousand Nine Hundred only) as one time charges as and by way of Infrastructure Charges in respect of the Project on or before the possession of the Flat.

16.4 The Purchaser shall within (seven) days of such demand being made by PLL pay such amounts as more particularly set out in Annexure "P" hereto annexed.

The purposes and the corresponding amounts as mentioned in Annexure "P" are as per the present estimates and are subject to modification by PLL and shall not carry interest.

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16.5 It is agreed that save and except, the amounts relating to the advance maintenance and corpus, PLL and/or HB is/are not liable to render accounts, however for the amount collected under other heads, PLL and HB (to the extent of the amount received and retained by HB) shall hand over the deposits or balance thereof, if any, to the Organization as aforesaid. It is hereby expressly clarified that the PLL shall furnish consolidated statement of accounts in respect of the advance maintenance and corpus and the Purchaser shall not object to the same at any time in future. In the event of any additional amount becoming payable, the Purchaser shall forthwith on demand pay and deposit the difference to PLL and/or HB. The aforesaid amount/ deposit shall not carry any interest.

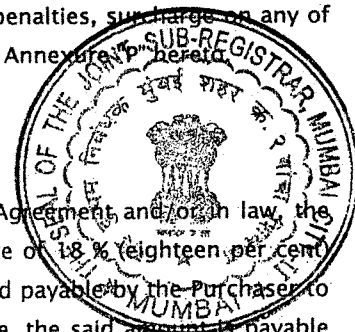
16.6 PLL shall be entitled to utilise the corpus fund specified in Annexure "P" or adjust the same, for payment of maintenance, taxes, outgoings, etc. in respect of the Project / Property / said Building as also utilise the corpus fund for adjustments against any outstanding amounts due from the Purchaser to PLL. Similarly, if the corpus fund shall fall deficient and there is surplus under any other head, PLL shall be entitled to adjust such deficiency against such surplus. In case there shall be a deficit in the corpus fund, the Purchaser(s) shall forthwith on demand pay to the PLL his/her/its/their proportionate share to make up such deficit.

Subject to what is stated hereinabove, PLL shall maintain a separate account in respect of sum received by PLL towards the PLL Allocation Area from its purchasers and HB's Allocation Area after it receives the same from HB as advance or deposit on account of the maintenance charges and shall utilize the same for the purpose for which they have been received.

16.7 The Purchaser hereby agrees to bear and pay any statutory dues including not limited to present and future Service Tax, interests, penalties, surcharge on any of the amounts collected by PLL and/or HB as set-out in Annexure "P" hereof.

17 **INTEREST:**

Without prejudice to PLL's other rights under this Agreement and/or in law, the Purchaser agrees to pay to PLL an interest at the rate of 18% (eighteen per cent) per annum on all the amounts which become due and payable by the Purchaser to PLL under the terms of this Agreement from the date, the said amount is payable by the Purchaser to PLL until the date such outstanding amount is received by PLL. The Purchaser confirms and accepts that the rate of interest prescribed in this clause is just and reasonable having regard *inter alia* to the huge costs involved in the procurement of the development rights in respect of the Property, the development of the Project, the cost of the funds procured for the aforesaid purpose and the loss or damage likely to be caused on account of default/delay in payment of the amounts by the Purchaser hereunder.



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18. **FINAL TRANSFER DOCUMENT:**

18.1 RMBCL, in consultation with PLL and HB, shall execute a lease in respect of the Project Land having the said Building, including net plot area approximately admeasuring 12,288.02 square meters (but including the benefit of FSI of the ROW Land already utilised) in favour of the Organization/s (formed in terms of Clause 13.2 (i) or (ii), as the case may be) or the Declaration under the MAO Act and the same shall *inter alia* contain (i) such provisions and covenants as may be necessary for giving effect to the restrictions mentioned herein as well as the restrictions which may be imposed by PLL, HB and RMBCL for safeguarding their overall interest in the Property and the said Building (ii) a covenant by the Purchaser to indemnify and keep indemnified PLL, HB and RMBCL against all actions, costs, proceedings, claims and demands in respect of the due observance and performance of the stipulations and restrictions contained herein and therein.

18.2 RMBCL shall, in consultation with PLL and HB shall execute a lease for a term of 999 years in favour of the Organization within 36 (Thirty Six) months, upon completion of the later of the following events at the discretion of PLL, HB and RMBCL :-

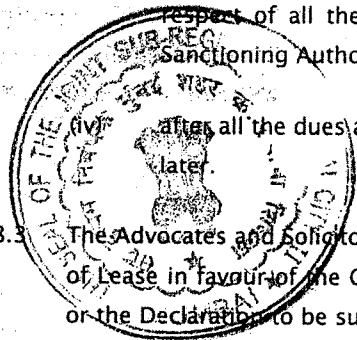
(i) after all the premises in the Project including the said Building have been sold and disposed of and PLL and HB have received full consideration or dues payable to them under the agreements for sale with the respective purchaser of the various premises;

(ii) after HB and RMBCL have fully utilized the FSI (including fungible FSI which will be available by paying premium or FSI which will be available towards the construction of Public car park or any additional FSI by whatever name called or otherwise) available from the Property and/or has fully utilized the increased in present or future FSI available by any change in the DCR and/or has fully utilized the TDR or FSI available in respect of the Property as the case may be;

(iii) after Occupation Certificate or the Building Completion Certificate in respect of all the buildings of the Project have been received from the Sanctioning Authority; or

(iv) after all the dues are paid by the flat purchasers in the Project; whichever is later.

18.3 The Advocates and Solicitors for RMBCL shall prepare and/or approve the Indenture of Lease in favour of the Organization/s (formed in terms of Clause 13.2 (i) or (ii)) or the Declaration to be submitted under the MAO Act, Deeds of Apartments or any and all other documents to be executed. Notwithstanding anything contained herein or in any other document, all costs, charges, fees, premiums (by whatever name called) including stamp duty, registration charges and/or any increases thereof (due to change of law or otherwise), legal charges and expenses in



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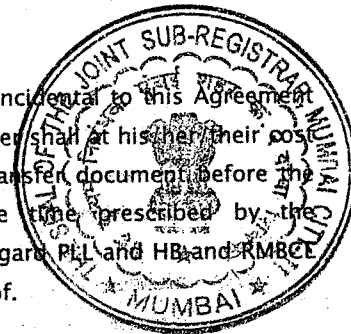
connection with the (i) preparation and execution of the Indenture of Lease; (ii) other related documents, (iii) formation and registration of the Organization and (iv) transfer of the Project Land and building in favour of the Organization, shall be borne and paid by all the purchasers of the various premises in the Project on its formation. Such amount shall be deposited by the Purchaser with PLL within 7 (seven) days of such demand made in that regard by PLL. The Indenture of Lease in respect of the Project Land as envisaged in this Agreement shall be executed by RMBCL in favour of the Organisation only after PLL and HB have received all of the amounts to be paid by the Purchaser and all other purchasers of flats and units in the Project under this Agreement and the respective agreements that may have been executed with such purchasers. Neither PLL nor HB nor RMBCL shall be responsible in the event there is a delay in the execution of the Indenture of Lease in favour of the Organisation as herein envisaged if such delay has resulted on account of failure on the part of any of the purchasers of flats and units in the Project in payment of their share of stamp duty/ registration fees on such Indenture of Lease.

18.4 Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in law of the Premises or of the Property or said Building or any part thereof.

18.5 It is hereby expressly clarified, agreed and understood that the Purchasers and/or the Organization shall not raise any objection or dispute and/or claim any compensation, if the area permitted to be leased or transferred by the authorities is at variance with or is less than the area of the Project Land as stated in this Agreement, whether the same is consequent upon the setback line or area, amenity space, if any, and the reserved portions of the Property being handed over and transferred to the Town Planning and Valuation Department and/or other Government or local bodies or authorities, for any reason whatsoever.

19 **STAMP DUTY AND REGISTRATION:**

The stamp duty and the registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser. The Purchaser shall at his/her their cost and expenses, lodge this Agreement or any other transfer document before the concerned Sub-Registrar of Assurances within the time prescribed by the Registration Act, 1908 and after due notice on this regard PLL and HB and RMBCL shall attend such office and admit the execution thereof.



20. **NOTICES:**

Any notice to any party hereto in connection with this Agreement shall be in writing and shall be sent to such party's contact details first set out above or such correspondence address as may be communicated by the Purchaser to PLL and HB and RMBCL in writing subsequently. Each party shall inform the other party in writing of any changes in his/its contact details. Notices shall be deemed to have

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been properly given, if sent to the Purchaser at the address hereinbefore stated, through registered letter, courier service, personal delivery or facsimile date of service of a notice delivered personally, by courier service or registered letter shall be the actual date of such delivery. Date of service facsimile notice shall be the business day after sending of such facsimile. It is hereby clarified that, PLL and/or HB and RMBCL shall serve the notice only to the Purchaser named firstly in the name clause and the same shall be deemed to be served on all the purchasers.

21. INDEMNIFICATION BY THE PURCHASER:

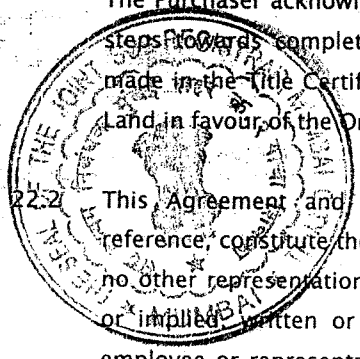
The Purchaser shall indemnify and keep indemnified PLL, HB and RMBCL and hold PLL, HB and RMBCL harmless against all actions, claims, demands, proceedings, costs, damages, expenses, losses and liability (including its professional fees in relation thereto) of whatsoever nature incurred or suffered by PLL and/or by HB and RMBCL directly or indirectly in connection with: (a) the enforcement of or the preservation of any rights of PLL, HB and RMBCL under this Agreement; (b) any breach and/or default by the Purchaser in the performance of any and/or all of his/her/its obligations under this Agreement; (c) damages to any property (ies) howsoever arising related to the use and/or occupation of the Premises and directly or indirectly as a result of the negligence, act and/or omission of the Purchaser or his/her/its agents, servants, tenants, guests, invitees and/or any person or entity under his/her/its control; and (d) Purchaser's non-compliance with any of the restrictions regarding the use and/or occupation of the Premises.

22. GENERAL PROVISIONS:

22.1 As PLL, HB and RMBCL are executing the development of the project as per the terms and conditions incorporated in the said Joint Development Agreement, the rights and obligations of PLL, HB and RMBCL *inter se* shall be governed by the provisions of the said Joint Development Agreement and the terms of this Agreement shall not have an overriding effect on the same.

The Purchaser acknowledges that the only obligation of RMBCL shall be (i) to take steps towards completion of its title to the Property subject to the disclosures made in the Title Certificate annexed hereto and (ii) to grant a lease of the Project Land in favour of the Organisation, in the manner stipulated in this Agreement.

22.2 This Agreement and all annexures as incorporated into this Agreement by reference, constitute the entire agreement between the parties hereto and there are no other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by PLL, HB and RMBCL, any agent, employee or representative of PLL, HB and RMBCL or any other person including, without limitation, arising out of any marketing material including sales brochures, models, photographs, videos, illustrations, provided to the Purchaser or made available for the Purchaser's viewing. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions



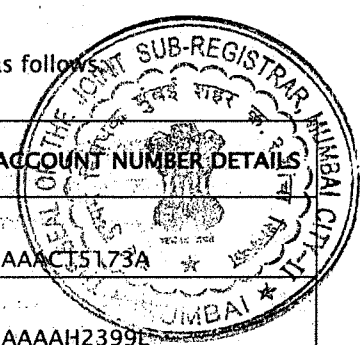
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contained herein and this Agreement fully supersedes and replaces any previous agreements concerning the Premises between the parties hereto.

- 22.3 It is hereby agreed that it shall be the obligation of PLL to comply with and fulfil all the obligation, commitments, terms as they may have agreed with their respective purchasers, save and except as set out herein.
- 22.4 The invalidity of any term, conditions or stipulation of this Agreement shall not affect the validity of the remaining terms, conditions or stipulations of this Agreement or the validity of the Agreement itself.
- 22.5 Any delay, tolerated or indulgence shown by PLL, HB and RMBCL in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of installment granted to the Purchaser by PLL shall not be construed as a waiver on the part of PLL of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice or affect the rights of PLL / HB / RMBCL, as the case may be.
- 22.6 If there is more than one purchaser named in this Agreement, all obligations hereunder of such purchaser shall be joint and several.
- 22.7 All taxes, charges, levies present or future including but not limited to service tax, VAT, interests, penalties, surcharge or any other impositions or levies (i) on account of this transaction or (ii) pro-rata on account of the entire development project or (iii) on the consideration and other amounts payable by the Purchaser to PLL or (iv) otherwise shall be to the account of the Purchaser alone and PLL shall not be liable to pay the same. For the avoidance of doubt, any such taxes, impositions etc. shall be payable by the Purchaser over and above the consideration of the Flat and PLL's decision as regards the quantum of the same shall be final and binding on the Purchaser.
- 22.8 The permanent account number details of the Parties are as follows.

NAME OF THE PARTY	PERMANENT ACCOUNT NUMBER DETAILS
PLL	AAACT5173A
HB	AAAAH2399L
RMBCL	AACCR4191G
1) MR. RAVI R. AGARWAL	AAHPA2185P
2) MRS. MANITA R. AGARWAL	AQAPAG969J



*Manita*

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*Manita*

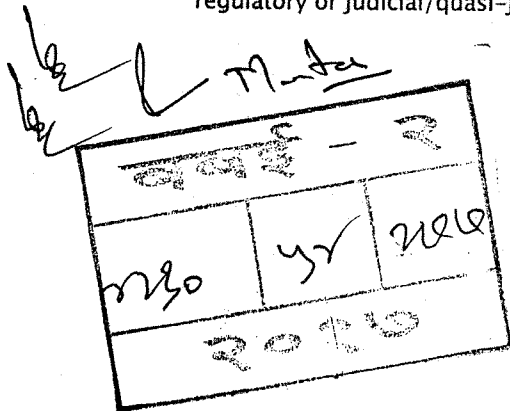
23 **DISPUTE RESOLUTION AND GOVERNING LAW:**

- 23.1 If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavour to resolve the same by mutual discussions and agreement.
- 23.2 If the dispute or difference cannot be resolved within a period of 60 (sixty) days, from the notice by the aggrieved Party under Clause 23.1 above, then the dispute shall be referred to Arbitration. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language. The Arbitration shall be conducted by a Sole Arbitrator who shall be appointed by PLL, HB and RMBCL.
- 23.3 The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The Award may include costs, attorney fees and disbursements. The entire cost of the said Arbitration shall be borne and paid by the Purchaser alone.
- 23.4 This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5 This Agreement shall be governed and interpreted by and construed in accordance with the laws of India.

24. **CONFIDENTIALITY:**

- 24.1 The Purchaser hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("**Confidential Information**") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party or used otherwise without the prior written consent of PLL, HB and RMBCL. The confidentiality obligations under this Clause shall ~~bind~~ even after handing over the possession of the Flat and is legally binding on the Purchaser and shall always be in full force and effect.
- 24.2 The Purchaser shall not make any public announcement regarding this Agreement without prior consent of PLL, HB and RMBCL.
- 24.3 Nothing contained hereinabove shall apply to any disclosure of Confidential Information:-

- (i) such disclosure is required by law or requested by any statutory or regulatory or judicial/quasi-judicial authority or recognized self-regulating



Organization or other recognized investment exchange having jurisdiction over the Parties; or

- (ii) such disclosure is required in connection with any litigation; or
- (iii) such information has entered the public domain other than by a breach of the Agreement.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Description of the Larger Property)**

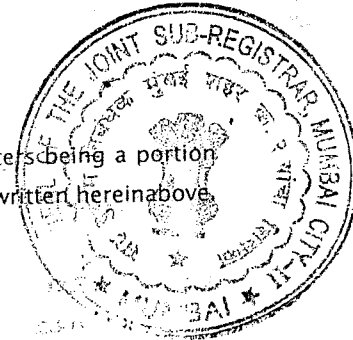
All that piece and parcel of land admeasuring 22,842.97 square meters bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai and bounded as follows, that is to say:

	<u>Gross Plot area</u>	22,842.97 square meters
a.	Less: MHADA area	1,629.85 square meters
b.	Less: Recreation Ground (MCGM area)	1,992.03 square meters
c.	Less D.P. road/setback	<u>2,267.35 square meters</u>
	Balance Plot area	16,953.74 square meters

On or towards the East by Tokersey Jivraj Road, Parel-Sewree, Mumbai;  
On or towards the West by 40 feet wide access to CS No. 161, 1/161, 181 and 182;  
On or towards the North by Proposed 80 feet wide D.P.Road, and  
On or towards the South by 40 feet wide access to CS 161, 1/161, 181 and 182.

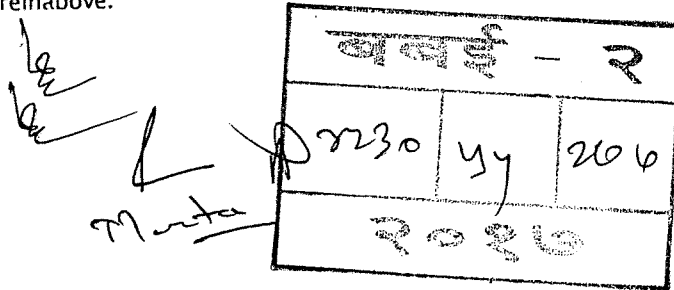
**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**  
**(Description of the Property)**

ALL THAT piece and parcel of land admeasuring 16,953.74 square meters being a portion of the Larger Property more particularly described in the First Schedule written hereinabove



**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**  
**(Description of the Project Land)**

ALL THAT piece and parcel of land approximately admeasuring 12,288.02 square meters being a portion of the Larger Property more particularly described in the First Schedule written hereinabove.



**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO  
(Description of the Flat and the Car Parking Spaces)**

- (i) Flat No. 1101 measuring 129.69 square meters (Carpet area) equivalent to 1396 square feet (inclusive of enclosed balconies, if any) on the 11<sup>th</sup> liveable floor in said Building to be constructed on the Project Land and
- (ii) an exclusive right to use, attached to the Flat to use 02 (TWO) car parking space/s/ stack car parking space/s in the Project.

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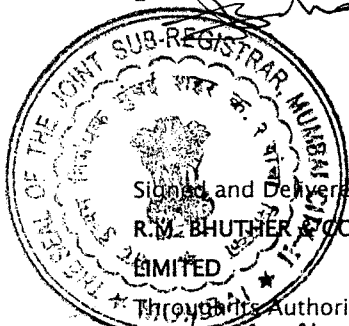
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Signed and Delivered by )  
 PENINSULA LAND LTD. )  
 PLL )  
 Through its Authorized Signatory )  
 Mr. ANIL K. DIXIT )  
 Pursuant to a Special Power of Attorney )  
 dated 29<sup>th</sup> December, 2015 )  
 in the presence of )

*Signature of Anil K. Dixit*

1. Apardipalle *Anil Radivalla*

2. *[Signature]*



Signed and Delivered by )  
 R. V. BHUTER COMPANY )  
 LIMITED )  
 Through its Authorized Signatory )  
 Mr. K. R. Bhattar )  
 Pursuant to a Special Power of Attorney )  
 dated 31<sup>st</sup> December, 2015 )  
 in the presence of )



1. *vijay*

2. *Chandashree*

*K. R. Bhattar*



*Mudra*

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Signed and Delivered by )  
**HEM BHATTAD** )  
 Through its Authorized Signatory )  
 Mr. L. R. Bhattad )  
 Pursunt to a Special Power of Attorney )  
 dated 31<sup>st</sup> December, 2015 )  
 in the presence of )

L. R. Bhattad



- 1 Hijay P. Dhemashtree
- 2 Dhemashtree

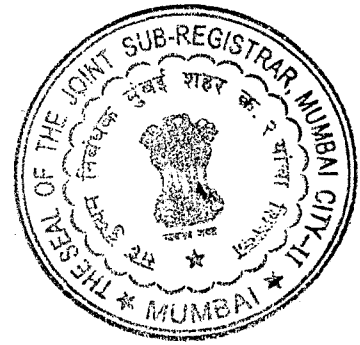
Signed and Delivered by )  
**PURCHASER/S** )  
 1) Mr. Ravi R. Agarwal )  
 2) Mrs. Manita R. Agarwal )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )  
 in the presence of )

Ravi R. Agarwal  
Manita R. Agarwal

- 1 Ani Pardiwalla
- 2 [Signature]



[Signature]



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RECEIPT

RECEIVED of and from within named, the Purchaser/s,

✓ Ms. Ravi R. Agarwal and ✓ Mrs. Manita R. Agarwal, a sum of Rs.

✓ 23,43,271/- (Rupees

✓ Twenty Three Lacs Forty Three Thousand Two Hundred and Seventy One

Only) being the Earnest money/part consideration amount mentioned in Clause 6.1 of this Agreement.

✓  
M-12

WE SAY RECEIVED:

For PENINSULA LAND LIMITED

✓  
\_\_\_\_\_  
(AUTHORIZED SIGNATORY)

WITNESSES:

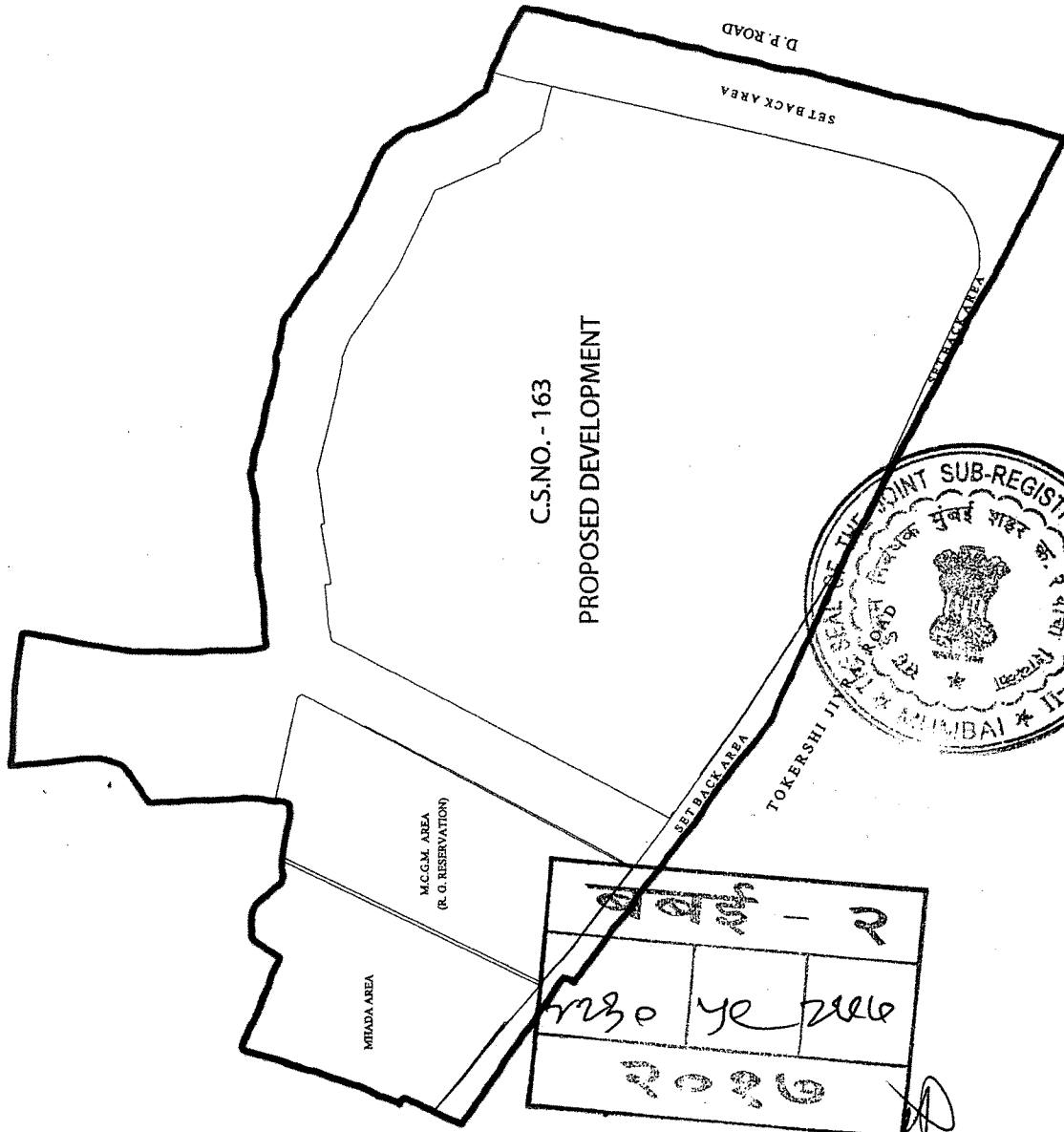
1. ✓ Aparajita Ami Paradiwala

2. ✓  
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₹ 23,43,271/-  
23/04/2016  
2016

ANNEXURE: A

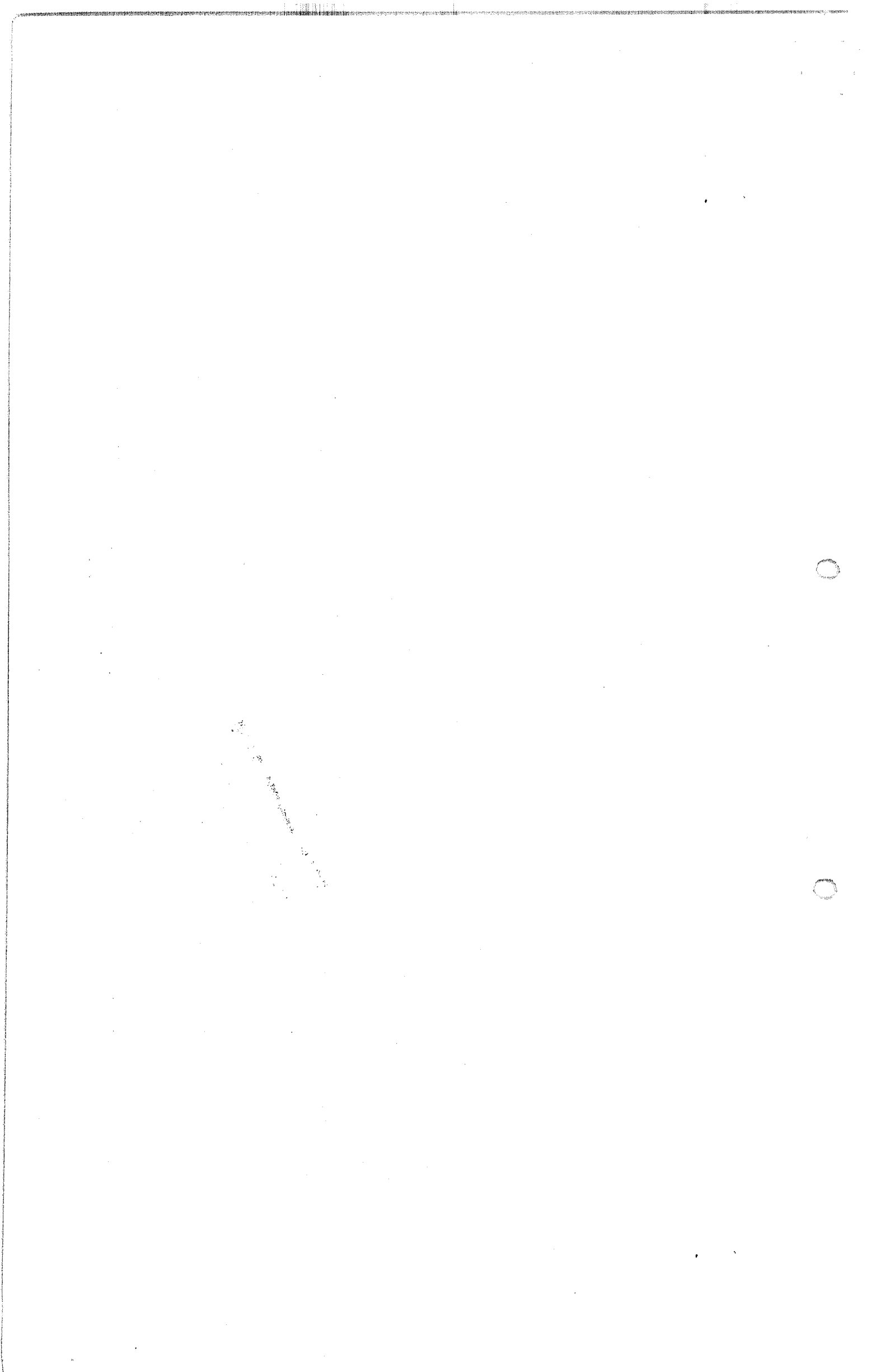


CELESTIA SPACES  
PROPERTY BEARING C.S.NO 163  
OF PAREL - SEWREE DIVISION, MUMBAI

CELESTIA SPACES -

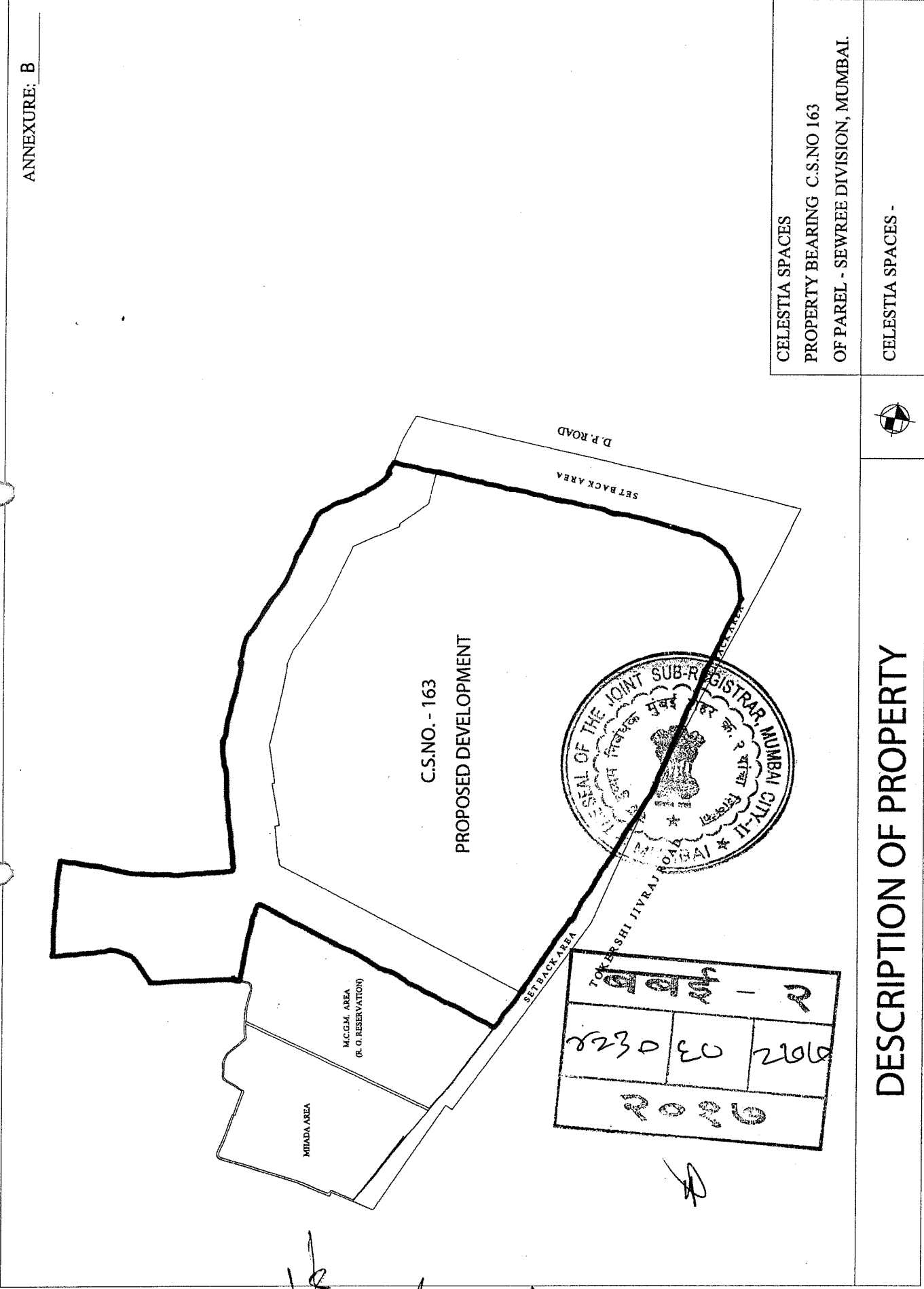
DESCRIPTION OF LARGER PROPERTY







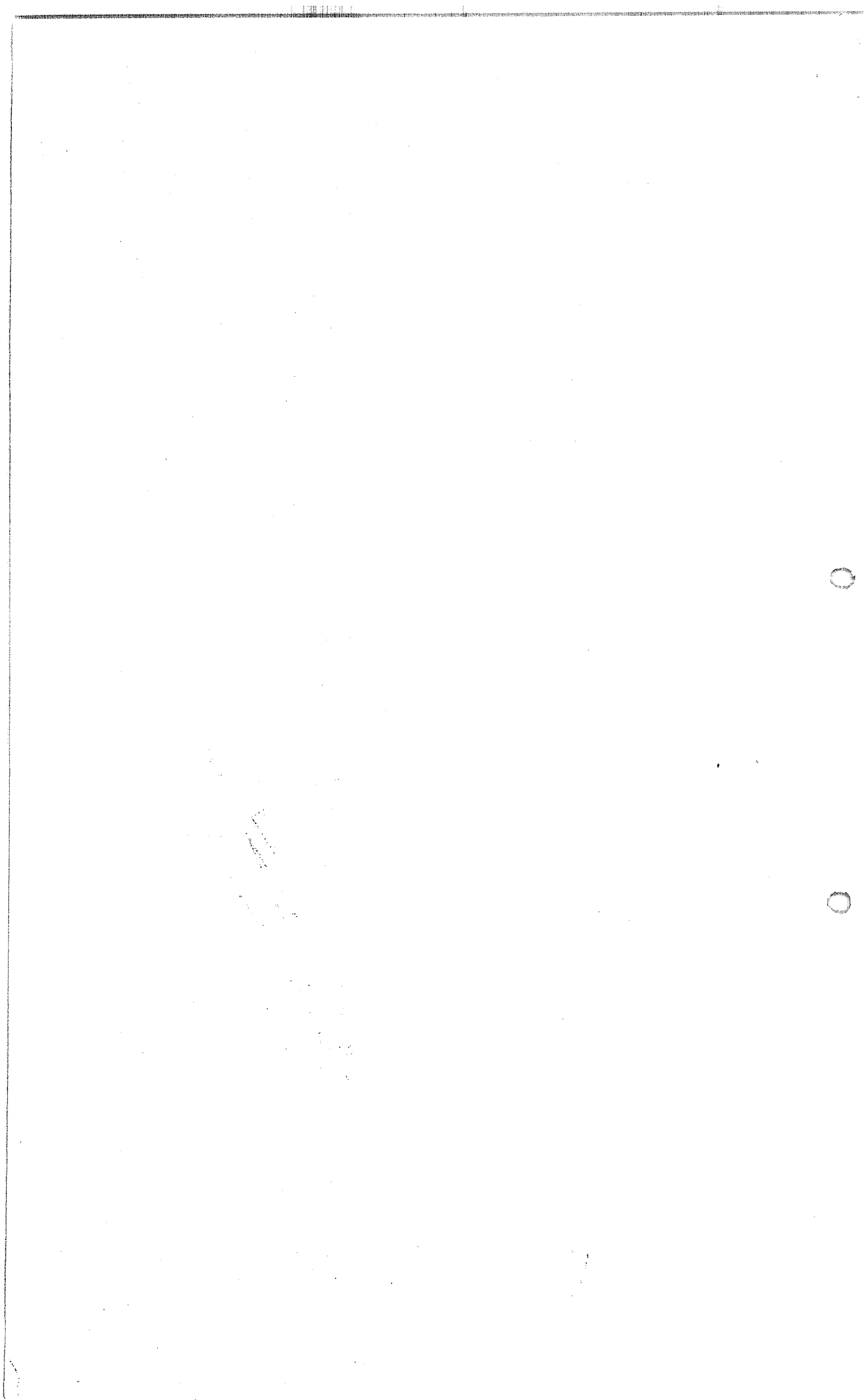
ANNEXURE: B



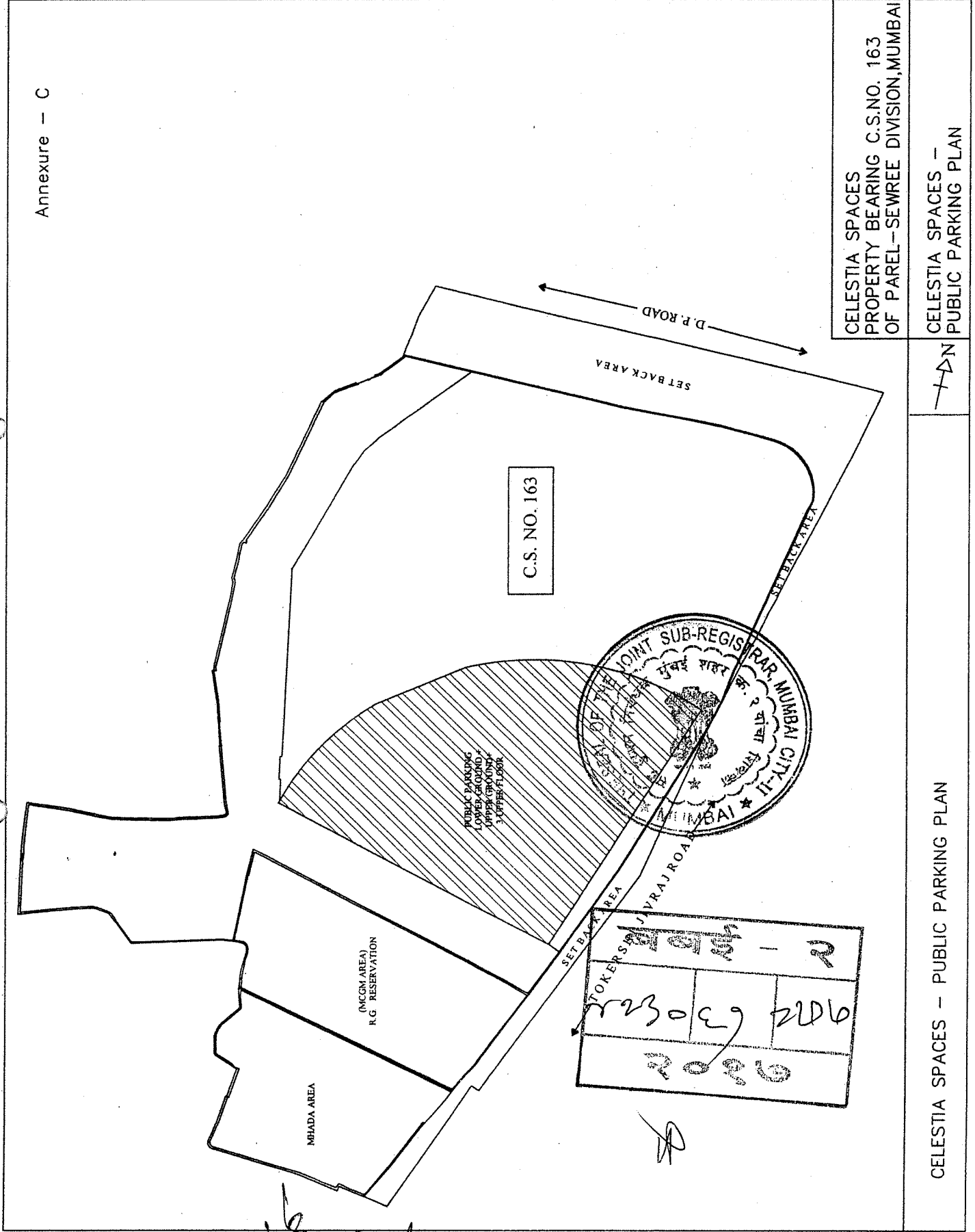
CELESTIA SPACES  
PROPERTY BEARING C.S.NO 163  
OF PAREL - SEWREE DIVISION, MUMBAI.

CELESTIA SPACES -

DESCRIPTION OF PROPERTY



Annexure - C



CELESTIA SPACES  
PROPERTY BEARING C.S.NO. 163  
OF PAREL - SEWREE DIVISION, MUMBAI

CELESTIA SPACES -  
PUBLIC PARKING PLAN

CELESTIA SPACES - PUBLIC PARKING PLAN

*Handwritten signature: L. Manta*



Annexure 'D'

346

Section

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

Ex. Eng. Bldg. Proposal (City) III  
E Ward Municipal Office, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

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

No. EN/2404/TE/A 30/03/2007

No. E.B./CE/ BS/A of 200 - 200

MEMORANDUM  
Shri. R.M. Bhattar  
Director R.M. Bhattar & Co. Ltd.  
104, Raja J. Shew. A.

CERTIFIED TRUE COPY  
*[Signature]*  
R. G. KAPADIA

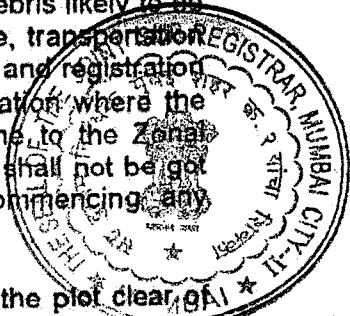
Municipal Office,  
Mumbai ..... 200

Chairman Point,  
Mumbai-400 021.

With reference to your Notice, letter No. ~~1925~~ dated ~~20.12.2006~~ and delivered on ~~20.12.2006~~ and the plans, Sections Specifications and Description and further particulars and details of your buildings at ~~plot bearing C.S.No.163 of Parel~~ furnished to me under your letter, dated ~~12.12.2006~~ I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL.**

1. That the commencement certificate under Section 44/69(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.



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( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... 29 day of March 2008 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

Y. R. Kulkarni  
Executive Engineer, Building Proposals,  
Mumbai City - III - Suburbs.  
30/03/2007

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 100 of the Commissioner, Mumbai City - III - Suburbs, the following provisions shall apply:

~~Every person who constructs or occupies a building shall cause the same to be built so that every part of the building shall be~~

~~(a) Not less than 9 feet (2.74 m) above the level of the adjoining street at the nearest point at which the building is situated and~~

~~(b) Not less than 10 feet (3.05 m) above every portion of the ground within 3 feet (0.91 m) of such buildings~~

~~(c) Not less than 9 feet (2.74 m) above the level of the ground~~

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

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

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

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

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

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

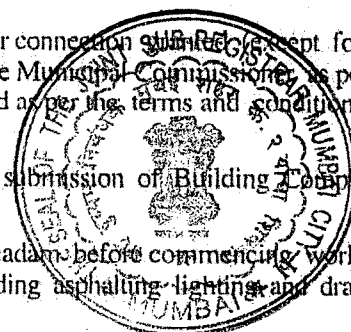
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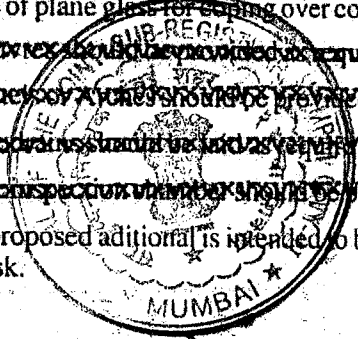
- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection submitted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner, as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



Handwritten signature and initials, possibly 'M. A.' with a checkmark.

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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
  - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for building over compound wall.
- (32) ~~(a) Doors and windows should be provided as required by By-law No. 5 (b) by kind of wood should be provided over door and window opening.~~  
~~(c) The doors should be provided as required by Section 234 (1) (d).~~  
~~(d) The inspection chamber should be placed inside and outside.~~
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



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V. R. Koranna  
 Executive Engineer, Building Proposa  
 City-III

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Contd... (A).

- 39. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
- 40. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 41. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 42. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 43. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/1 of 2.2.2006.
- 44. That Regd. U/T for handing over setback area for the balance portion of the plot not covered under this proposal as & when required by M.C.G.M. shall not be submitted.
- 45. That the Terms & Conditions of the Layout shall not be registered.

**(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :**

- 1. That the requirement of N.O.C. from C.A., U.L.C. & R. Act, will not be complied with before starting the work above plinth level.
- 2. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
- 3. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.



**(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.G. TO ANY PART OF THE PROPOSED BUILDING :**

- 1. That the area earmarks for M.C.G.M. and M.H.A.D.A. shall not be handed over to the respective authorities.
- 2. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.
- 3. That some of the drains will not be laid internally with C.I. Pipes
- 4. That the dust-bin will not be provided as per C.E.'s circular No. CE/9297/II of 26-6-1978.

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5. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
6. That 10'-0" wide paved pathway upto staircase will not be provided.
7. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
8. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra will not be obtained and submitted to this office.
12. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
13. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
14. That final N.O.C. from Asstt. Commissioner(Estates)/ M.H.A.D.A. / M.H.C.C. shall not be submitted before asking for occupation permission.
15. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
16. That the Fresh property card in the name of the owner shall not be submitted.
17. That the final N.O.C. from U.L.C. shall not be submitted.
18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
19. That the installation of Rain Water Harvesting scheme as per the State Govt's directives u/No.TPB 432001/2133/CR-230/01/UD-11 dated 10<sup>th</sup> March 2005 shall not be provided before applying for occupation permission.

**(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:**

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

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V.R.KOYAND  
Executive Engineer  
Building Proposals (City)-III

30/03/2007

**MUNICIPAL CORPORATION OF GREATER MUMBAI.**  
**NO. EB/2404/FS/A dt 28/9/15**

To,  
Peninsula Land Ltd;  
CA to R.M. Buther & Co.  
Peninsula Spenta, Mathuradas Mills,  
Senapati Bapat Marg, Lower Parel,  
Mumbai- 400 013.

Ex. Eng. Bldg. Proposal (City) III  
New Municipal Building, C. S. No.355 B,  
Bhagwan Walmiki Chowk, Vidyalanekar Marg,  
Opp. Hanuman Mandir,  
Sai San Road, Antophill, Wadala (East),  
Mumbai - 400 037.

Sub: Approval to the amended plans for Prop. PPL.+  
Resi. Building Wings. A & B of property bearing C.S.  
No:163 of Parel Sewree Division under D.C.  
Regulation. 58 of 1991 along with 33(24).

Architect : Shri. R.G. Kapadia of M/S. Kapadia  
Consultants.  
Ref. : Your letter dated 18-08-2015.

Sir,

With reference to above letter, this is to inform you that the amended building plans submitted by you, are hereby approved subject to following conditions:-

- 1 That all the conditions of I.O.D dated 30-03-2007 & Approval to the amended plans letter dated 01/01/2011 shall be complied with .
- 2 That the revised structural design /calculations/details / drawings shall be submitted before extending C.C.
- 3 That all the terms & conditions of Letter of Intent (LOI) issued by Chief Engineer (Roads & Traffic) un/no. Ch.E./1574/MC/Rds & Tr/ C-63 dated 30/10/2014 for construction of Public Parking Lot shall be complied with.
- 4 That the NOC from HRC shall be submitted, before plinth CC.
- 5 That the fresh NOC from M.O.E.F. shall be obtained for further approval, beyond 20,000 sq. mts. construction area.
- 6 That the necessary provision for Rain Water Harvesting as per the diagram proposed by approved consultant will be submitted & completed before OC/BCC.
- 7 That the Set Back / D. P. Road area shall be developed as per MCGM specifications and handed over the same unencumbered to MCGM, and transferred on the property card in the name of MCGM before applying for beyond 50% CC as per policy circular .
- 8 That the N.O.C from Ch. Eng.(M&E.) from ventilation point of view to the basement shall be submitted & completed before OC/BCC.

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Annexure E

Rota : 5000 (Gen-983:21.4.99) DvCHE(BP) v-1

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

Ex. Eng. Bldg. Proposal (City) II  
E Ward Municipal Offices, 3rd Floor,  
10, S. K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.**

NO. EEBPC/2404/FS/A of 30/6/08

**COMMENCEMENT CERTIFICATE**

To,

Shri R. M. Bhattar.  
Dir. R.M. Bhuther & Co. Ltd.  
104 Bajaj Bhawan Nariman Point  
Mumbai - 400021

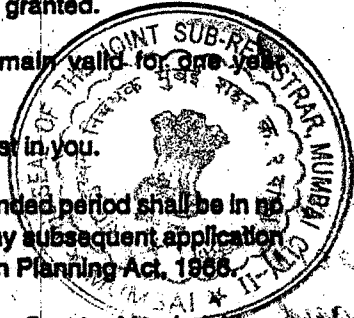
Sir,

With reference to your application No. 5600 Mun. dated 20/12/2006 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Prop. Bldg. No. 1 on Property bearing C-163 of Panel Div. at Severeer.

and building permission under section 346 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. 1 on Plot No./C.S.No./G.T.S. No. 163 Division/  
Village/Town Planning Scheme No. - Situated at Road / Street - Ward FS the Commencement

Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years; provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 6) This certificate is liable to be revoked by the Municipal commissioner for Greater Mumbai, if :-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanction plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c) The Municipal commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1966.



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7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. C. H. Kandalakar Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This Commencement Certificate is valid upto 29/6/2009  
This C.C. is issued upto piling work only.

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

sd/  
Assistant Engineer  
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/2404/FS/A 30/6/08

Copy to

Architect

sd/  
20/06/08  
A.E.B.P.(C-V)

EB/2404/FS/A 25/04/01/2012.

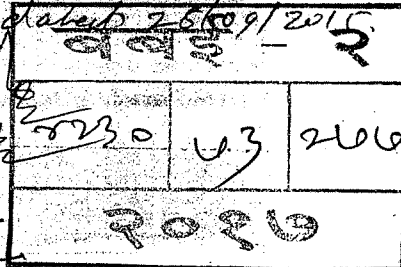
This C.C. is endorsed for work upto piling per amended plans approved dated 01/10/15

EB/2404/FS/A dt 21/10/15

This C.C. is endorsed as per amended approved plans dated 28/9/2015 for work upto entire tower ground top slab at P.P.L. and 2<sup>nd</sup> podium top slab within building line (excluding podium beyond bldg. line at wing A & B)

EB/2404/FS/A 14/11/15

This C.C. is further extended upto 6<sup>th</sup> podium top level with shift top slabs level at wing A & B and P.P.L. Bldg; as per approved amended plans dated 26/09/2015

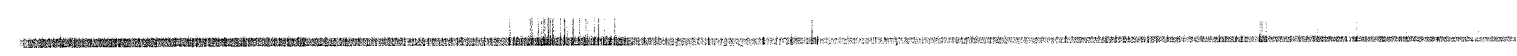


EB/2404/FC/1 dt 22/11/15



sd/  
21/10/15  
A.E.B.P.(C-V)

sd/  
14/11/15  
A.E.B.P.(C-V)



EB/2404/FS/A dt 22/6/16

This c.c. is further extended upto 19<sup>th</sup> floors of wing/tower-A and 18<sup>th</sup> floors of wing/tower-B as per approved amended plans dated 28/9/2015.

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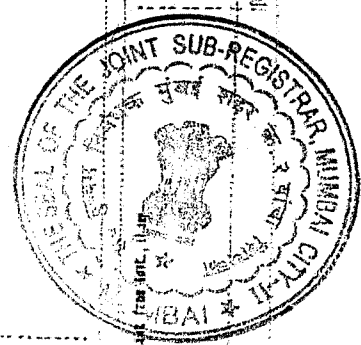


Annexure 'F'

DIVISIONAL OFFICE (MUMBAI)  
 REGISTER NO. 791  
 PAGE NO. 75

SOCIETY REGISTERED UNDER THE SOCIETY REGISTRATION ACT, 1929  
 (REGISTERED UNDER SECTION 133 OF THE TRANSFER OF PROPERTY ACT, 1882)

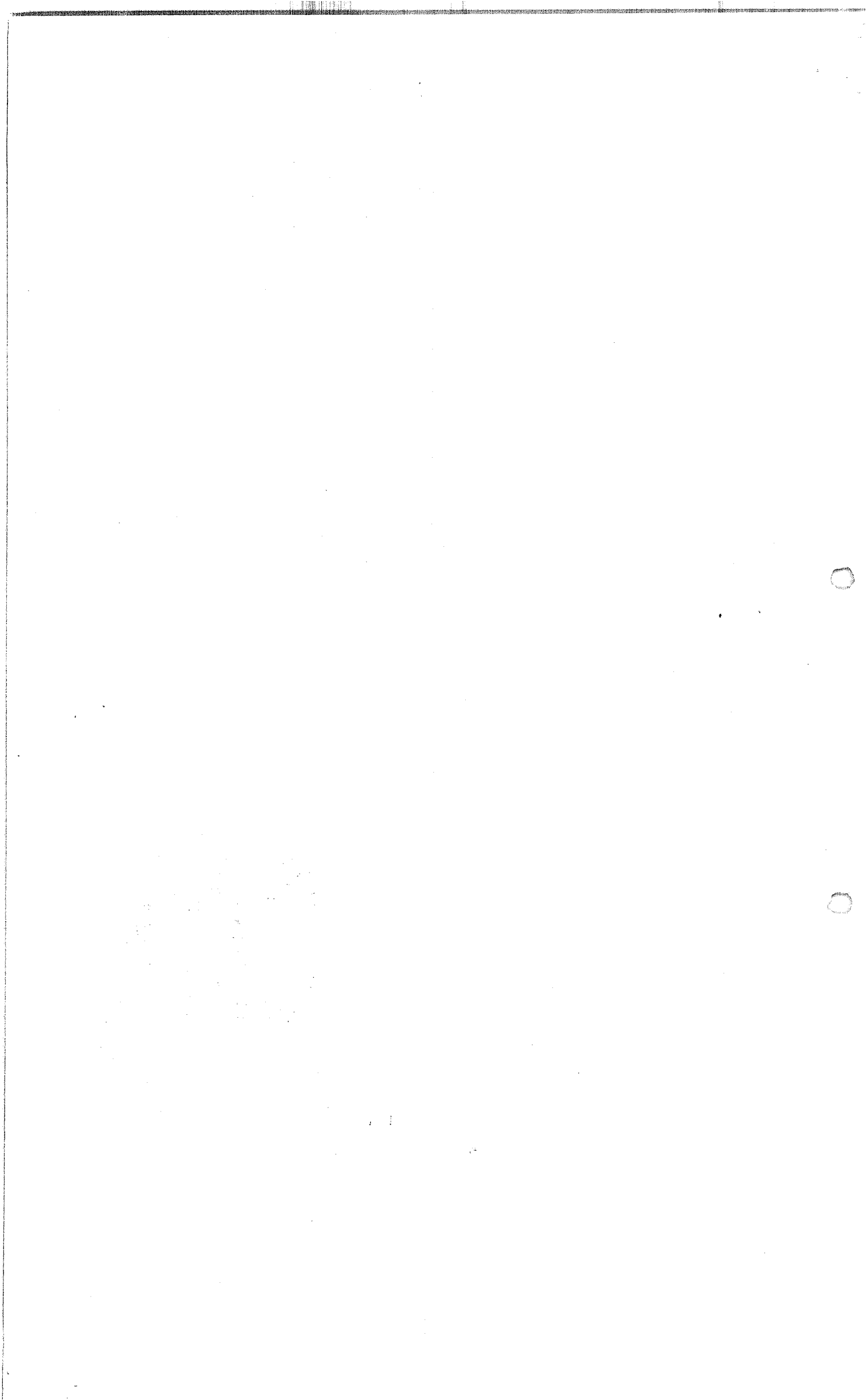
(1) Name of Society  
 (2) Street No.  
 (3) Suburban District No.  
 (4) Locality  
 (5) Area of Acquisition by Vendor  
 (6) Date of Acquisition  
 (7) Name of Vendor  
 (8) Name of Purchaser  
 (9) Nature of Property  
 (10) Particulars of Property  
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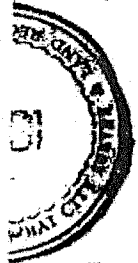


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13. Ground 13. Government of Maharashtra

14. 1000 (Ten Thousand) Sq. Ft. Plot

(1) 20/10/1971

(2) 10/11/1971

(3) 10/11/1971

(4) 10/11/1971

14. 1000 (Ten Thousand) Sq. Ft. Plot

14. Original Grant from Govt. of Maharashtra

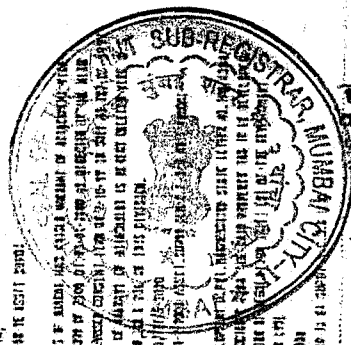
14. 1000 (Ten Thousand) Sq. Ft. Plot

1. SUPER. HAVE BEEN MADE IN ALL THE ABOVE CASES IN THE INTEREST OF THE PUBLIC AND IN THE INTEREST OF THE GOVT. OF MAHARASHTRA.

2. THE SUPER. HAVE BEEN MADE IN THE INTEREST OF THE PUBLIC AND IN THE INTEREST OF THE GOVT. OF MAHARASHTRA.

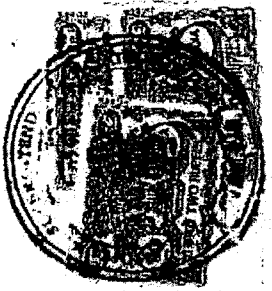
3. THE SUPER. HAVE BEEN MADE IN THE INTEREST OF THE PUBLIC AND IN THE INTEREST OF THE GOVT. OF MAHARASHTRA.

4. THE SUPER. HAVE BEEN MADE IN THE INTEREST OF THE PUBLIC AND IN THE INTEREST OF THE GOVT. OF MAHARASHTRA.



6 JAN 9 2015

14. 1000 (Ten Thousand) Sq. Ft. Plot



14. 1000 (Ten Thousand) Sq. Ft. Plot

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Annexure 'G'

**DESAI & DIWANJI**  
ADVOCATES, SOLICITORS AND NOTARIES

LENTIN CHAMBERS, DALAL STREET,  
FORT BOMBAY - 400 001.

TEL: 22651882, 22651728, 22651780  
22656778, 22656777  
TEL. ADD: REYVAL BOMBAY  
FAX: 01-22-22658245  
01-22-22606525

Ref. No.:

ASD/RJSM

**TITLE CERTIFICATE**

To,

**Peninsula Land Limited**

Peninsula Spenta, Maturadas

Mills Compound,

Senapati Bapat Marg,

Lower Parel,

Mumbai - 400013

Dear Sir,

This certificate is being issued with reference to the joint development rights of Peninsula Land Limited ("PLL"), a company incorporated and registered under the Companies Act, 1956 and having its registered office at Peninsula Spenta, Maturadas Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 alongwith: (1) R.M. Bhuther & Company Limited ("RMBCL"), a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 104, Bajaj Bhavan, Nariman Point, Mumbai- 400 021 and (2) HEM Bhattad AOP an Association of Persons having its registered office at 104, Bajaj Bhavan, Nariman Point, Mumbai- 400 021 ("HEM Bhattad AOP"), to land bearing C.S. No. 163 situated at Tokerey Jivraj Road, Parel Sewree Division, Mumbai (hereinafter referred to as "the said Property") and more particularly described in the Schedule written hereunder.

In this regard, we have undertaken a detailed investigation for ascertaining the title of PLL to develop the said Property with RMBCL and HEM Bhattad AOP. We have on the basis of investigation undertaken by us prepared a Compendium dated 28 January 2016 being a detailed Report ("Compendium"). The Compendium also sets out various steps taken by us for investigation of title of PLL.

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Capitalized words and expressions used in this Certificate but not defined herein shall have the same meaning as ascribed to such capitalized words and expressions in the Compendium.

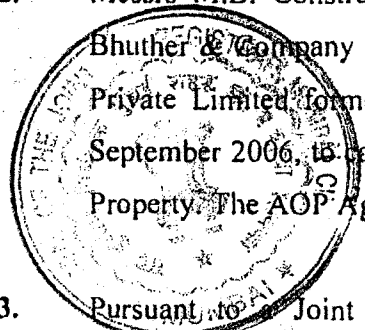
The reader is advised to peruse in its entirety the Compendium and the contents thereof shall be deemed to be incorporated in this Certificate. The observations/conclusion set out herein shall form an integral part of the Compendium and this Certificate is abridged for ease of reference only. The Compendium as also this Title Certificate have been addressed to and have been handed over to PLL.

Relying on the search reports, public notice, disclosures made in the course of diligence, declaration on title and subject to what is stated in the Compendium, our observations/conclusion are as under:

1. Pursuant to the Deed of Conveyance dated 24 February 2006 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE2/1922/2006, executed between Industrial Finance Corporation of India and R.M. Bhuther & Company Limited, R.M. Bhuther & Company Limited acquired the ownership rights of the said Property and R.M. Bhuther & Company Limited has a marketable title thereto.

2. Messrs M.B. Constructions, Messrs M.B. Development Corporation, R.M. Bhuther & Company Limited and Hem Infrastructure & Property Developers Private Limited formed HEM Bhattad AOP vide AOP Agreement dated 6 September 2006 to carry on the business of development of interalia the said Property. The AOP Agreement is valid and subsisting.

3. Pursuant to a Joint Development Agreement dated 27 September 2012 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE2/7537/2012 executed between Hem Bhattad AOP, RMBCL and PLL, the said Property was agreed to be jointly developed by Hem Bhattad AOP, RMBCL and PLL. The Joint Development Agreement is valid and subsisting.



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HEM Bhattad AOP and PLL are entitled to sell their respective allocations of built up area in accordance with the terms of the Joint Development Agreement.

4. As stated in the Compendium, the land to be leased to the Condominium / Organisation / Society will be 12,288.02 sq. meters in view of the Right of Way and sub-station existing on the said Property.
5. Our findings with respect to the said Property are interalia contained in Section B, C and D of the Compendium.

Subject to the aforesaid, we hereby certify the title of R.M. Bhuther & Company Limited to the said Property as marketable. Further, Peninsula Land Limited is entitled to jointly develop the said Property with R.M. Bhuther & Company Limited and HEM Bhattad AOP.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the said Property)**

All that piece or parcel of non-agricultural land bearing C.S. No. 163 admeasuring as follows: -

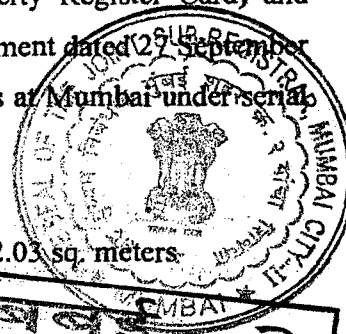
Gross Plot area 22842.99 sq. meters (as per Property Register Card) and 22842.97 sq. meters (as per Joint Development Agreement dated 27 September 2012 registered with the Sub-Registrar of Assurances at Mumbai under serial no. BBE2/7537/2012)

- a. Less: MHADA area - 1629.85 sq. meters
- b. Less: Recreation Ground (MCGM area) - 1992.03 sq. meters
- c. Less: D.P. Road/Setback - 2267.35 sq. meters

Balance plot area = 16953.74 sq. meters

In view of Right of Way and sub-station as set out in the Compendium, the land to be leased to the Condominium / Organisation / Society formed will be 12,288.02 sq. meters.

together with compounds, sewers, fences, drains, ways, path, passages, and



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16953.74		

*Handwritten signatures and initials, including a large '3' and 'M'.*

*Handwritten signature in a circle.*

trees appurtenant to the said property or any part thereof and situate, lying and being at Tokersey Jivraj Road, Parel Sewree Division, Mumbai, in the State of Maharashtra and bounded as follows: -

West: 40 feet wide access to C.S.no. 161, 1/161, 181 and 182;

East: Tokersey Jivraj Road, Parel-Sewree, Mumbai;

North: Proposed 80 feet wide D.P. Road; and

South: 40 feet wide access to C.S.161,1/161, 181 and 182.

Dated this 28<sup>th</sup> day of January 2016.

Handwritten notes and signatures, including the name "Munda" written at the bottom.

Desai & Diwarji

Handwritten signature of a partner.

Partner



पत्र - २		
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Annexure 'H'



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED  
www.hdfc.com

14-MAR-2017

Peninsula Land Limited  
1, Peninsula Spenta  
Mathuradas Mills  
Senapati Bapat Marg  
Lower Parel Mumbai 400 013

Sub : Release / No Objection to the sale of Unit 1101 in Building Tower A in favour of Mr. Ravi R Agarwal and Mrs. Mamta R. Agarwal in Project Celestia Spaces located at C S No.163, T J Road, Parel - Sewree Division, Sewree, Mumbai

Dear Sir,

This is with reference to your letter dated 06-MAR-2017 informing HDFC regarding the sale of the abovementioned unit to Mr. Ravi R Agarwal and Mrs. Mamta R. Agarwal (the Purchaser) and your request for the NOC for sale and release of HDFC's charge on the unit.

Please note HDFC has perused your request and is agreeable to you selling the above mentioned unit and hereby releases its rights, claims, interest and charge over the said Unit 1101 in Building Tower A admeasuring about 1396 sq.ft. carpet area in Project Celestia Spaces, a Project financed by HDFC.

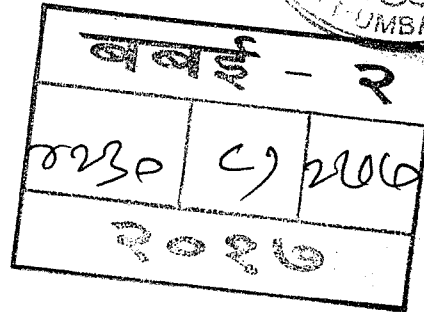
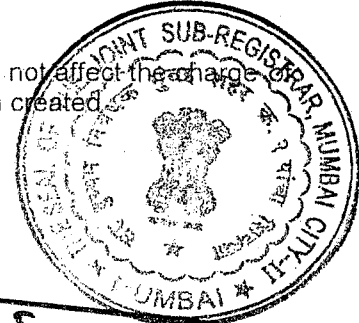
This NOC is subject to the entire balance sale consideration (excluding TDS as applicable) being transferred/deposited into Escrow Bank Account No. 00010350004881 held with HDFC Bank.

Please also note that the sale of the above mentioned unit would/will not affect the charge all other flats/shops/units including the land and construction thereon created in favour of HDFC Limited.

Yours faithfully,

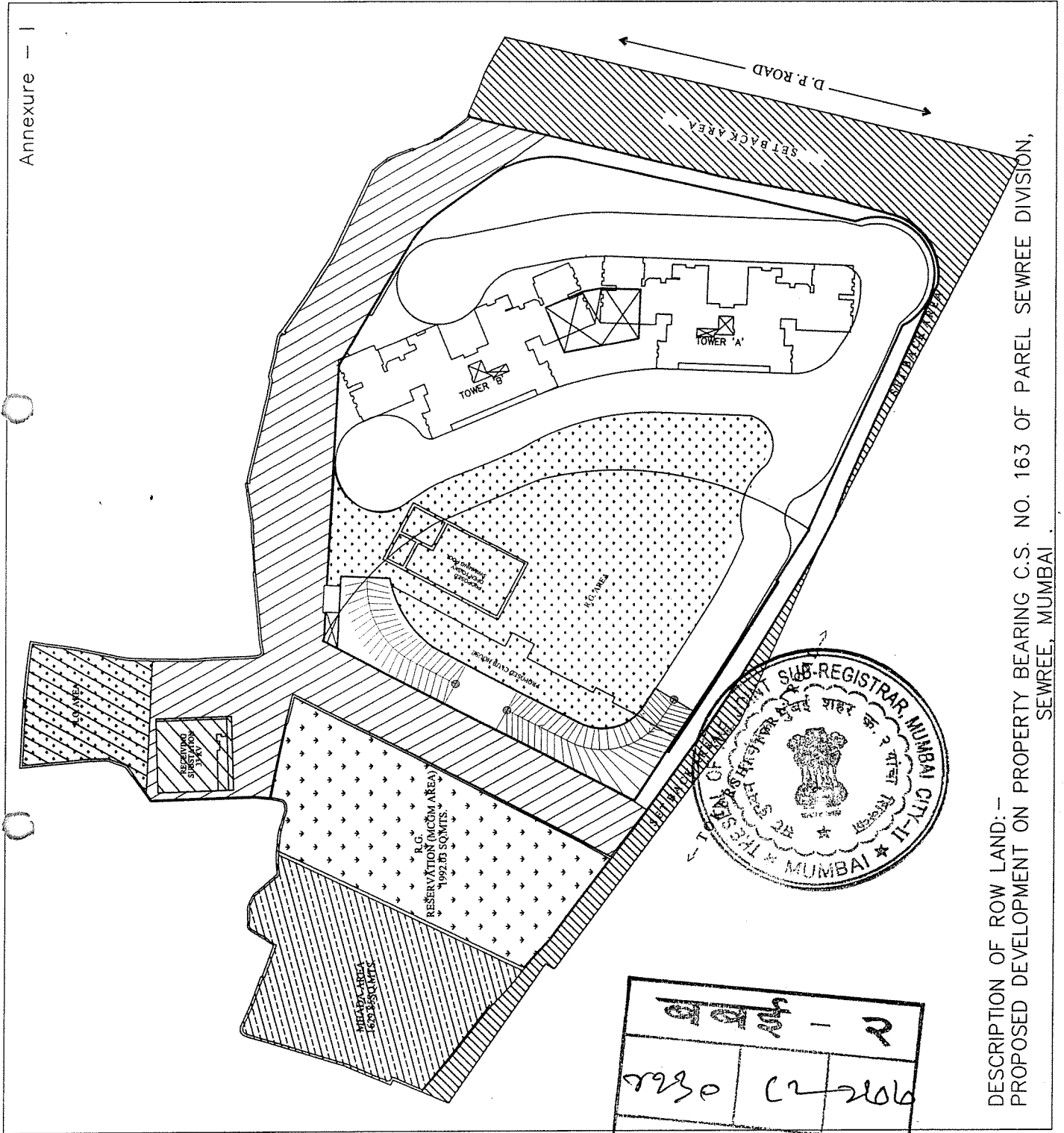
For **Housing Development Finance Corporation Limited**

Authorised Signatory



Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churnbuge, Mumbai 400 020.  
Tel: 61766000, 61766100 Fax: 622-22811205 Corporate Identity Number: L70100MH1977PLC019936





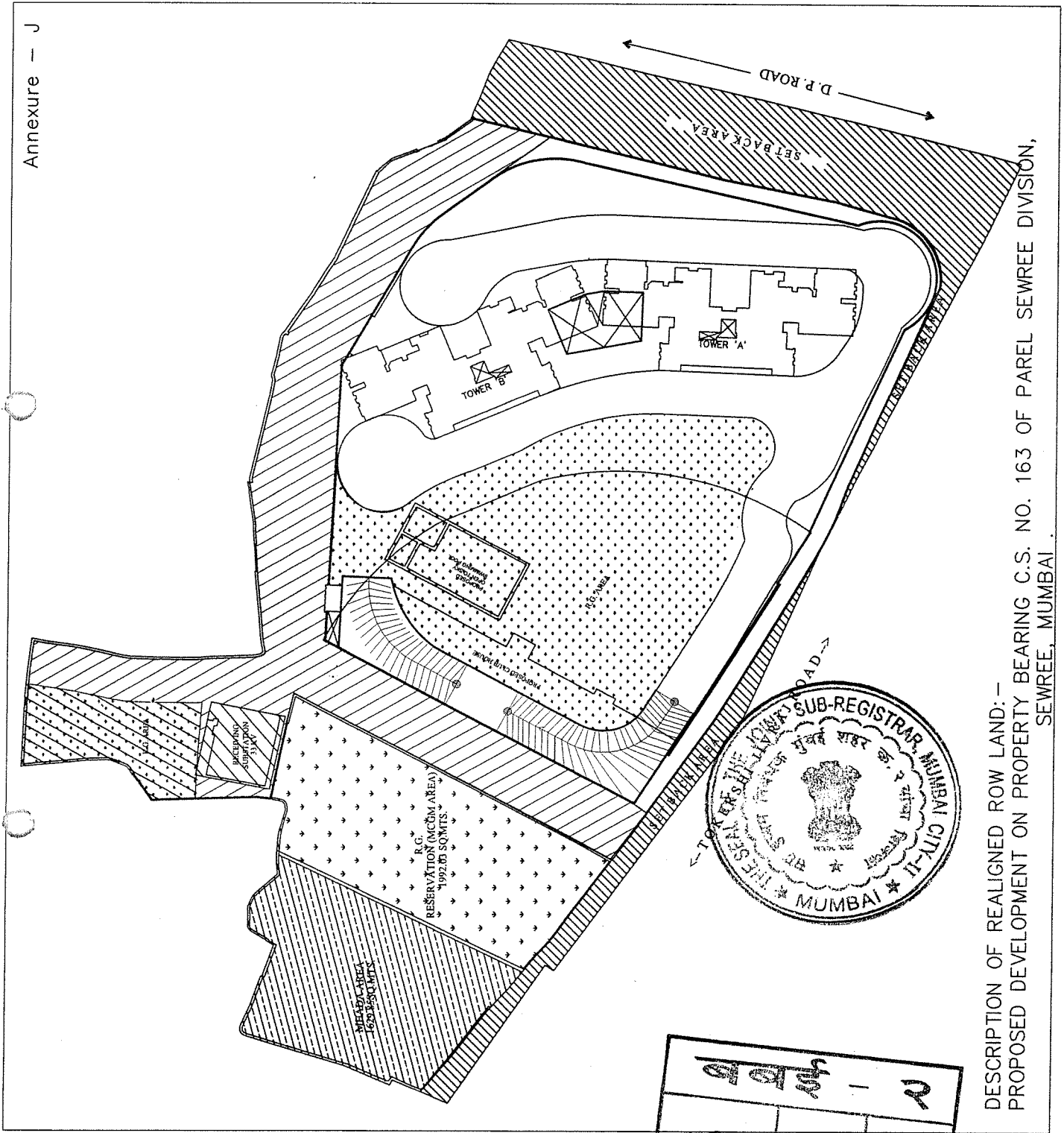
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DESCRIPTION OF ROW LAND: -  
 PROPOSED DEVELOPMENT ON PROPERTY BEARING C.S. NO. 163 OF PAREL SEWREE DIVISION,  
 SEWREE, MUMBAI.





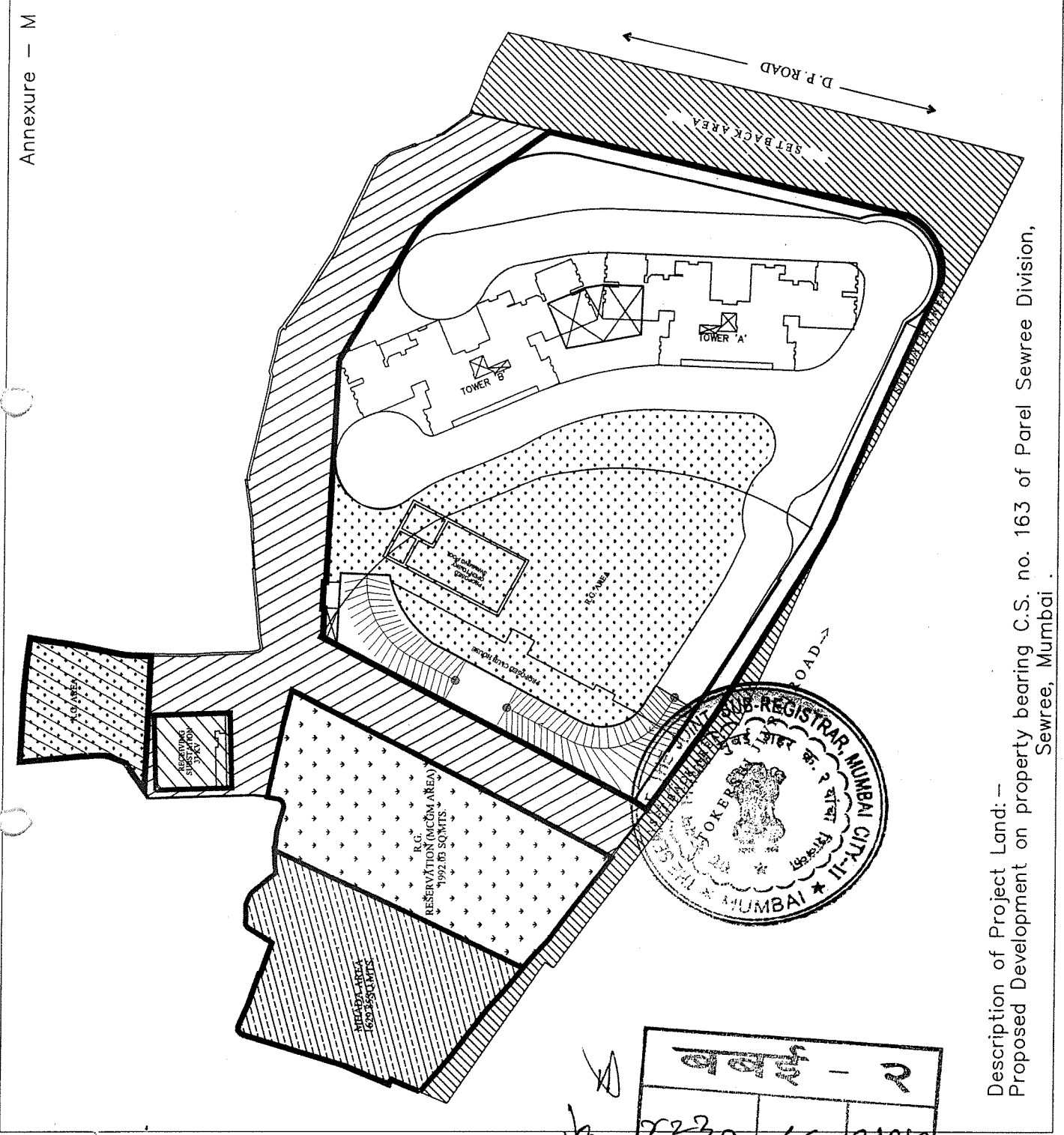


DESCRIPTION OF REALIGNED ROW LAND: -  
 PROPOSED DEVELOPMENT ON PROPERTY BEARING C.S. NO. 163 OF PAREL SEWREE DIVISION,  
 SEWREE, MUMBAI

Handwritten notes: 'La', 'La', and 'Manda' with arrows pointing to specific areas on the plan.

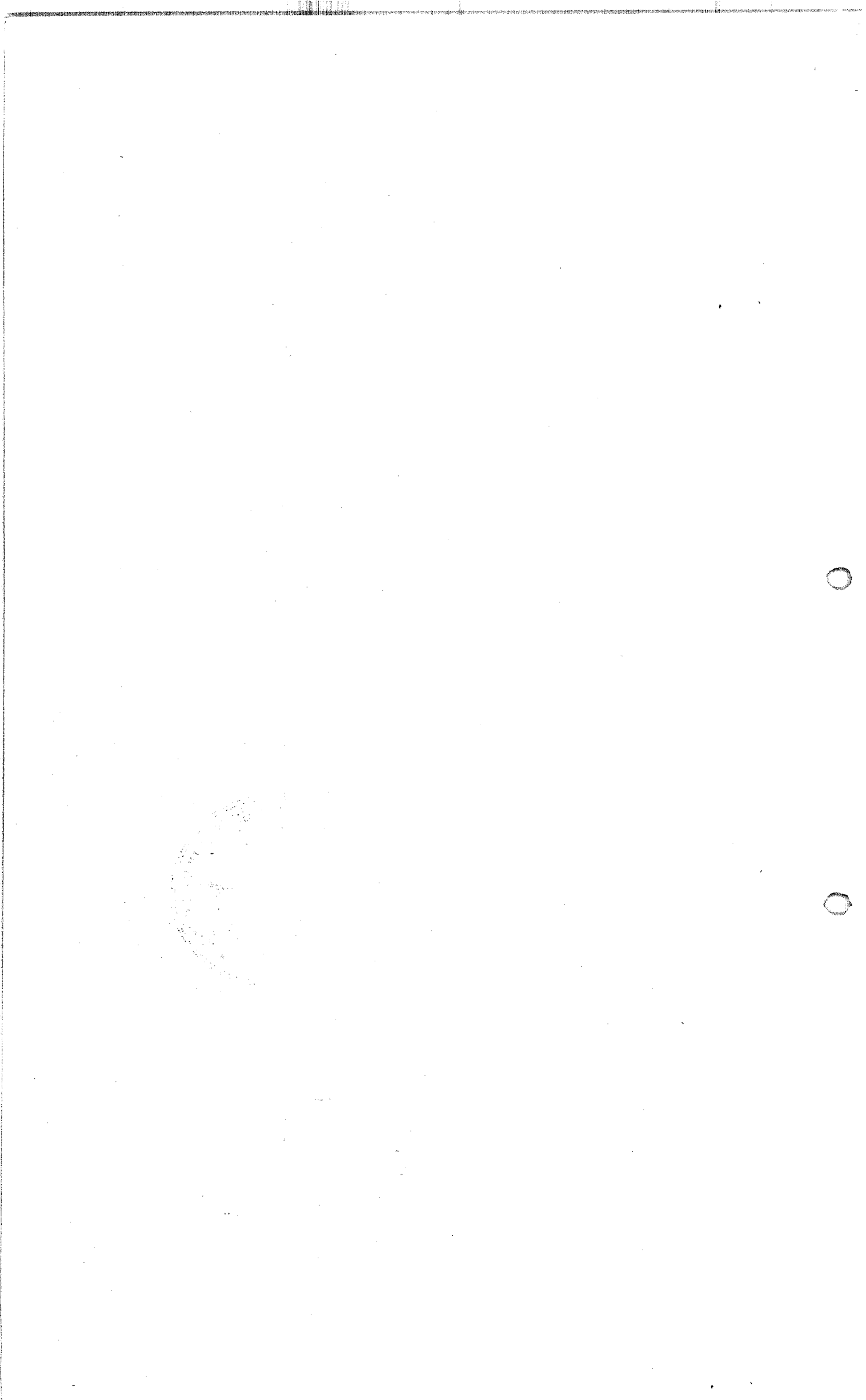
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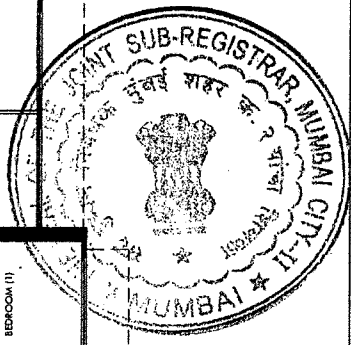
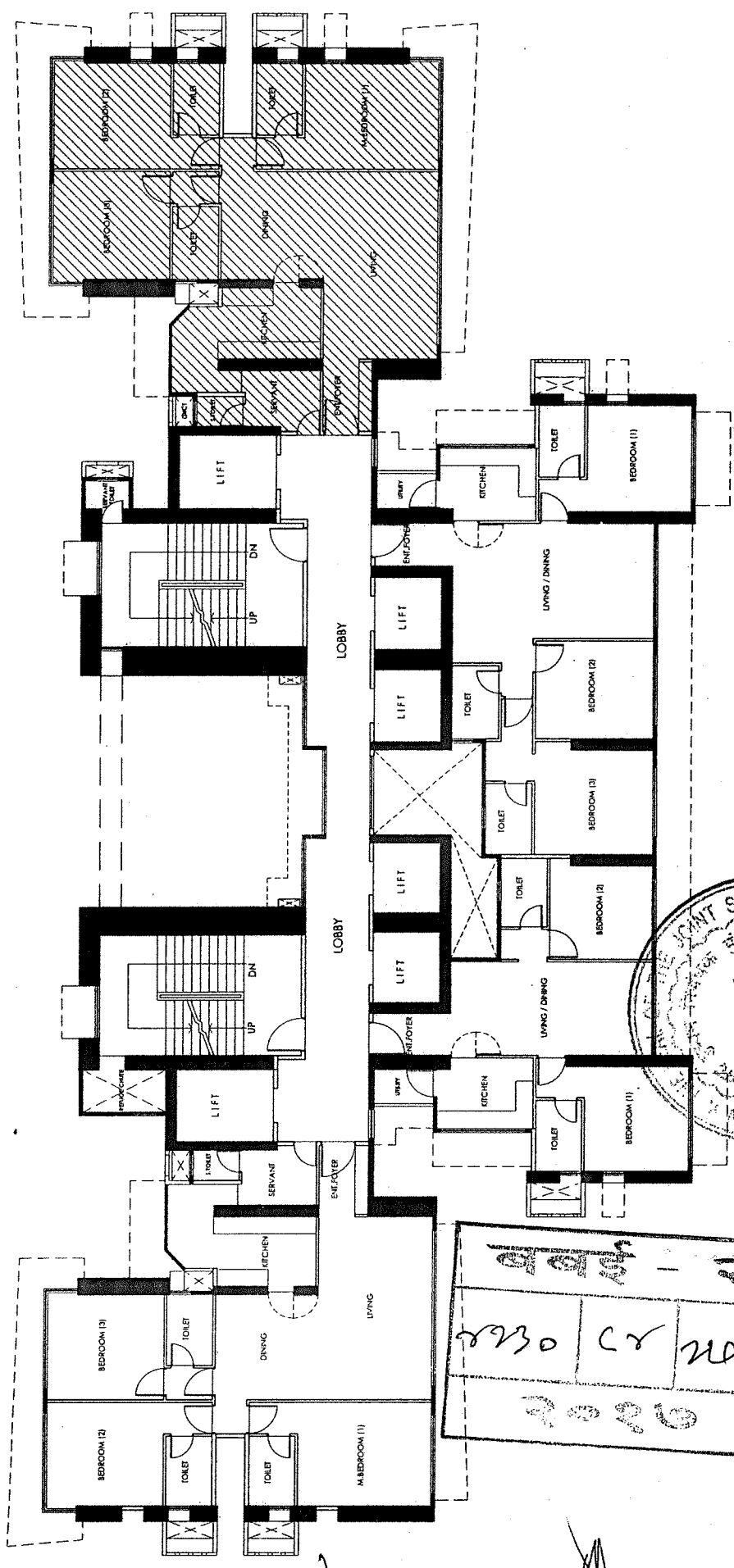


Description of Project Land: -  
Proposed Development on property bearing C.S. no. 163 of Parel Sewree Division,  
Sewree, Mumbai.

2026  
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Mumbai



ANNEXURE: *K*



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2020

CELESTIA SPACES  
PROPERTY BEARING C.S.NO 163  
OF PAREL - SEWREE DIVISION, MUMBAI.

FLAT NO - 1101  
LIVEABLE FLOOR - 11th

CELESTIA SPACES - TYPICAL FLOOR PLAN FOR TOWER-A

*L. Manta*

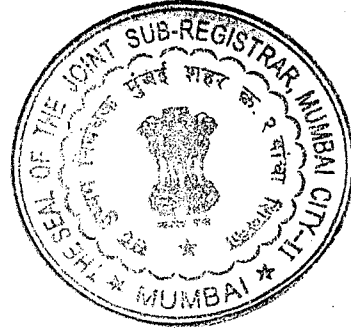
11/11/11



ANNEXURE "L"

LIST OF COMMON AREAS/AMENITIES & FACILITIES IN THE PROJECT

1. Automated car recognition for controlled access to residents' parking area
2. 24 X 7 security systems with CCTV cameras placed at strategic locations that will be centrally monitored
3. 4 passenger elevators & 2 service elevators in each tower
4. Luxurious Air Conditioned entrance lobby
5. Rain water harvesting
6. Fire fighting system
7. Sewage treatment plant
8. Waste Composting plant
9. Solar lighting for certain common areas of the complex
10. Power back-up for certain common areas of the Project
11. Servant's toilet on every mid-landing
12. Landscaped areas Themed Garden
13. Children's play area with play equipment
14. sit out area
15. Half Basketball court
16. Meditation area
17. Amphitheatre
18. Clubhouse with following -
  - I. Gymnasium
  - II. Steam
  - III. Swimming pool with deck area and outdoor area for parties
  - IV. Children's pool
  - V. Outdoor Jacuzzi
  - VI. Billiards room
  - VII. Card tables
  - VIII. Reading corner
  - IX. Toddler's play area
  - X. Multipurpose hall
  - XI. Café and outdoor seating
  - XII. Lawn



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*[Handwritten signature]*  
*[Handwritten signature]*





ANNEXURE - "N"

FIXTURES, FITTINGS AND AMENITIES TO BE PROVIDED IN THE FLAT

**General**

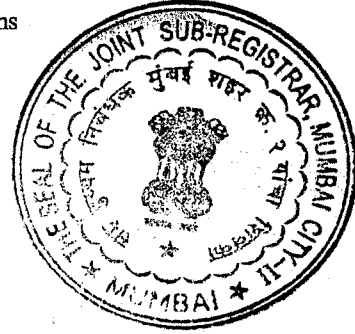
- Imported marble flooring in living /dining
- Wooden flooring master bed
- Vitrified tile flooring in other bedrooms and kitchen
- Coloured Video door phone with camera outside the main door
- Acrylic emulsion paint

**Kitchen:**

- Granite platform with stainless steel sink and drain board
- Service counter in granite
- Ceramic tiles dado above main counter and service counter upto 2' height
- Ceramic tiles dado below main and service counter
- Exhaust Fan
- Gas leak detector
- Adequate Electrical points

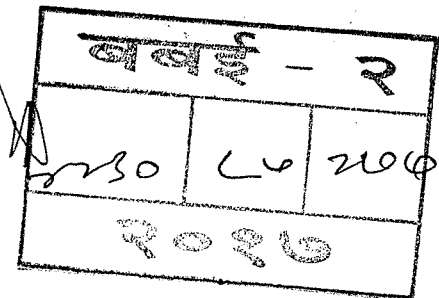
**Electricals:**

- Provision for Split Air Conditioners in living and all bedrooms
- TV Point with cable provision in living and all bedrooms
- Telephone Point in living and all bedrooms
- Provision for Washing Machine in the Utility area
- Provision for Computer Data Cable in master bedroom
- Concealed Wiring with copper conductors
- power points in the entire apartment
- Intercom connectivity.



**Toilets:**

- Vitrified tiles flooring
- Vitrified tiles dado upto door height
- Counter wash basin
- Mirror above counter wash basin



*Handwritten signature*

- Wall hung EWC
- Hot and cold mixer in shower area
- Storage water heater
- Exhaust fan
- Superior quality sanitary ware and CP fittings of Jaquar or equivalent make.
- Shower curtain rod and napkin holder.
- Higher wall in all toilets.

**Doors and Windows:**

- Main door with veneer finish from both sides and provision in design for safety door.
- Anodized aluminium or equivalent sliding windows with granite sill.
- Provision in design for grills for all windows from within the said Flat.

*M. A.*



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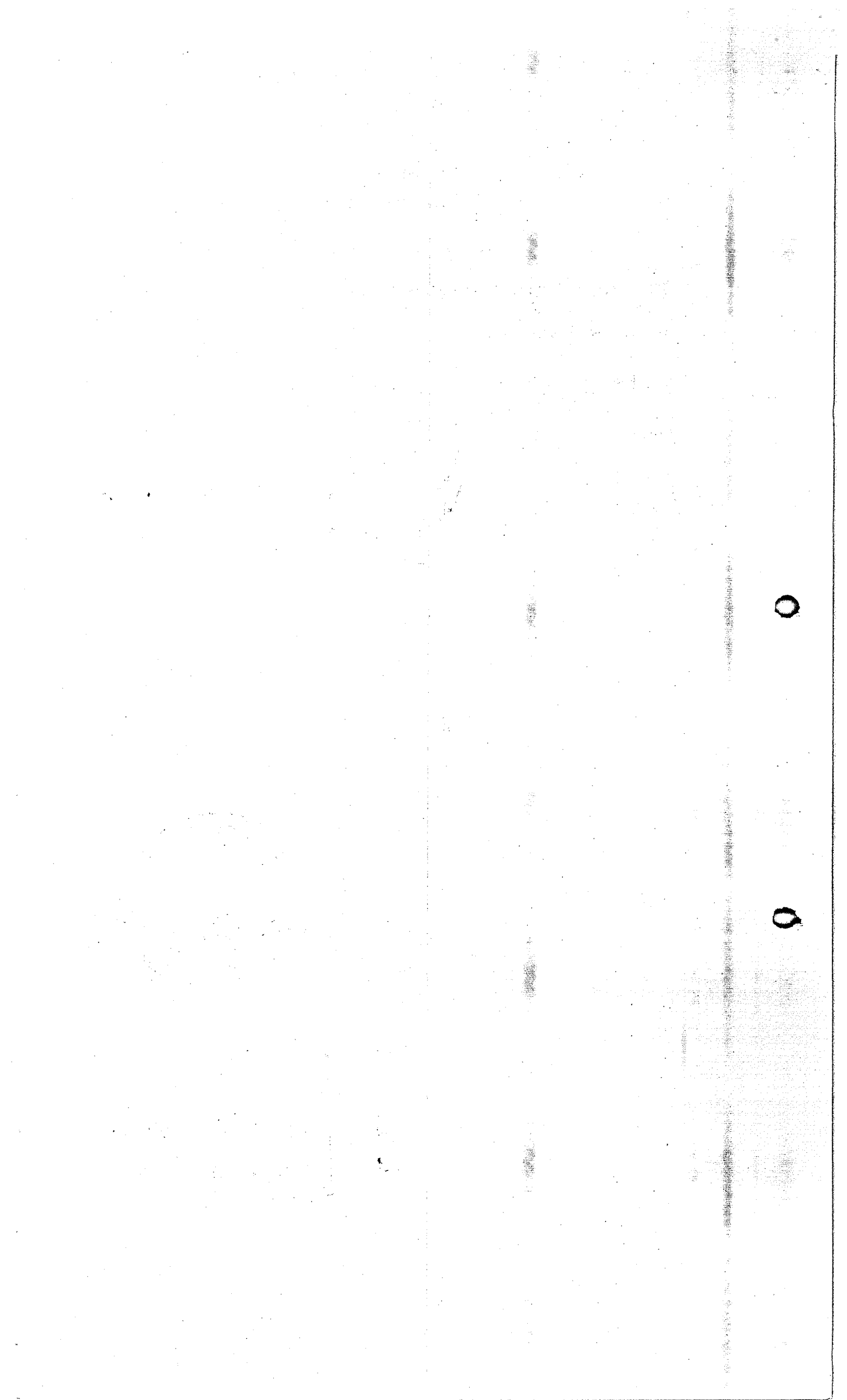
**Annexure "O"**  
**PAYMENT SCHEDULE**

No.	Milestones	Amount
1.	Paid on or before execution of this Agreement for Sale	Rs. 23,43,271/-
2.	On Intimation on 9th floor slab	Rs. 3,31,60,829/-
3.	On or before 20 <sup>th</sup> March 2017	Rs. 1,18,34,700/-
	<b>TOTAL</b>	<b>Rs. 4,73,38,800/-</b>

*[Handwritten signature]*



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ANNEXURE - "P"

3 BHK MAJESTIC -DEPOSITS AND OTHER CHARGES

Sr. No.	Particulars	Amount
		INR
1	Legal Charges	35,000
2	Water Meter Connection Charges	57,575
3	Electricity Meter Connection Charges	69,090
4	Provisional Outgoings presently estimates at INR 20/- per Sq.Ft. on carpet area for 18 months paid in advance	4,97,448
5	Corpus Fund	1,72,725
6	Clubhouse Membership Charges	6,00,000
7	Infrastructure Charge	6,90,900

The amount mentioned against 'Deposits and other charges' is only an estimate and may vary.

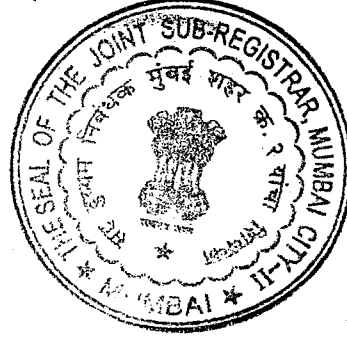
All amounts are to be recovered prior to handing over possession of the Flat.

Provisional Outgoings does not include Property tax

Property tax to be paid half yearly in advance

Service tax is extra

*Law* *M. J. M. J.*



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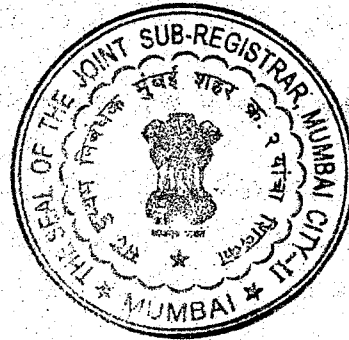
घोषणापत्र

मी बापूराज र. जाधव याद्वारे घोषित करतो की, दुय्यम  
 निबंधक मु. क. इ. शहर यांचे कार्यालयात क. र. र. मा. मा. या शिक्षकाचा दस्त  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. प्रेमिन्दुला मॅण्डे व इ. यांनी  
 दि. 29.12.2015 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस  
 सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार  
 यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.  
 सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
 सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षक  
 मी पात्र राहिन याची मला जाणीव आहे.

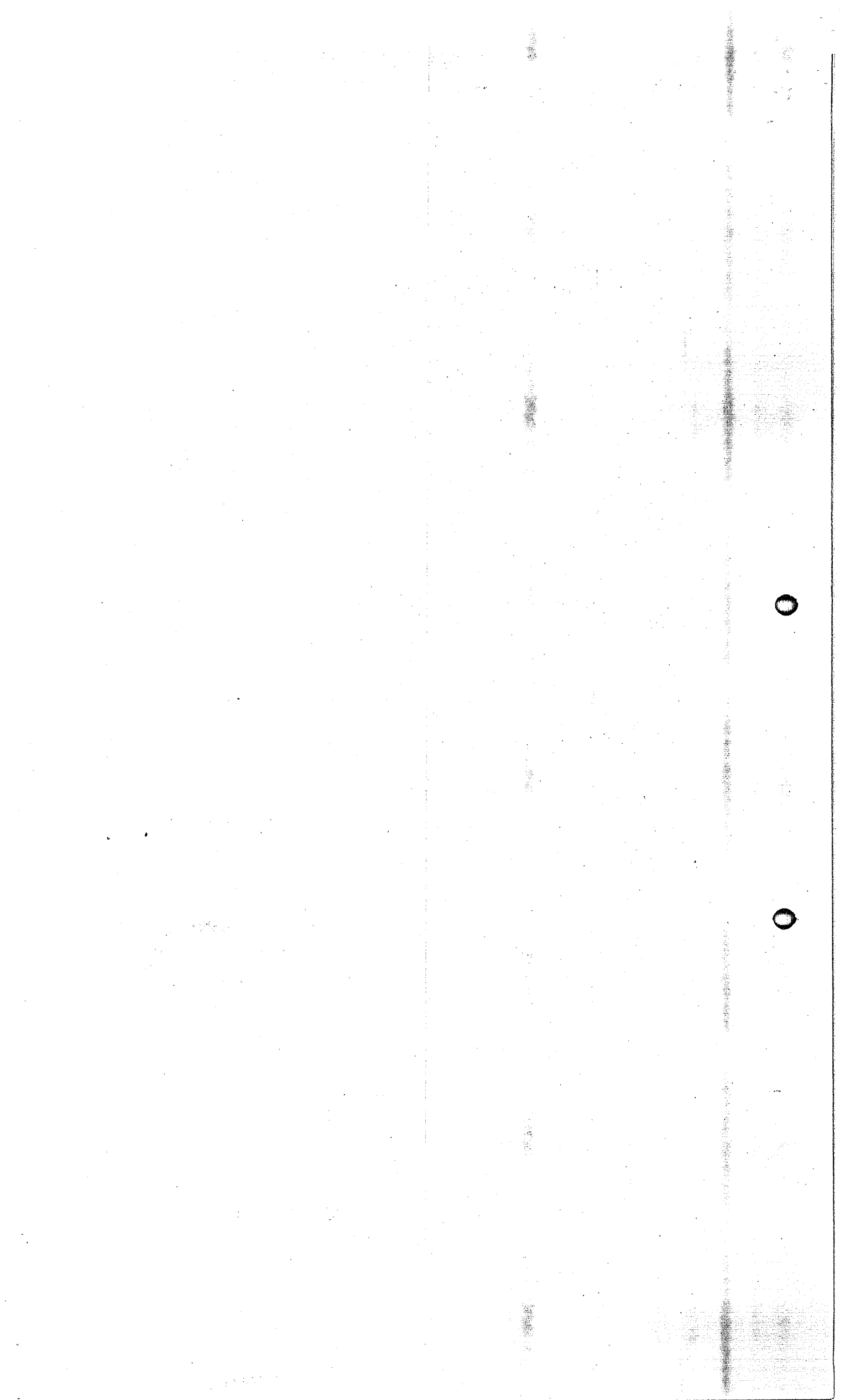


दिनांक :- 29.3.17

कुलमुखत्यारपत्रधारकाचे नाव  
व सही



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Tuesday, December 29, 2015  
3:52 PM

पावती

Original/Duplicate  
नोंदणी क्र. 338  
Regn.38M

पावती क्र.: 18039 दिनांक: 29/12/2015

गाद्याचे नाव: परेस-शिवडी  
दस्तऐवजाचा अनुक्रमांक: बमई-13415-2015  
दस्तऐवजाचा प्रकार: कुसमुबल्यारपत्र  
सावर करणाऱ्याचे नाव: वेनिससुला लॅण्ड लिमिटेड तर्फे व्हाईस प्रेसिडेंट आणि व्हेनेजियन इन्व्हेस्टर्स व्ही. राजीव ए.  
पिरामल

नोंदणी फी	₹. 100.00
दस्तऐवजाच्या फी	₹. 380.00
पुस्तक संख्या: 18	
<b>एकूण:</b>	<b>₹. 480.00</b>

आपणास पुस्तक बळत, मंजूर झालेले प्रतिलिपि: 2 अंकांनी  
4:09 PM: म्हा न्याय मंडळ

इत्यस निमताने मुदत-1

बाजार मूल्य: ₹. 1/-  
सरलेसे मुद्रांक शुल्क: ₹. 300/-

सौकर्य: ₹. 0/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. 1

- 1) देयकाचा प्रकार: By Cash रकम: ₹. 100/-
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 380/-

**DELIVERED**  
ON 29/12



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Hot Payment Successful. Your Payment Confirmation Number is 66150743



CHALLAN			
MTR Form Number - 6			
QRN NUMBER	MH005956882201516R	BARCODE	Form ID : Date: 28-12-2015
Department	IQR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IQR182- BOMI_MUMBAI CITY 1 SUB	Location	PAN No. (If Applicable)
	REGISTRAR		PAN-AAACT5173A
Year	Period: From : 28/12/2015 To : 31/03/2015	Full Name Peninsula Land Ltd though Mr Rajeev Piramal	
Object	Amount in Rs.	Plat/Block No.	Remarks (If Any):
	8030045501-75	500.00	
1030063301-70	0.00	Road/Street Area / Locality	T J Road Sewree Mumbai Maharashtra
	0.00	Town/ City/ District	
	0.00	PIN	
	0.00		
	0.00		
	0.00		
	0.00		
Total	500.00	Amount in words	Rupees Five Hundred Only
Payment Details: IDBI NetBanking Payment ID : 79157909		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015122850145	
Cheque- DD No.		Date	
Name of Bank		Bank-Branch	
Name of Branch		Scroll No.	



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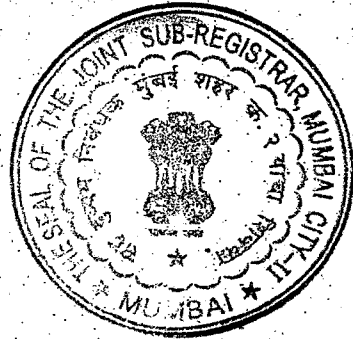


<https://the.idbitan.com/corp/BANKAWAYTRAN;jsessionid=000a1e0ISMxyv...> 12/28/2015

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अवकाश - १७	
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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, Peninsula Land Limited ("Company"), a company incorporated under the Companies Act, 1956 having its registered office at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai 400013, through its Vice Chairman & Managing Director Mr. Rajeev A. Piramal, Send Greetings:-

WHEREAS:

A. We are jointly developing with HEM Bhattad, an Association of Persons (hereinafter referred to as "HB") and R.M. Bhutner & Co. Limited (hereinafter referred to as "RMBCL"), a residential project known as "Celestia Spaces" on the land admeasuring 16,953.74 square meters forming part of the larger land bearing C.S. No. 163 totally admeasuring 22,842.97 sq. mtrs, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai (hereinafter referred to as the "Said Project"). The terms and conditions for the joint development of the Said Project is



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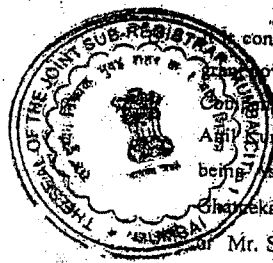
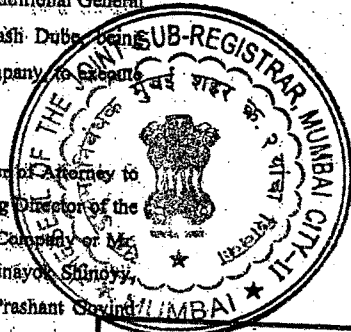
recorded in the Joint Development Agreement dated September 27, 2012 (hereinafter referred to as "Said Joint Development Agreement"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE2/7537 of 2012 executed by and between RMBCL, HB and the Company.

B. In accordance with the Said Joint Development Agreement, we and HB have identified and earmarked the flats/areas, the car parking spaces in the Said Project belonging to us (hereinafter referred as "Our Allocation") and the flats/areas, the car parking spaces in the Said Project belonging to HB (hereinafter referred as "HB's Allocation");

C. We and HB now intend to sell on "ownership basis" the various flats/units forming part of the respective Allocations i.e. Our Allocation and HB's Allocation to various prospective flat purchasers, the draft of the Agreement for sale of Our Allocation and the draft Agreement for Sale for the HB's Allocation has been approved by HB and the Company (hereinafter collectively referred to as the "Said MOFA Agreements For Sale");

D. Hence, in view of above, the Board of Directors of the Company, by resolution passed in their Meeting held on 2<sup>nd</sup> December, 2015 have resolved to appoint Mr. Nandan Ashok Piramal, being Director of the Company or Mr. Mahesh Shrikrishna Gupta, being Director of the Company or Mr. Anil Kumar Dwivedi, being Head-Sales of the Company or Mr. Vinayak Shinooy, being Assistant General Manager-Sales of the Company or Mr. Prashant Gevind Ghatlekar, being Additional General Manager-Regulatory Affairs of the Company or Mr. Shivprakash Dube, being Deputy General Manager - Regulatory Affairs, officers of the Company, to execute and register the said MOFA Agreements for Sale;

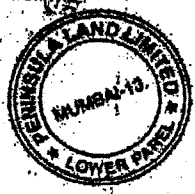
It is considered necessary and expedient to execute a Special Power of Attorney to confer power and authority in favour of Mr. Nandan A. Piramal, being Director of the Company or Mr. Mahesh Shrikrishna Gupta, being Director of the Company or Mr. Anil Kumar Dwivedi, being Head-Sales of the Company or Mr. Vinayak Shinooy, being Assistant General Manager-Sales of the Company or Mr. Prashant Gevind Ghatlekar, being Additional General Manager-Regulatory Affairs of the Company or Mr. Shivprakash Dube, being Deputy General Manager - Regulatory Affairs of the Company ("Our Said Attorneys"), to severally execute and admit execution of the said MOFA Agreements For Sale, who are the authorized employees of the Company, duly authorized vide Board Resolution dated 2<sup>nd</sup> DECEMBER 2015



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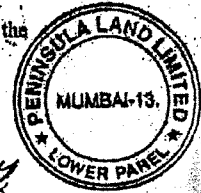
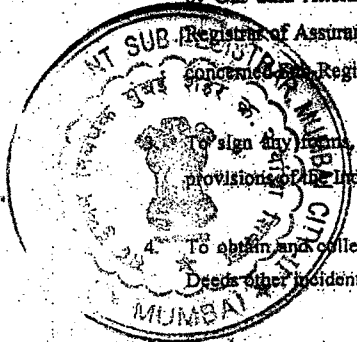
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NOW KNOW YE ALL AND BY THESE PRESENTS WITNESSETH THAT, we, Peninsula Land Limited do hereby irrevocably nominate, constitute and appoint Mr. Nandan Ajhok Piramal, being Director of the Company or Mr. Mahesh Shrikrishna Gupta, being Director of the Company or Mr. Anil Kumar Dwivedi, being Head-Sales of the Company or Mr. Vinayak Shinayy, being Assistant General Manager-Sales of the Company or Mr. Prashant Govind Ghamekar, being Additional General Manager-Regulatory Affairs of the Company or Mr. Shivprakash Dube, being Deputy General Manager - Regulatory Affairs of the Company, to be true and lawful Attorneys of the Company (hereinafter referred to as "Our Said Attorneys"), to severally, do, execute and perform, for the Company, in the name of the Company, and for and on behalf of the Company, all or any of the following acts, deeds, matters and things that is:

1. To sign and execute the Said MOFA Agreements For Sale [i.e. the Agreements (for the sale of flats/ premises in Our Allocation) and (for the sale of flats/premises in HB's Allocation), Rectification Deeds to the Said MOFA Agreements For Sale and other incidental and ancillary documents, as may be deemed fit by Our Said Attorneys on behalf of the Company;
2. To present and lodge for registration the Said MOFA Agreements For Sale, Rectification Deeds, other incidental and ancillary documents, as may be deemed fit by Our Said Attorneys and admitting execution thereof, before the concerned Sub-Registrar of Assurances, and/or to appear and admit the execution thereof, before the concerned Sub-Registrar of Assurances,
3. To sign any forms, applications and complete all registration formalities as per the provisions of the Indian Registration Act, 1908, on behalf of the Company;
4. To obtain and collect the aforesaid Said MOFA Agreements For Sale, Rectification Deeds other incidental and ancillary documents, after the same is duly registered.
5. To sign, execute and register or otherwise perfect or cause to be registered and perfected any documents of assurances which may in the opinion of the Our Said Attorneys be expedient or necessary for any foregoing purposes in respect of the Project or any part thereof.
6. To appear before any court or authority for the purposes of any matter relating to the registration or any other proceedings connected with the same.



बवई - २१०		
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बवई - २		
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२०२०		

Handwritten initials and marks: 'WA', 'AN', 'SL', and a signature.

7. To engage pleader or authorised representatives to act on behalf of the Company in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned to Our Said Attorneys under these presents.

8. And also for the better and more effectually doing, effecting and performing the several matters and aforesaid things, to appoint from time to time or generally such person or persons as Our Said Attorneys may think fit as their respective substitute or substitutes, only to admit execution of the Said MOFA Agreements, Deeds of Rectification and aforesaid ancillary documents before the concerned Sub-Registrar of Assurances and to do, execute and perform all or any such matters and things as set out in this clause and any such substitute or substitutes at pleasure to remove and to appoint another or other in his or their place.

And Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid and/or in respect of the matters contained in these presents and the powers and authorities herein contained, as amply, fully and effectually in all respects as we could ourselves do, execute and perform if these presents had not been made.

And it is agreed and clarified that the powers and authorities granted herein to Our Said Attorneys are in the nature of ministerial acts, as the Company has already fully approved the drafts of the Said MOFA Agreements For Sale and this Power of Attorney is executed for convenience and without receipt of any consideration from the Attorney/s herein.

And we hereby agree and undertake to ratify and confirm all and whatsoever that Our Said Attorneys or any substitute appointed by any of them shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

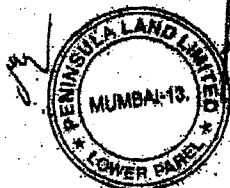
Our Said Attorneys have signed and executed this Power of Attorney at the foot hereof in confirmation of their acceptance of the terms and conditions contained

WITNESS WHEREOF, we, Peninsula Land Limited, have set and subscribed the seal of the Company to these presents at Mumbai this 22<sup>nd</sup> day of Dec, in the Christian Year Two Thousand and Fifteen.



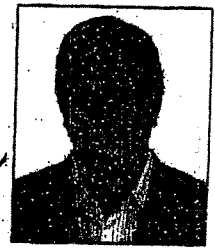
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ब.स.सं - २४	
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ब.स.सं - २	
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२०२०	

SIGNED AND DELIVERED )  
 by the withinnamed )  
 Peninsula Land Limited )  
 Through its )  
 Vice Chairman & Managing Director )  
 Mr. Rajeev A. Piramal )  
 In the presence of )



1. Rajeev (B. R. J. 100)
2. Rajeev



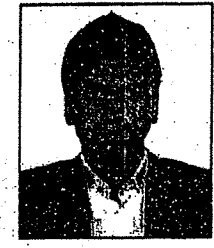
We accept the aforesaid powers

1) MR. NANDAN ASHOK PIRAMAL

Nandan  
 Signature



Left Hand Thumb Impression



2) MR. MAHESH SHRIKRISHNA GUPTA

Mahesh  
 Signature

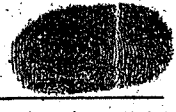


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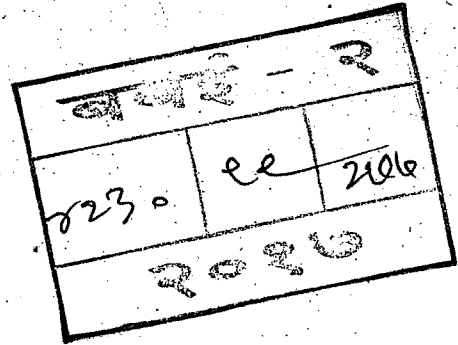
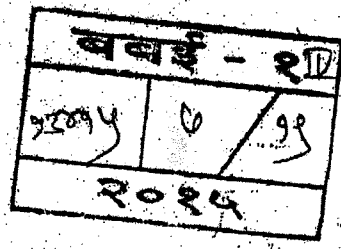
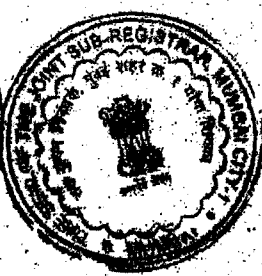
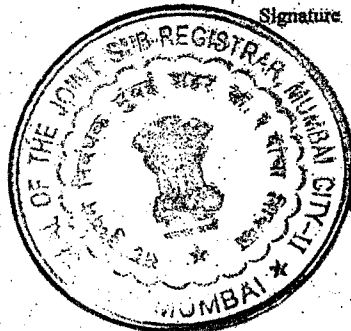


3) MR. ANIL KUMAR DWIVEDI

Anil  
 Signature



Left Hand Thumb Impression





4) MR. VINAYOK SHINAY

Vinayok Shinay

Signature



Left Hand Thumb Impression



5) MR. PRASHANT GOVIND GHATNEKAR

Prashant

Signature



Left Hand Thumb Impression



6) MR. SHIVPRAKASH DUBE

Shivprakash

Signature



Left Hand Thumb Impression



in the presence of

1. Jadhav (C.B.R. Jadhav)

2. Dube

वर्क - २४	
१३०५	C/१५
२०२०	

वर्क - २		
१३०	१००	२००
२०२०		





Certified true copy of the resolution passed by the Management Committee of Peninsula Land Limited at its meeting held on 2<sup>nd</sup> December, 2015

**RESOLVED THAT** the Company be and is hereby authorized to sell to prospective flat purchaser/s on "ownership basis" the flats/premises in the project known as "Celesta Spaces" presently being constructed on the land bearing C. S. No. 163 situate at Tolksey Byra Marg, Sewree, Mumbai 400 015 (the "Project"), which form part of the Company's entitlements/allocations/areas in the Project by virtue of the Joint Development Agreement dated September 27th, 2012 (Reg. Serial No. BBE2/ 7537 of 2012) executed by and between Hem Bhattad ("HB") and R.M. Bhutner & Company Limited along with the Company.

**RESOLVED FURTHER THAT** that the draft agreement for sale (for the sale of flats forming a part of the Company's entitlements/allocations/areas in the Project) tabled at this meeting, be and is hereby duly and fully approved (the "Agreement For Sale-Company Allocation") and the Company do hereby agree to execute the same.

**RESOLVED FURTHER THAT** the Company be and is hereby authorized to join in as a party to the agreements for sale in respect of the flats/ premises in the Project, forming part of the HB's Allocation and that the draft agreement for sale (for the sale of flats forming a part of the HB's entitlements/allocations/areas in the Project) tabled at this meeting, be and are hereby duly and fully approved (the "Agreement For Sale-HB Allocation") and the Company do hereby agree to execute the same.

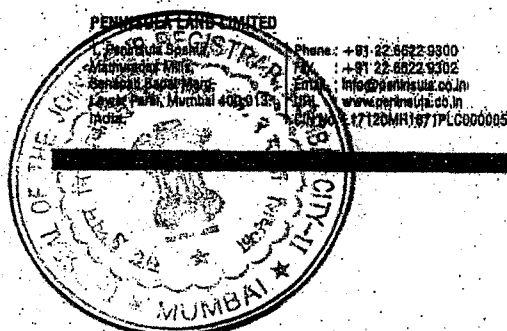
(Hereinafter the Agreements for Sale-Company's Allocation and Agreement for Sale-HB Allocation are hereinafter collectively referred to as "Agreements for Sale")

**RESOLVED FURTHER THAT** Mr. Rajeev A. Piramal - Vice Chairman, Managing Director or Mr. Nandan A. Piramal - Whole Time Director or Mr. Anil Gupta - Group Managing Director or Mr. Anil Dwivedi - Head - Sales or Mr. Ashok Shimoyy - Assistant General Manager-Sales or Mr. P. G. Ghatrotkar - Assistant General Manager-Regulatory Affairs or Mr. S. R. Dube - Deputy General Manager - Regulatory Affairs ("hereinafter collectively referred to as the "Authorized Signatories") be and are hereby severally authorized to execute, and register with the Sub-Registrar of Assurances, the Agreement For Sale and other related Documents of Rectification, letters, documents, undertakings, declarations, writings, etc. for and on behalf of the Company.

**RESOLVED FURTHER THAT** Mr. Rajeev A. Piramal - Vice Chairman and Managing Director, be and is hereby authorized to execute, and register with the Sub-Registrar of Assurances, for and on behalf of the Company, a Power of Attorney containing the grant of powers and authorities to the said Authorized Signatories to execute, and register with the Sub-Registrar of Assurances, the Agreement For Sale and other related Doc(s) of Rectification, letters, documents, undertakings, declarations, writings, etc. for and on behalf of the Company. The draft Power of Attorney tabled at this meeting, be and are hereby duly and fully approved and the Company do hereby agree to execute the same.



92894		8/99
2024		



92894 - 2		
8230	909	2016
2020		

अर्थी भागात	18000.00
अर्थी भागात	1017588.80
अर्थी भागात	175885.84
अर्थी भागात	22137.82
अर्थी भागात	28384.20
अर्थी भागात	28218.82
अर्थी भागात	44481.20
अर्थी भागात	0.00
अर्थी भागात	0.00
अर्थी भागात	18368.00
अर्थी भागात	1555990.28
अर्थी भागात	0.00
अर्थी भागात	0.00
अर्थी भागात	-12481.327
अर्थी भागात	0.00
अर्थी भागात	-13115.27
अर्थी भागात	-25598.54
अर्थी भागात	1337993.74
अर्थी भागात	1445994.08
अर्थी भागात	1445994.00
अर्थी भागात	4.08
अर्थी भागात	1537997.83

**दीर्घ प्रस्ताव**  
 मंत्रालय संपन्न क्षेत्र नियामक आयोगाच्या दिनांक 28.08.2013 च्या आदेशानुसार, दिनांक 01.04.2014 पासून क्षेत्र च्या वसाहत च्या वसाहती बाबत, बाबत क्षेत्र नियामक आयोग संपन्न क्षेत्र च्या वसाहत च्या वसाहती बाबत, बाबत क्षेत्र नियामक आयोग संपन्न क्षेत्र च्या वसाहत च्या वसाहती बाबत, बाबत क्षेत्र नियामक आयोग संपन्न क्षेत्र च्या वसाहत च्या वसाहती बाबत.

Territory Category	Units in Block	Up to 31.03.15	Up to 31.03.15
		Energy Charge (₹.5/Unit)	Energy Charge (₹.5/Unit)
HT-II	All units	₹.60	₹.75
Commercial			

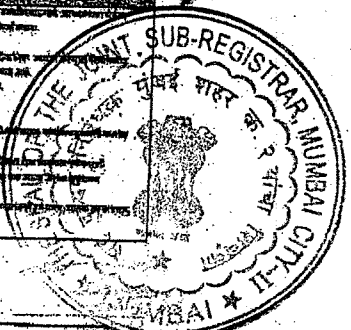
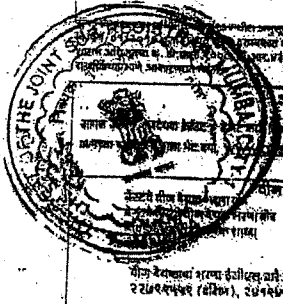
इतर भागात या, इतर वसाहतीत या, इतर वसाहतीत या, इतर वसाहतीत या.

2000132	HT IIB	2000.0000	315.3700	12.00	11.4000	0.887	642.08	1150.0000	688.0000
	AKWAH	300.0000	0.9310		8244				
	MD				397.0000				

अर्थी भागात

HT IIB	2000.0000	315.3700	12.00	11.4000	0.887	642.08	1150.0000	688.0000
AKWAH	300.0000	0.9310			8244			
MD					397.0000			

अर्थी भागात



अर्थी भागात

अर्थी भागात

अर्थी भागात

अर्थी भागात

अर्थी भागात

अर्थी भागात

Ret. No. : 88/93



अर्थी भागात - 2

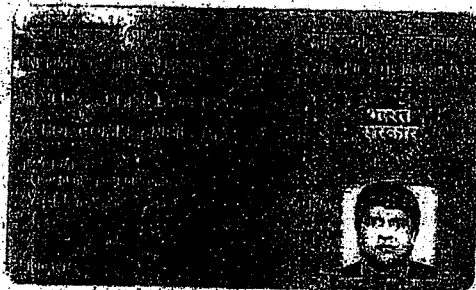
2230	502	900
2026		

**PENINSULA LAND**  
 REAL ESTATE INTERNATIONAL LEADERSHIP

**HAJEEV PIRAMAL**

EMPLOYEE CODE: 00000  
 BLOOD GROUP: A+  
 EMPLOYEE CONTACT NUMBER: 0000000000

**Peninsula Land Limited**  
 Peninsula Group, Lower Parel Compound,  
 Lower Parel, Mumbai 400014



**ASHOK PIRAMAL GROUP**

**Nandan Piramal**

ASHOK PIRAMAL MANAGEMENT CORP. LTD.  
 1, Peninsula Group, Mathuradas Mills,  
 Sumantra Bapat Road, Lower Parel,  
 Mumbai - 400 014, India  
 Tel: (+91-22) 6615 4491 x 33

*N. V. 21*

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

NANDAN ASHOK PIRAMAL  
 ASHOK GOPINDAN PIRAMAL  
 12/11/1981

बजई - २४

93094	93/98
2024	



PERMANENT ACCOUNT NUMBER  
**AAAB0247R**

MR. NAME  
**DEEVEN BHIRKRISHNA GUPTA**

MR. OR MRS. FATHER'S NAME  
**BRHMEERNA GUPTA**

MR. OR MRS. DATE OF BIRTH  
**30-08-1980**

*W. Singh*  
 मुख्य प्रबन्ध (पत्राई)  
 DIRECTOR OF INCOME TAX (SYSTEMS)



बजई - २

1130	103	2024
2026		

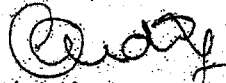
**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

RESOLVED FURTHER THAT aforementioned Authorized Signatories to delegate their aforesaid powers to register with the Sub-Registrar of Assurances the Agreement For Sale, and other related Deed(s) of Rectification, letters, documents, undertakings, declarations, writings, etc. in favour of such persons as they may deem fit and proper for the purpose of giving necessary or proper effect to this resolution and for that purpose the aforesaid Authorized Signatories shall be entitled to execute the necessary Limited Power of Attorney in favour of such appointed persons, as they deem fit and register the same, if required under law.

RESOLVED FURTHER THAT if any of the documents with regard to the above matter is/are required to be executed under the Common Seal of the Company, the same may be affixed thereon in the presence of any one of the Directors of the Company or any one of the Authorized Signatories, who do sign the same in token thereof.

RESOLVED FURTHER THAT certified true copies of the foregoing resolution be forwarded to the concerned authorities and they may be requested to act thereon."

Certified True Copy  
For Peninsula Land Limited



Rajashekhar Reddy  
Company Secretary

बबई - २४	
१३०५	१० / ११
२०१५	



PENINSULA LAND LIMITED

1, Peninsula Square,  
Machuradas Mills,  
Senapati Bapat Marg,  
Lower Parel, Mumbai 400 013,  
India.

Phone : +91 22 8922 8900  
Fax : +91 22 8922 8902  
Email : info@peninsula.co.in  
URL : www.peninsula.co.in  
CIN No. L17120MH1971PL2006006



बबई - २	
१३०	१० / १०६
२०१६	



# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका) 15/09/2015  
10/11/2015, 30/11/2015, मुंबई-400 009.

5105601756  
510 202531

मालिक: 17/09/2015 17/09/2015 1, PENINSULA APARTA, MATURADIAS HILL, COMPLEX BENAPOSTI BAPAT WARR, LOWER PAREL, MUMBAI 400009	मालिक: No-2015 मालिक: 10/11/2015 मालिक: 481018167906	मालिक: 201-225-000*6 मालिक: 2141482 मालिक: 30/09/2015 मालिक: 31/10/2015 मालिक: HT II मालिक: COMMERCIAL मालिक: GS
मालिक: 4700000076 मालिक: 1537993.74 मालिक: 4.08 मालिक: 30/11/2015 मालिक: 1537990.00 मालिक: 1571159	मालिक: 1445850.00 मालिक: 16/10/2015	

1537993.74	4.08	30/11/2015	1537990.00	1571159
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मालिक: 1537993.74	मालिक: 4.08	मालिक: 30/11/2015	मालिक: 1537990.00	मालिक: 1571159
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मालिक: 1537993.74	मालिक: 4.08	मालिक: 30/11/2015	मालिक: 1537990.00	मालिक: 1571159
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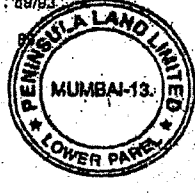
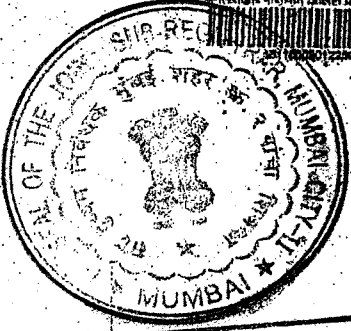
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मालिक: 1537993.74 मालिक: 4.08 मालिक: 30/11/2015 मालिक: 1537990.00 मालिक: 1571159	मालिक: 1445850.00 मालिक: 16/10/2015	मालिक: 201-225-000*6 मालिक: 2141482 मालिक: 30/09/2015 मालिक: 31/10/2015 मालिक: HT II मालिक: COMMERCIAL मालिक: GS
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मालिक: 1537993.74 मालिक: 4.08 मालिक: 30/11/2015 मालिक: 1537990.00 मालिक: 1571159	मालिक: 1445850.00 मालिक: 16/10/2015	मालिक: 201-225-000*6 मालिक: 2141482 मालिक: 30/09/2015 मालिक: 31/10/2015 मालिक: HT II मालिक: COMMERCIAL मालिक: GS
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2015-16  
2015-16  
2015-16

Ref. No. : 89/83

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

ANIL DWIVEDI  
EMPLOYEE CODE: 400821  
BLOOD GROUP: B-  
EMERGENCY CONTACT NO: 98309986

ISSUING AUTHORITY  
PENINSULA LAND LIMITED  
PENINSULA SPECIAL MATHEWADAS MILLS COMPOUND,  
LOWER PANEL, MUMBAI - 400 013

बवई - २

१३७५	१४	१३
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**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

VINAYOK SHINOYY  
EMPLOYEE CODE: 400822  
BLOOD GROUP: B-  
EMERGENCY CONTACT NO: 98309987

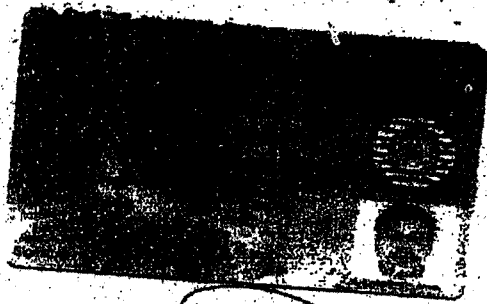
ISSUING AUTHORITY  
PENINSULA LAND LIMITED  
PENINSULA SPECIAL MATHEWADAS MILLS COMPOUND,  
LOWER PANEL, MUMBAI - 400 013



**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

PRASHANT GHATNEKAR  
EMPLOYEE CODE: 400823  
BLOOD GROUP: AB-  
EMERGENCY CONTACT NO: 98309988

ISSUING AUTHORITY  
PENINSULA LAND LIMITED  
PENINSULA SPECIAL MATHEWADAS MILLS COMPOUND,  
LOWER PANEL, MUMBAI - 400 013



*Vinayok Shinoyy*

PERMANENT ACCOUNT NUMBER  
AAJPG732RE  
MR. ANAND  
PRASHANT GOVIND GHATNEKAR  
MR. MR. FATHER'S NAME  
GOVIND ANANT GHATNEKAR  
MR. MR. DATE OF BIRTH  
22-03-1987  
DIRECTOR SIGNATURE  
DIRECTOR (GENERAL)  
DIRECTOR OF INCOME TAX SYSTEMS



बवई - २

४२३०	१०८	१०६
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**PENINSULA LAND**  
CREATING INTERNATIONAL LANDSCAPES

SHIVRAJESH DUBE  
BAPURAO ROAD  
MUMBAI 400026

**Peninsula Land Limited**  
PENINSULA HOUSE, 117, FORT ROAD, MUMBAI, INDIA  
LOWER PAREL, MUMBAI 400026

*Shivrajaesh*

FEB - 99		
95894	94	99
2000		

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDSCAPES

BAPURAO JADHAV  
BAPURAO ROAD  
MUMBAI 400026

**Peninsula Land Limited**  
PENINSULA HOUSE, 117, FORT ROAD, MUMBAI, INDIA  
LOWER PAREL, MUMBAI 400026

आपका डिवायस  
INCOME TAX DEPARTMENT  
BAPURAO ROAD  
MUMBAI 400026

आपका डिवायस  
INCOME TAX DEPARTMENT  
MUMBAI 400026



*Jadhav*

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDSCAPES

BAPURAO JADHAV  
BAPURAO ROAD  
MUMBAI 400026

**Peninsula Land Limited**  
PENINSULA HOUSE, 117, FORT ROAD, MUMBAI, INDIA  
LOWER PAREL, MUMBAI 400026



भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
GOVT. OF INDIA

*Jadhav*



फरवरी - 2		
2020	306	2026
2026		





मुंबई नगरपालिका (महानगर)

सुविधासूची - II

Page 28 of 34

मुंबई नगरपालिका (महानगर)

(1) ...

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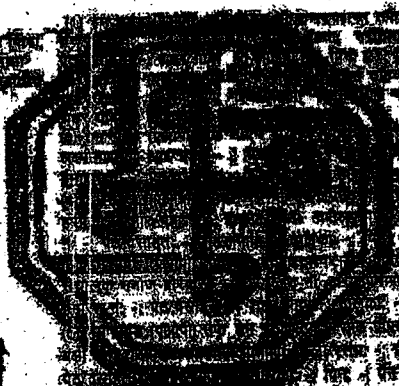
(45) ...

(46) ...

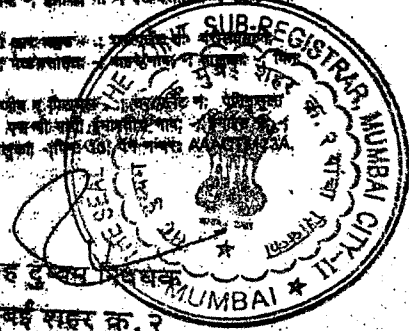
(47) ...

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(49) ...



बबई - २४		
१३०१५	९८	९१
२०२५		



- (7) ...
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- (12) ...



बबई - २		
४२३०	९०८	२२७७
२०२७		

Summary 1 (GeshwaraBhag-1)

संख्या: 29 डिसेंबर 2015 3:52 म.नं.

दस्तावेज प्रकाराचा भाग-1

संख्या: 90/93  
दस्तावेज क्रमांक: 13415/2015

दस्तावेज क्रमांक: 13415/2015

कार्यार.मुद्रा: रु. 01/-      मोंबबला: रु. 00/-  
घरलेले मुद्राण (शुल्क) रु. 500/-

डॉ. नि. बाहु, डॉ. नि. बबडू यांचे कार्यालय  
ज. क्र. 13415 घर कि. 29-12-2015  
रोजी 3:49 म.नं. बा. हळद केला.

पारवती: 16039      पावती दिनांक: 29/12/2015  
सादरकारणार्थचे नाव: पेन्शनसुला सॅण्ड लिमिटेड तर्फे व्हाईस  
चेअरमन आणि मॅनेजिंग डायरेक्टर श्री. राजीव ए. विरामल

नोंदणी फी      रु. 100.00  
दस्तावेज फी      रु. 380.00  
पुढाची संख्या: 19

*[Signature]*  
सहायक न्यायाधीश

एकूण: 480.00

दुय्यम निबंधक/सहायक-1

दुय्यम निबंधक/सहायक-1

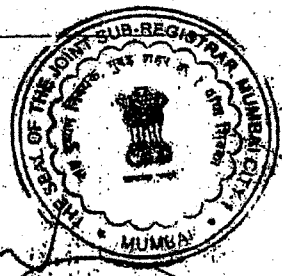
दस्तावेजा प्रकाराचा फुलपुस्तकावरून

मुद्राण शुल्क १ वेव्हा ती प्रतिफलार्थी वेव्हात आलेला असून त्यातून कोणतीही व्याजदर-मासमत्ता विकण्याचा प्राधिकार मिळत असेल वेव्हा

सिद्धा क्र. 1 29 / 12 / 2015 03 : 49 : 20 PM ची वेळ (सादरीकरण)

सिद्धा क्र. 2 29 / 12 / 2015 03 : 49 : 46 PM ची वेळ (फी)

**प्रतिज्ञापत्र**  
"घर दस्तावेजात हा नोंदणी करवता 100% अंतिम असलेल्या तक्रारीमुळे नोंदणीस  
बाधित केलेला आहे. दस्तावेजात संपूर्ण नोंदणी करवता येवू नये, समीपार व  
संपूर्ण जोडलेल्या कागदपत्रांची संपूर्ण नोंदणी करवता येवू नये. वेव्हात  
कार्यवाही घ्यावी वस्तु निवादाक व कडव्यातून व संपूर्णपणे घड्यावतार सहलीत.  
लिहून वेव्हात:      लिहून वेव्हात:



2  
6290 900 2004  
2016

*Vinayak Shinde*  
*Shinde*  
*Shinde*

Summary-2( दस्त गोपदास भाग - २ )



दस्त गोपदास भाग-2

वर्ष 9/1/15  
दस्त क्रमांक 19415/2015

दस्त क्रमांक: 19415/2015  
मालाचा प्रकार: कुलसुखारपत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	ध्यायक	अंगठ्याचा दस्ता
1	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल डायरेक्टर श्री. राजीव व. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	कुलसुखारपत्र देणार वय: 39 स्वाक्षरी:		
2	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 34 स्वाक्षरी:		
3	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 58 स्वाक्षरी:		
4	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 45 स्वाक्षरी:		
5	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 42 स्वाक्षरी:		
6	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 58 स्वाक्षरी:		
	नाम: पं. नि. सुभा लॅण्ड लिमिटेड तर्फे डायरेक्टर श्री. संजय शशि. विठ्ठल पत्ता: प्लॉट नं. - 3, बाळा नं. - इमारतीचे नाव: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय: 43 स्वाक्षरी:		



अंतीम दस्तऐवज कलम देणार सहाकारीत कुलसुखारपत्र या दस्तऐवज कलम दिव्याचे कसून करतात.  
दिनांक: 3 वी बळ: 29 / 12 / 2015 03 : 52 : 59 PM

ध्यायक:-  
ध्यायक इमाम अहम निबेदीन करदात की हे दस्तऐवज कलम देणा-यामां अतीत: सोळाव्यात, व त्यांची सोळाव्या पदां तात

अनु क्र. पत्रकाराचे नाव व पत्ता  
1 नाम: श्री. आर. बाबू  
वय: 45  
पत्ता: पं. नि. सुभा लॅण्ड लिमिटेड, ब्लॉक नं. मधुरदास मिश्र, रोड नं. मेनापती बापट मार्ग, सोबर परेल, महाराष्ट्र, मुंबई.  
पिन नंबर: 400013

ध्यायक  
वय: 43  
स्वाक्षरी

वय - २	
अंगठ्याचा दस्ता	
990	990
२०१७	

१२/१२-१४

२ सहायक - पारकर  
पद: ४४  
पुचा: पोलिस ठाणे, गुवागरी, माले, सीकर प्रभाग, मुंबई  
पिन कोड: ४०००१३

*[Signature]*



दस्तावेज क्र. 4 ची वेळ: 29/12/2015 03:54:12 PM

दस्तावेज क्र. 5 ची वेळ: 29/12/2015 03:54:20 PM चौकशी पुस्तक 4 मध्ये

इसम तिथी: २९/१२/२०१५

EPayment Details.

Sl. Epayment Number Defacement Number  
1. MH00596688201516R 0003534771201516

13415/20

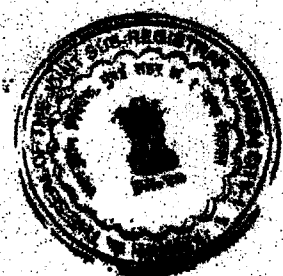
Know Your Rights as Registrars

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.heart@gmail.com



बवई - १४		
१३१५	१२	१२
२०१५		



प्रमाणित करणेत येते की या  
दस्तावेज खरे एकूण... १२... याचे आहेत.  
मुद्रणा क्रमांक १३१५/१२/१५  
जाखने मॉडेल: 2.9 DEC 2015  
दिनांक: २९/१२/२०१५

का. पुष्पल निरंजन मुंबई शहर.

iSarta v1.5.0

बवई - २		
१२३०	१११	२०१६
२०१६		

2

Tuesday, December 29, 2015  
3:58 PM

पावती

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

मावजाचे नाव: परेक-विजयी  
 दस्तऐवजाचा अनुक्रमांक: १३४१८-२०१६  
 दस्तऐवजाचा प्रकार: मुंबई नगरपालिका  
 सादर करण्याचा वेळ: पवित्रपुला मॅम्ब लिमिटेड वरिष्ठ-बायरेक्टर श्री. मंगलर. पिरावत

नोंदणी फी	₹. 100.00
दस्तऐवजाच्या फी	₹. 380.00
एखादी सल्ला: 10	
<b>एकूण:</b>	<b>₹. 480.00</b>

आपणास मूळ दस्त. पंक्तेस मिट. सूची-२ अंदाजे  
4:15 PM ह्या वेळेस मिळेल.

दुय्यम दिवसक्र. मुंबई-१

वाजकार मर्यादा: ₹. 1/-  
भरलेले मुद्रांक मर्यादा: ₹. 500/-

साक्ष्यमर्यादा: ₹. 0/-

सह मुख्य निलंबक  
मुंबई सादर क्र. १

- 1) देवताचा प्रकार: By Cash रक्कम: ₹ 100/-
- 2) देवताचा प्रकार: By Cash रक्कम: ₹ 380/-

**DELIVERED**  
29/12/15

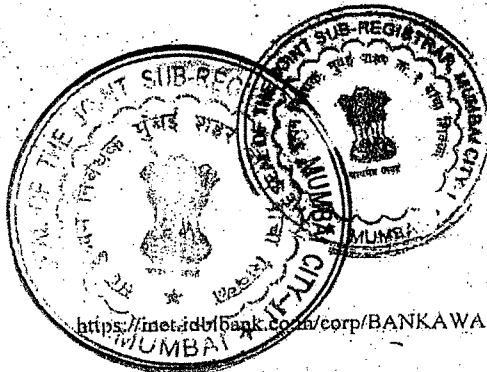


बबई - २		
११३०	९९२२६६	
२०१६		

Hot Payment Successful. Your Payment Confirmation Number is 66151502



CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH005957149201516R	BARCODE	Form ID : Date: 28-12-2015
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR182-BOM1_MUMBAI CITY 1 SUB REGISTRAR	Location	PAN-AAAGT5173A
Year	Period: From : 28/12/2015 To : 31/03/2099	Full Name	Peninsula Land Ltd though Mr Nandan Piramal
Object	Amount in Rs.	Flat/Block Premises/ Bldg. Road/Street, Area /Locality Town/ City/ District	No. P O A Celestia spaces c s no 163 parel sewree T J Road sewree Mumbai Maharashtra
0030045501-75	500.00	PIN	4 0 0 0 1 3
0030063301-70	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	500.00	Amount in words	Rupees Five Hundred Only
Payment Details: IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 79158697		Bank CIN No : 69103332015122850158	
Cheque- DD Details:		Date	
Cheque- DD No.		28-12-2015	
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



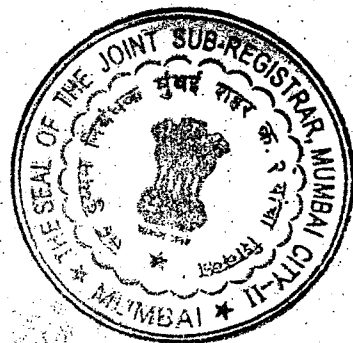
वर्क - 2V  
939L 9/98  
2024

<https://net.idbiBank.com/corp/BANKAWAYTRAN>;sessionid=0000IT!uhk-HMhSy... 12/28/2015

वर्क - 2  
7230 993 2020  
2020



बवई - १		
१५१८	२	११
२०१६		

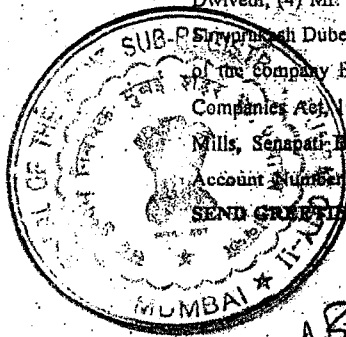


बवई - २		
४२१०	११	११०६
२०१७		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) Mr. Nandan Ashok Pirani, (2) Mr. Mahesh Shrikrishna Gupta, (3) Mr. Anil Kumar Dwivedi, (4) Mr. Vinayok Shinoy, (5) Mr. Prashant Govind Ghatnekar, (6) Mr. Suryprakash Dube, all of Mumbai, Indian inhabitants, being authorized employees of the company Peninsula Land Limited, a company deemed existing under the Companies Act, 1956 having its registered office at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parsl, Mumbai 400 013 having Permanent Account Number AAAC5173A, (hereinafter referred to as "the Company")



SEND GREETINGS:-

बलई - ३IV		
१३३०८	३	१९
२०२५		

बलई - २IV		
१२३०	११५	२१०६
२०२६		



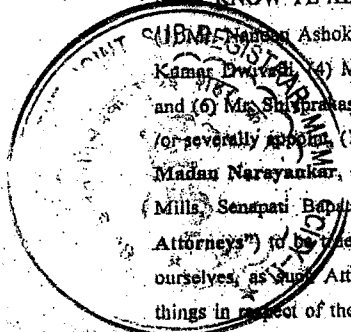


Project/Property, before the concerned sub-registrar of assurances to any substitute, as we may deem fit and proper and

E. We are unable to remain present for the purpose of registration of the aforesaid Agreements for Sale, Deeds of Rectification and/or other related documents in respect of the Project/Property and therefore are desirous of jointly and/or severally delegating the power of registration of the Agreements for Sale, Deeds of Rectification and other related documents in respect of the Property/Project and therefore hereby substitute ourselves and appoint (1) Mr. Bapurao Jadhav, (2) Mr. Ravi Parkar and (3) Mr. Madan Narayankar, as substituted attorneys to present and lodge the aforesaid Agreements for Sale, Deeds of Rectification and/or other related documents, executed/ to be executed by ourselves, before the concerned Sub-Registrar of Assurances at Mumbai and admit execution and registration thereof on behalf of the Company and to complete all formalities as may be required under provisions of Indian Registration Act, 1908.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that, WE, (1) Mr. Ashok Piramal, (2) Mr. Mahesh Shrikrishna Gupta, (3) Mr. Anil Kumar Dwivedi, (4) Mr. Vinayok Shinooy, (5) Mr. Prashant Govind Chatekar and (6) Mr. Shikharash Dube, do hereby substitute for ourselves and jointly and/or severally appoint, (1) Mr. Bapurao Jadhav, (2) Mr. Ravi Parkar and (3) Mr. Madan Narayankar, all having office address at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai 400 013 ("Substituted Attorneys") to be and lawful Substituted Attorneys for the Company or for ourselves, as such Attorneys of the Company, to do following acts, deeds and things in respect of the Project, which we have been, *inter-alia*, authorized to do under the said Power of Attorney, that is to say:

1. To present and lodge for registration the Agreements for Sale, Deeds of Rectification and other documents and writings, executed/ to be executed by ourselves in respect of the flats forming part of the Company's Allocation and MB's Allocation and admitting execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, and/or to appear and admit the execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, to give photo, thumb impression, sign any forms, applications and complete all formalities in respect thereof as per the provisions of the Indian Registration Act, 1908, on behalf of the Company;



ज.स.ई - २३		
९३०९८	५	१९
२०२५		

ज.स.ई - २		
९३३०	११८	२०६
२०२७		

Handwritten signatures and initials, including 'NR', 'S', 'M', and 'SK'.

2. To pay the registration charges and to obtain the copy of the registered agreements and necessary documents and writings after the same is duly registered;
3. To sign any forms, applications and complete all registration formalities as per the provisions of the Indian Registration Act, 1908, on behalf of the Company.

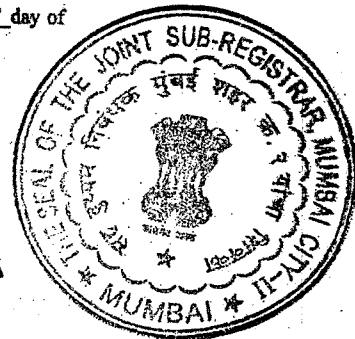
And Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid and/or in respect of the matters contained in these presents and the powers and authorities herein contained, as amply, fully and effectually in all respects as we could ourselves do, execute and perform if these presents had not been made.

The Substituted Attorneys have in token of their acceptance to act as Substituted Attorneys for the Company under this Power of Attorney have affixed at the bottom of this Substituted Power of Attorney their respective signatures, photograph and thumb impressions as confirmation on their part.

This Power of Attorney is restricted and pertains only in respect of the Project "Celestia Spaces". This Power of Attorney is granted exclusively for the purpose of admitting execution of the Agreements for Sale and completing all formalities required for registration of the Agreements for Sale under law.

AND WE DO HEREBY for ourselves, agree to ratify and confirm and whatsoever the Substituted Attorneys shall do or purport to do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have hereunto set our hands at this 24<sup>th</sup> day of Dec., 2015.



बवई - २४		
१३३९८	१	११
२०१६		



बवई - २		
४२३०	११८	१०६
२०१६		

**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the Property)**

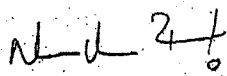
All that piece and parcel of land admeasuring 16953.74 square meters bearing C.S. No. 163 totally admeasuring 22,842.97 sq. mtrs. situate, lying and being at Tokerey Jivraj Road, Sewree, Mumbai and bounded as follows, that is to say:

- On or towards the East by Tokerey Jivraj Road, Parelwree, Mumbai;
- On or towards the West by 40 feet wide access to CS No. 161, 1/161, 181 and 182;
- On or towards the North by Proposed 80 feet wide D.P. Road, and
- On or towards the South by 40 feet wide access to CS 161, 1/161, 181 and 182.

**SIGNED AND DELIVERED**

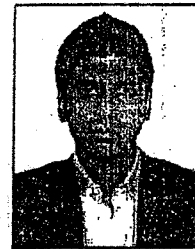
by the withinnamed

(1) MR. NANDAN ASHOK PIRAMAI,

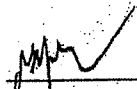
  
Signature



Left Hand Thumb Impression



(2) MR. MAHESH SHRIKRISHNA GUPTA,

  
Signature



Left Hand Thumb Impression

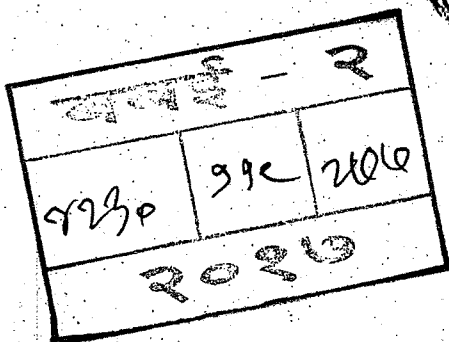
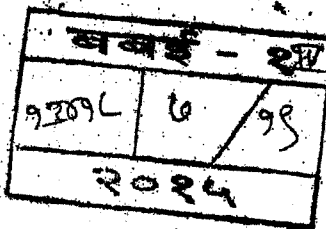
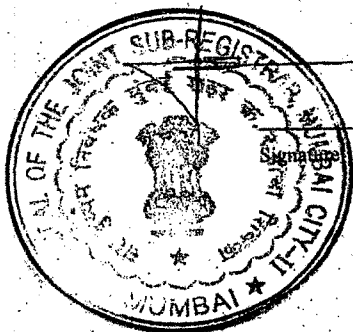


(3) MR. ANIL KUMAR DWIVEDI,

  
Signature



Left Hand Thumb Impression



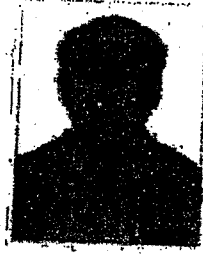
(4) MR. VINAYOK SHINOVY,

*Vinayok Shinovy*

Signature



Left Hand Thumb Impression



(5) MR. PRASHANT GOVIND GHATNEKAR,

*Prashant Ghate*

Signature



Left Hand Thumb Impression



(6) MR. SHIVPRAKASH DUBE

*Shivprakash*

Signature



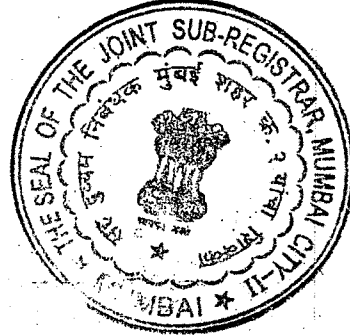
Left Hand Thumb Impression



in the presence of

1. *[Signature]*
2. *[Signature]*

बलई - २४	
१२०९८	८/११
२०२५	



बलई - २	
४२३०	१८० २००
२०२६	

We accept the aforesaid powers

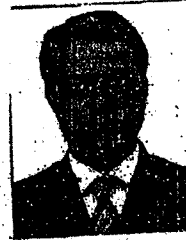
(1) MR. MR. BAPURAO JADHAV



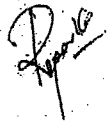
Signature



Left Hand Thumb Impression



(2) MR. RAVI PARKAR



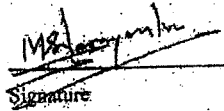
Signature



Left Hand Thumb Impression



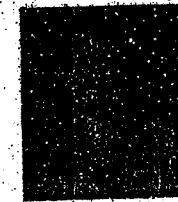
(3) MR. MADAN NARAYANKAR



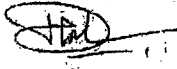

Signature

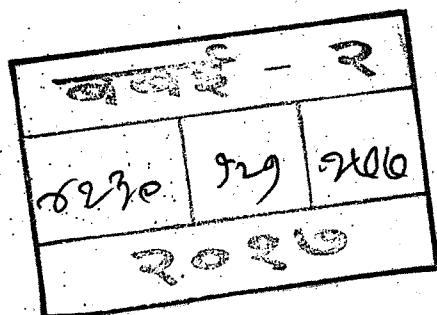
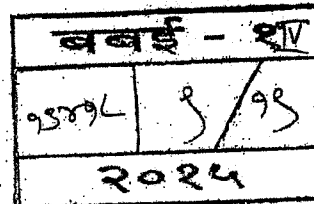
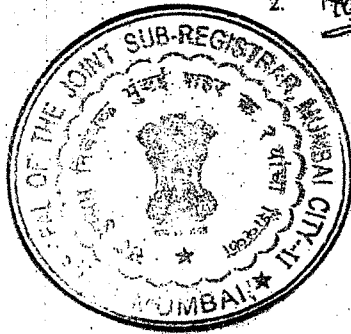


Left Hand Thumb Impression



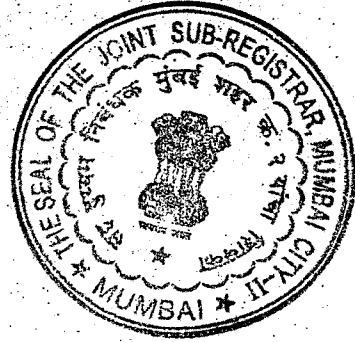
in the presence of

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- 





बनई - २४		
१३०९	१०	१९
२०२५		



बनई - २		
१२३०	१२	२१६०
२०२७		



# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)  
15, गुरुदास रोड, वेस्ट नार्थ, कुलाबा, मुंबई-४०० ००९.

5108601756  
510 2005 31

<b>BY:</b> 1, PENINSULA SPENTA, MATHURADAS MILL, COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL, MUMBAI Pin-400013  FLOOR-GROUND 2ND FL. PLOT-CS 243, PENINSULA BUSINESS PARK, CANPATRAD KADAM MARG, LOWER PAREL STN, DELISLE ROAD, MUMBAI-400013  4700000076	Date: Nov-2015 Meter No: 10/11/2015 Meter: 451616167995  पुरवठा क्र. : 201-225-000*6 प्लॉट नं. : 21 पुरवठा प्लॉट नं. : 3P संख्या नं. : 4398770-X-X मंत्रालय : 844.05 KW उच्चतम भार : 986750.00 मालिक (व्यक्तिगत) प्राप्त रकम : 144650.00	पुरवठा क्र. : 201-225-000*6 प्लॉट नं. : 2141482 पुरवठा दिनांक : 30/09/2015- : 31/10/2015 टिपणवट्टा : HT II प्रकल्प : COMMERCIAL INSA : GS मालिक 24 घंटा प्रसारितक : 18/10/2015
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1537993.74	4.08	30/11/2015	1537690.00	1537169
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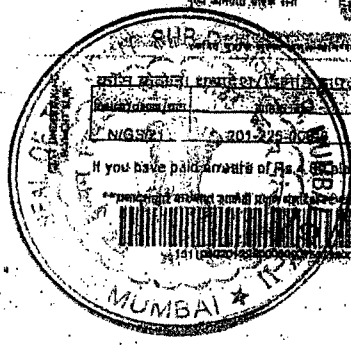
\* वीज प्रकल्प/प्रकल्प चालू करिताना वेगवेगळ्या रकमेने वीज लागू आहे. \*\* धरतऱ्याची भरणावाची रक्कम 30 दिवसात भरण्यात यावी.

वीज पुरवठा खालील खालील कक्षात IVRS-228-45009	वीजप्रेषक रकमेची सुविधा 24164529/2416262 Ext: 555	वीज मीटर / मीटर/प्रमाण वापर South-22814898 North-24182678	मिटर/प्रकल्प क्रमांक 24984242 / 24826611
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बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम मीटर नंबर: 2099132 94784 Oct-15 98328 Sep-15 105228 Aug-15 103224 Jul-16 111084 Jun-15 101412 May-15 90948 Apr-15 77184 Mar-15 78080 Feb-15 82824 Jan-15 93432 Dec-14  Nov-15 166904 Nov-14 94380	मीटर नंबर: 2099132 94784 Oct-15 98328 Sep-15 105228 Aug-15 103224 Jul-16 111084 Jun-15 101412 May-15 90948 Apr-15 77184 Mar-15 78080 Feb-15 82824 Jan-15 93432 Dec-14  Nov-15 166904 Nov-14 94380
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2015

Checked by \_\_\_\_\_ Verified by \_\_\_\_\_ Authorised by \_\_\_\_\_



बिल नं - 2  
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2020

Ref. No. 189/83  
89



वित्त आकार	17000.00
वित्त आकार (सूची अनुसार)	197498.80
वित्त आकार (सूची अनुसार)	179385.84
वित्त आकार (सूची अनुसार)	24127.82
वित्त आकार (सूची अनुसार)	28338.20
वित्त आकार (सूची अनुसार)	20278.82
वित्त आकार (सूची अनुसार)	84441.24
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वित्त आकार (सूची अनुसार)	1837887.83

**वीज दरवाह**  
 महाराष्ट्र राज्य वीज नियामक आयोगाच्या दिनांक 28.08.2013 च्या आदेशानुसार, दिनांक 01.04.2014 पासून वीज बरात बाब झालेली आहे. यादीवरील वीज देयकाबाबत तक्रार करण्यापूर्वी आपण विलंबाच्या खमामेवढी मानलेल्या सुविद्धता पूर्तता करावी. वीज दरवाहीचा तुलनात्मक तक्ता खाली दिला आहे.

Tariff Category	Units in kWh Slab	Up to 11,03,15 Units (Incl. of 11,03,15 Units)	Rs. 0.47 (Incl. of 11,03,15 Units)	Rs. 0.78 (Incl. of 11,03,15 Units)
HT-II Commercial	All units	0.00	0.78	

इतर आकार उभे, सूचनात्मकच आहेत व तेवढे राहतील.

Slab	HT II/B	RAVAH MD	2883.8400	2951.8800	1200	1100.0000	550.8000
2883.8400	HT II/B	RAVAH MD	2883.8400	2951.8800	1200	1100.0000	550.8000
			315.3700	6.3310			

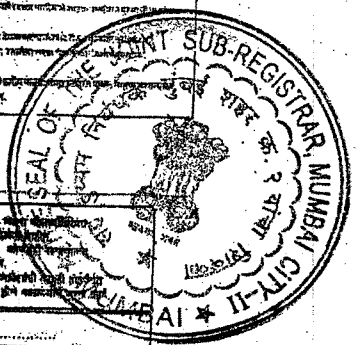
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2883.8400	HT II/B	RAVAH MD	2883.8400	2951.8800	1200	1100.0000	550.8000
			315.3700	6.3310			

Slab	HT II/B	RAVAH MD	2883.8400	2951.8800	1200	1100.0000	550.8000
2883.8400	HT II/B	RAVAH MD	2883.8400	2951.8800	1200	1100.0000	550.8000
			315.3700	6.3310			

**ऑनलाईन विलंब भरणी**  
 जमा असेल गॅजेटिंग वेब / ईमेल वर विलंब भरणी, जे-एने सुविधा उपलब्ध आहे.  
 ज-एने वेब साइट [www.besundertaking.com](http://www.besundertaking.com) वर विलंब भरणी "Online Electricity Bill".

**वीज देयक प्रत्येकमासही आवाज पत्रावर**  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.

**विलंब भरणी सुविधा**  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.




**विलंब भरणी सुविधा**  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.

**विलंब भरणी सुविधा**  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.  
 विलंब भरणी सुविधा उपलब्ध आहे.

Reg. No. : 88/83



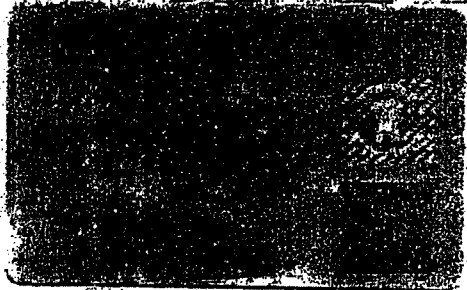
**जवई - २**  
 १२२ २१०  
 २०१७



**Nandan Piramal**

ASHOK PIRAMAL MANAGEMENT CORP. LTD.  
2, Peninsula Square, Narthanas Hill,  
Senapati Bapat Marg, Lower Park,  
Mumbai - 400 013, India  
Tel: (+91) 22 6618 4651 - 53

*NLZ*



बबई - २४

९३७८	९३ / ९९
२०१५	



**SHIKHA GUPTA**

ASHOK PIRAMAL MANAGEMENT CORP. LTD.  
2, Peninsula Square, Narthanas Hill,  
Senapati Bapat Marg, Lower Park,  
Mumbai - 400 013, India  
Tel: (+91) 22 6618 4651 - 53

THE HON'BLE ASSISTANT ACCOUNT NUMBER  
 ५५५५५५५५  
 THE HON'BLE  
 RESIDENT SHIKHAKSHANA GUPTA  
 THE HON'BLE PARTNER NAME  
 SHIKHAKSHANA GUPTA  
 THE HON'BLE DATE OF BIRTH  
 २०-०६-१९६०

*Relief*

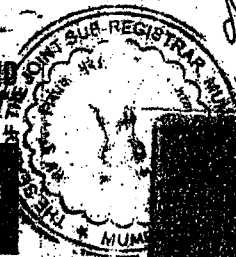
शुभम प्रसाद (आईटी)  
 DIRECTOR OF INCOME TAX (SYSTEMS)



**PENINSULA LAND**

REGISTRATION AUTHORITY

REGISTRATION AUTHORITY  
 PENINSULA LAND LIMITED  
 PENINSULA FINANCIAL INSTITUTIONS HILLS COMPOUND,  
 LOWER PARK, MUMBAI - 400 013



बबई - २

४२३०	९२५	२०१६
२०१६		

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

VINAYOK GHINYOY

EMPLOYEE CODE : 400832

BLOOD GROUP : B+

EMERGENCY CONTACT NO. 123-456789

*[Signature]*  
ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA OFFICE, MIDHURSTHILL COLLEGE ROAD,  
LOWER PAREL, MUMBAI 400033



*Vinayok Ghinoy*

9309L 98/99

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

PRASHANT GHATNEKAR

EMPLOYEE CODE : 40112

BLOOD GROUP : AB+

EMERGENCY CONTACT NO. 022-241234

*[Signature]*  
ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA OFFICE, MIDHURSTHILL COLLEGE ROAD,  
LOWER PAREL, MUMBAI 400033



PERMANENT ACCOUNT NUMBER  
AAJPG7328E

NAME  
PRASHANT GOVIND GHATNEKAR

FATHER'S NAME  
GOVIND ANANT GHATNEKAR

DATE OF BIRTH  
22-02-1987

*[Signature]*  
DIRECTOR OF INCOME TAX (SYSTEMS)

*Prashant*

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

SHIVPRAKASH

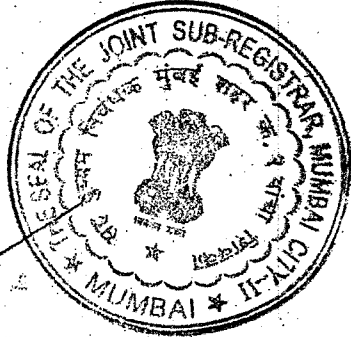
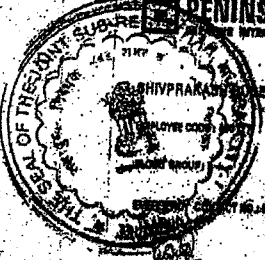
EMPLOYEE CODE :

BLOOD GROUP :

EMERGENCY CONTACT NO. :

*[Signature]*  
ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA OFFICE, MIDHURSTHILL COLLEGE ROAD,  
LOWER PAREL, MUMBAI 400033



*Shivprakash*

बबई - २		
०२३०	१२५	२१००
२०२०		

बयवई - ११४

92579L	94/95
2024	

**SAFERAS JISHAY**

SAFERAS CODE: 10000

BLOOD GROUP: A+

EMERGENCY CONTACT NO.: 1100000000

*[Signature]*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTY, MATIARADIAHILLS COMPOUND,  
LOTUS PARK, MUMBAI - 400024

सायकल विभाग  
INSTRUMENTS SECTION

सायकल विभाग  
CYCLES SECTION

SAFERAS JISHAY

SAFERAS JISHAY

*[Handwritten signature]*

**PENINSULA LAND**  
SAFERAS INTERNATIONAL LANDMARK

SAVANNAH PARKER

SAFERAS CODE: 10000

BLOOD GROUP: A+

EMERGENCY CONTACT NO.: 1100000000

*[Signature]*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTY, MATIARADIAHILLS COMPOUND,  
LOTUS PARK, MUMBAI - 400024

सायकल विभाग  
CYCLES SECTION

SAFERAS JISHAY

SAFERAS JISHAY

*[Handwritten signature]*



**PENINSULA LAND**  
SAFERAS INTERNATIONAL LANDMARK

SAVANNAH PARKER

SAFERAS CODE: 10000

BLOOD GROUP: A+

EMERGENCY CONTACT NO.: 1100000000

*[Signature]*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTY, MATIARADIAHILLS COMPOUND,  
LOTUS PARK, MUMBAI - 400024



*[Handwritten signature]*

बयवई - ११४

8230	922	266
2020		



*Seal*

बवई - १		
१३०९८	१६	११
२०११		

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 CL NO: MH-200803115 DOF: 23-08-2008  
 Valid till: 17-08-2018 (TA)

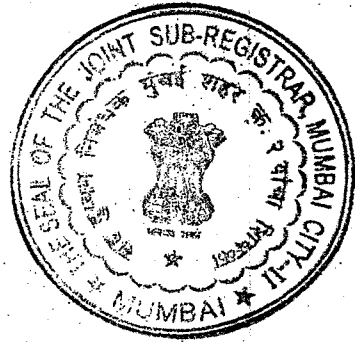
DLR: 19-11-2015  
 AUTHORIZED TO DRIVE VEHICLES BELONGING TO CLASS:  
 COV DOI  
 UNVTR: 21-08-2008

DOB: 14-03-1960 BG:

Name: BHAKAR DEAN  
 SCOP: BHAMPT DEAN  
 H/O: BLOCK NO. 22, 1ST FLOOR, AALYAPT,  
 DR. P. K. BARK, DATTAN COLONY, BHANDUP (E) MUMBAI.

PNV: 28888  
 Signature: [Signature]  
 Photograph: [Photograph]

*Deewan*



बवई - २		
४२३०	१२८	२१०७
२०१७		

Summary 1 (GoshwaraBhag-1)

गणकसंख्या: 29 डिसेंबर 2015 3:59 म.नं.

दस्ता गोश्वारा भाग-1

दस्ता क्रमांक: 13418/2015

दस्ता क्रमांक: बबई 1/13418/2015

वापार मूल्य: रु. 01/-

सौकर्यता: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

ड. नि. सह. ड. नि. बबई 1 माझे कार्यालयात  
अ. सं. 13418 वर दि: 29-12-2015  
दोपची 3:55 म.नं. वा. नंबर केसा.

पावली: 13042 पावली दिनांक: 29/12/2015  
साबरकरणाराचे नाव: पंजिलेसुता र्थपट लिमिटेड तर्फे डायरेक्टर  
श्री: नंजन ए. पिरामण

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 380.00
पृष्ठांची संख्या: 19	
<b>एकूण:</b>	<b>480.00</b>

*[Handwritten Signature]*  
दस्त हजर करणाऱ्याची सही:

दुय्यम निर्बंधक मुद्रांक-1

दुय्यम निर्बंधक मुद्रांक-1

दस्ताचा प्रकार: कुलमुखतस्परपत्र

मुद्रांक शुल्क: अ वेव्हा दो प्रतिकाशरी देण्यात आलेला कसता याचें सोपविलें स्वाबद मातमसा विकण्याचा प्राधिकार मिळत अवेस वेव्हा

शिक्का क्र. 1 29 / 12 / 2015-09 : 55 : 13 PM ची वेळ: (साबरकरण)

शिक्का क्र. 2 29 / 12 / 2015-09 : 55 : 46 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

साबर-करणाराचे दो नोंदणी क्रमांक 13042 अंतर्गत अस्तित्म जतवून राखणे व दोन कोट रकमेचे सोपविलें स्वाबद मातमसा विकण्याचा प्राधिकार मिळत अवेस वेव्हा

विशेष नोंदणी क्रमांक: 13418/2015

दस्ता क्रमांक: 13418/2015

दस्ता गोश्वारा भाग-1

दस्ता क्रमांक: बबई 1/13418/2015

वापार मूल्य: रु. 01/-

सौकर्यता: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

*[Signatures and Stamps]*

वलय - 2

0230	920	206
2016		

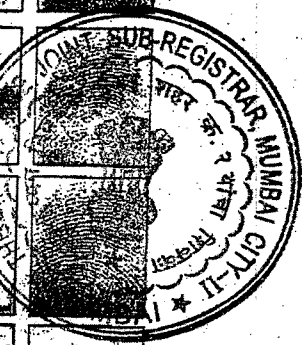
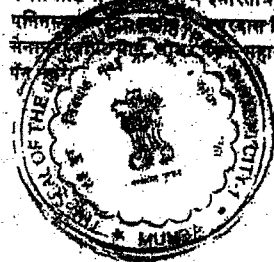


दस्त गोपवारा भाग-२

पत्र क्र. १८/१९  
दस्त क्रमांक: 13418/2015

दस्त क्रमांक : १३४१८/२०१५  
दस्ताचा प्रकार : कुलमुद्रापत्र

अनु क्र.	पत्रधारणेचा नाव व पत्ता	पत्रधारकाचा प्रकार	आयुष्य	अपत्यवाचा क्रमांक
1	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे डायरेक्टर श्री. वेणू ए. शिराम पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 34 स्वाक्षरी:		
2	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे डायरेक्टर श्री. सहीब पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 59 स्वाक्षरी:		
3	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे डेप्युटी सी.एम. श्री. अनिल पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 45 स्वाक्षरी:		
4	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे सी.एम. विनायक पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 42 स्वाक्षरी:		
5	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे एजीकनल जी.एम. श्री. प्रशांत - पाटणेकर पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 58 स्वाक्षरी:		
6	नाव: पेनिनसुला सॅन्ड लिमिटेड तर्फे सी.जी.एम. श्री. विनयक पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	कुलमुद्रापत्र देणार वय : 43 स्वाक्षरी:		
7	नाव: श्री. बापूराव - जाधव पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	गर्वर ऑफ अटॉर्नी वय : 45 स्वाक्षरी:		
8	नाव: श्री. रवि - पारकर पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: पेनिनसुला सॅन्ड, ब्लॉक नं: मधुरवास मिल्स, रोड नं: मेनापती बापट मार्ग, लोकर परेल, महाराष्ट्र, मुंबई. पत्र नंबर:	गर्वर ऑफ अटॉर्नी वय : 43 स्वाक्षरी:		



बवई - २  
०२३० ११० २०१६  
२०१६

29/12-18

नाम: श्री. सचिन - चारुचंद्र  
पत्ता: प्लॉट नं. - बाळा चौ. - इमारतीचे नाम: ...  
पत्ता: ...  
पिन कोड: 400018

धोबेर लोके लोटीनी  
डोबेर  
वेळ: 141  
स्थावरी-

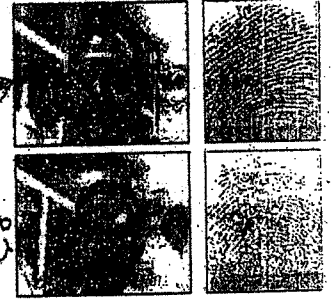


सर्वाने वेळोवेळी करून घ्यावे असा निर्देश देण्यात आला आहे. यातून कोणत्याही प्रकारचे त्रुटी दिसल्याचे कळू नये.  
दिनांक: 3 ची वेळ: 29/12/2015 04:01:24 PM

आपला -  
आपलाच इच्छेने असे निर्देश देण्यात आला आहे. यातून कोणत्याही प्रकारचे त्रुटी दिसल्याचे कळू नये.

अनु क्र. पत्रकाराचे नाव व पत्ता  
1 ना. प्र. वा. देसाई  
व. 55  
पत्ता: ...  
पिन कोड: 400018  
2 ना. सचिन - चारु  
व. 31  
पत्ता: ...  
पिन कोड: 400001

ध्यायिनी जंगलपान इन्फो



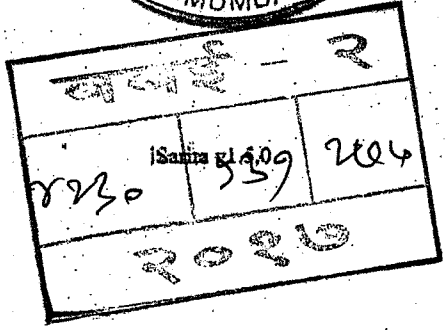
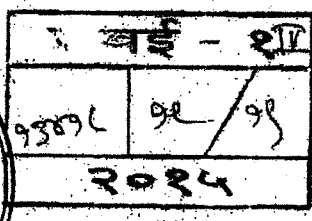
दिनांक क्र. 4 ची वेळ: 29/12/2015 04:04:15 PM  
दिनांक क्र. 5 ची वेळ: 29/12/2015 04:04:24 PM नोंदणी पुस्तक 4 मध्ये  
दुय्यम निबंधक, मुंबई

प्रमाणित करणेत येते की या  
दस्तावेज एवढ्या ... माने आहेत.  
पुस्तक क्रमांक 2814/13.287  
अन्वये नोंदला  
दिनांक: 29 DEC 2015

EPayment Details.

sr. Epayment Number Defacement Number  
1 MH005957149201516R 0003535065201516

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2. Get print immediately after registration.  
For feedback, please write to us at feedback.santa@gmail.com



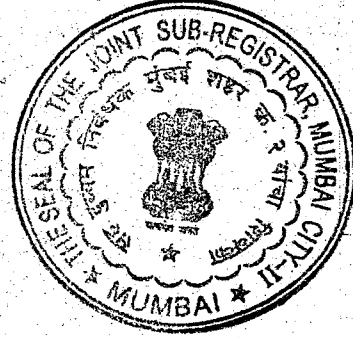


धोषणापत्र

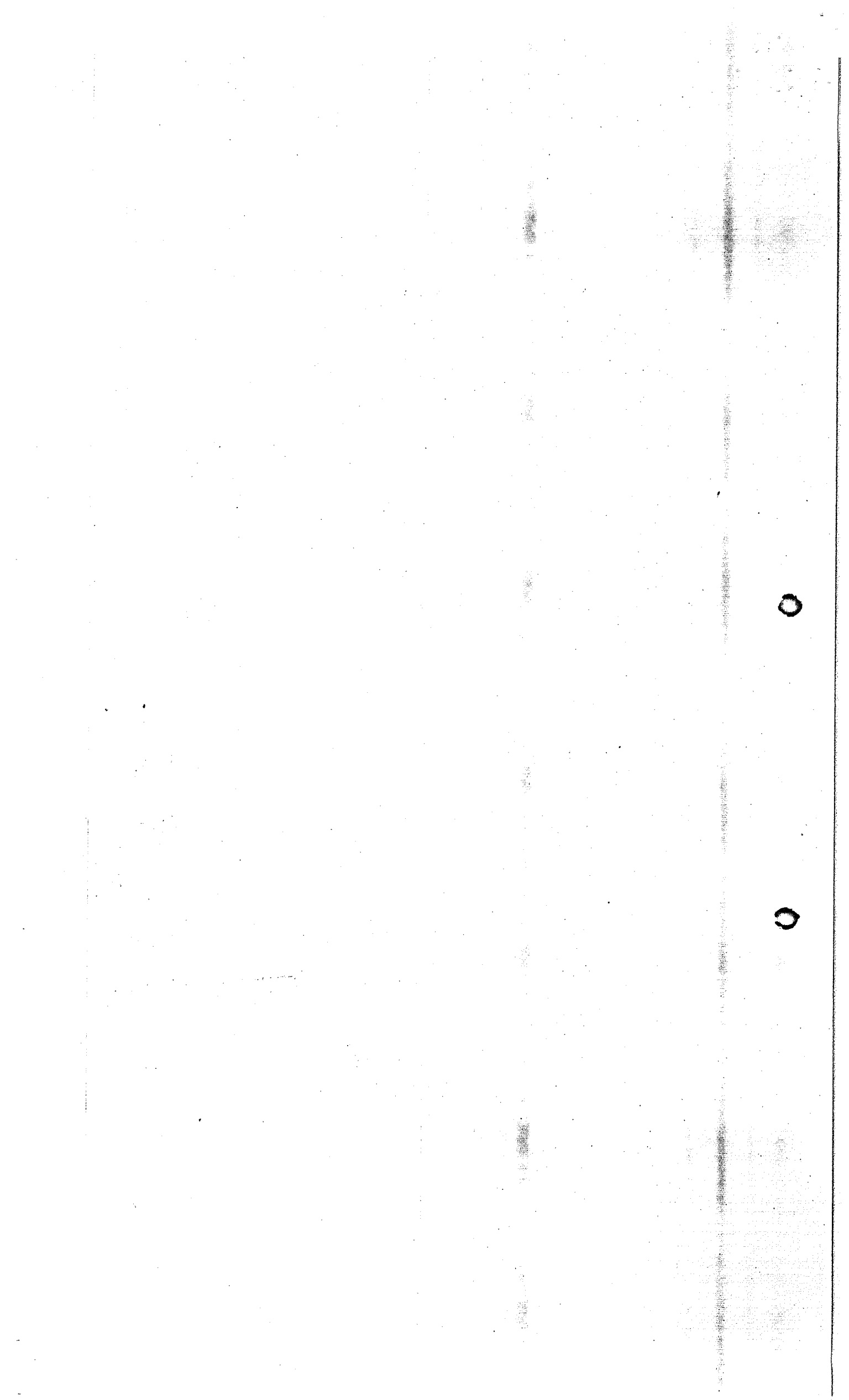
मी डा. कोरगावकर याद्वारे घोषित करता की, दुय्यम  
 निबंधक बबई यांचे कार्यालयात क्र. १२३१३३ या शिष्यकाचा दरत  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. हेम मंडुड अत्यास यांनी  
 दि. ३१.१२.२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस  
 सादर केला आहे / निष्पादीत करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार  
 यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही.  
 सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
 सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस  
 मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- २५/३/१७

कुलमुखत्यारपत्रधारकाचे नाव  
 व रही



बबई - २		
४२३०	७३२	२५०६
२०१७		



3

21/12

Thursday, December 31, 2015  
12:37 PM

पावती

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

पावती क्र.: 16143 दिनांक: 31/12/2015  
गावाचे नाव: परेल-शिवडी  
दस्तावेजाचा क्रमांक: बबंद्द-1-13503-2015  
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: - हेम भद्र असेसिएशन ऑफ पर्सनल वर्क मेम्बर श्री लक्ष्मीनारायण कार भद्र

नोंदणी फी रु. 100.00  
दस्त हाताळणी फी रु. 260.00  
पुढाची सख्या: 13  
एकूण: रु. 360.00

आपणास एक दस्त खबरेल प्रिंट, ए.सी.-२ अंदाजे  
12:53 PM ह्या वेळीस मिळेल.

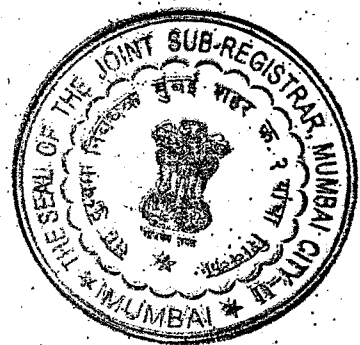
दुय्यम निबंधक मुंबई-1

बाजार मूल्य: रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-  
श्री मूल्य: रु. 0/-

सुद्धा निबंधक  
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 260/-

DELIVERED  
ON 09/12



बबंद्द - २  
२२३० १३३ २१०६  
२०१७

\_\_\_\_\_

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इतर  
पावती

Original/Duplicate

Tuesday, 05 January 2016 5:31  
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 145 दिनांक: 05/01/2016

गावाचे नाव: - परेल-शिवडी

दस्तावेजाचा अनुक्रमांक: बाबू 1-13503-2015

दस्तावेजाचा प्रकार: कुलसुखत्यारपत्र

सावर करणाऱ्याचे नाव: - हेम भद्र अतोसिणेशन ऑफ परसन तर्फे मेम्बर श्री लक्ष्मीनारायण  
आर भद्र

वर्णन

वस्तु हस्ताळणी फी ₹. 920.00  
गृहंची संख्या: 46

रकूण: ₹. 920.00

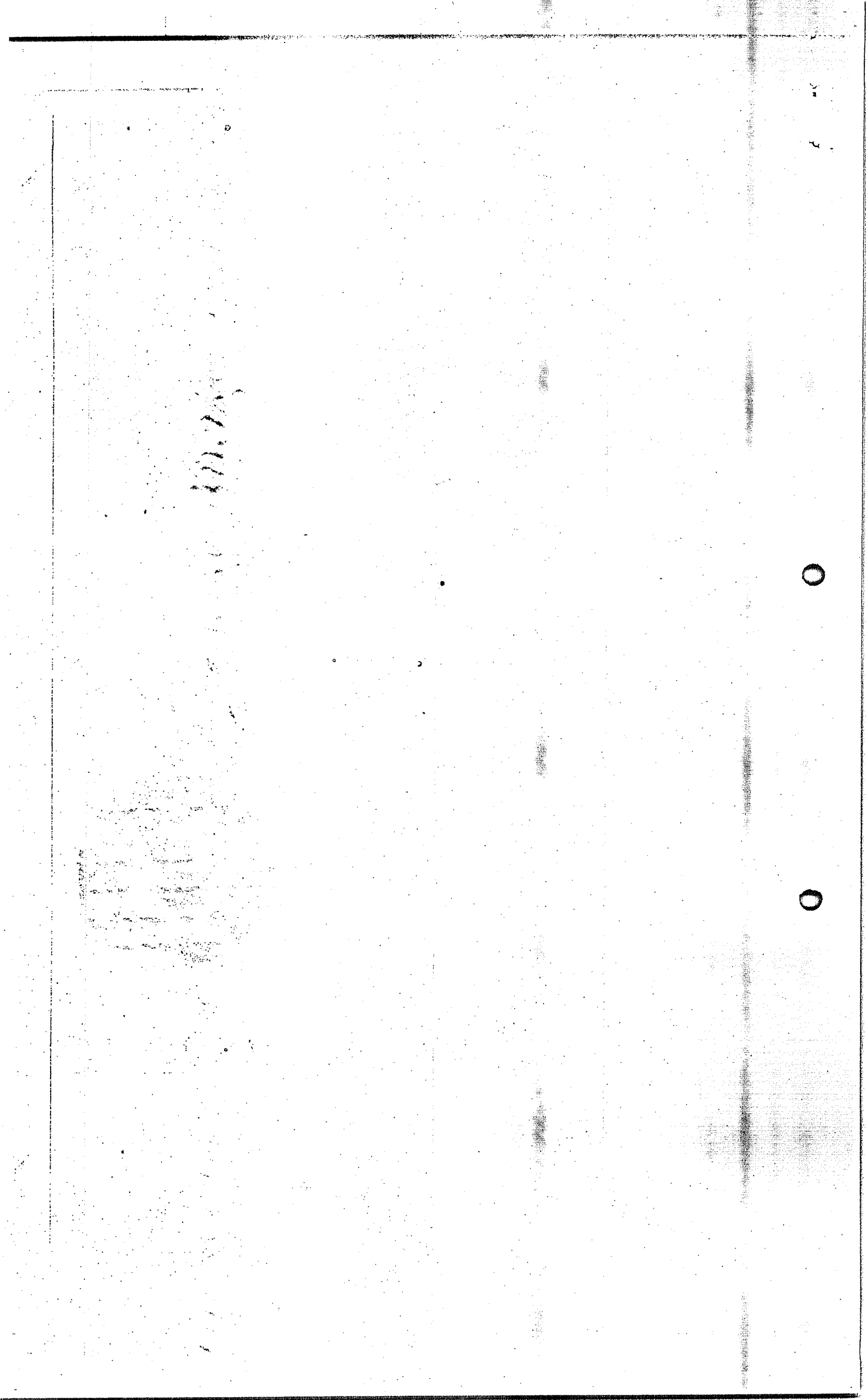
दुय्यम विवेक/पत्र-1

1); देयकाचा प्रकार: By Cash रकूम: ₹ 920/-

काह दुय्यम विवेक  
मुंबई २०१६



बबई - २  
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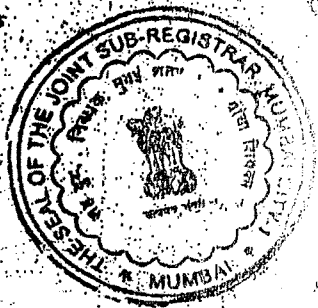
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31/12/15

GRN	MH005992355201516E	BARCODE	Date: 20/12/2015-17:26:27		Form ID: 252
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty		TAX ID (If Any)		
	Stamp Duty		PAN No. (If Applicable)		
Office Name	BOM1_MUMBAI CITY 4 SUB REGISTRAR		Full Name	Laxminarayan R Bhattad and oth	
Location	MUMBAI			ers.	
Year	2015-2016 One Time		Flat/Block No.	C S No 163	
Account Head Details	Amount In Rs.	Premises/Building			
0030046501 Sale of NonJudicial Stamp	500.00	Road/Street	Paral Sewree Div		
		Area/Locality	Mumbai		
		Town/City/District			
		PIN	4	0	0 0 1 5
		Remarks (If Any)	Second Party Name = Parag Shah and othe		
			13-		
		Amount in	Five Hundred Rupees Only		
Total	500.00	Words			
Payment Details	INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK		
	Cheque/DD Details		Bank CIN	REF No: 09210402015122859448 828374	
Cheque/DD No		Date	20/12/2015 17:26:27		
Name of Bank		Bank Branch	INDIAN OVERSEAS BANK MUMBAI		
Name of Branch		Scroll No. , Date	NOT Verified with Scroll		

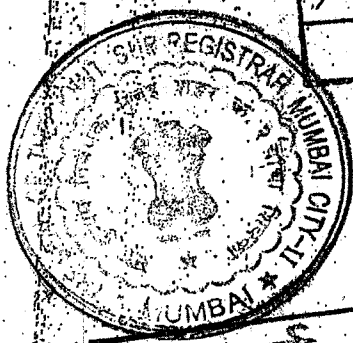
Mobile No. : Not Available



व. नं. - २४	व. नं. - २
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बका - १०		
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बका - २		
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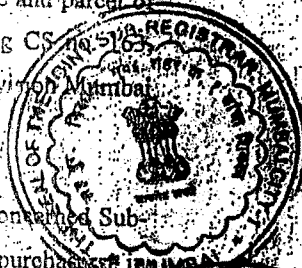
LIMITED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (i) Mr. LAXMENARAYAN R. BHATTAD (ii) Mr. BHAGWANDAS R. BHATTAD (iii) Mr. RAJEEV PIRAMAL and (iv) Mr. MANOJ BORKAR all of Mumbai Indian Inhabitants, in the capacity of authorised members (being the Managing Committee members) of HEM Bhattad, an Association of Persons comprising of (i) Messrs M.B. Constructions; (ii) Messrs M.B. Development Corporation; (iii) Hem Infrastructure & Property Developers Private Limited; and (iv) R. M. Bhuther & Company Limited, (hereinafter referred to as "the AOP") SEND GREETINGS

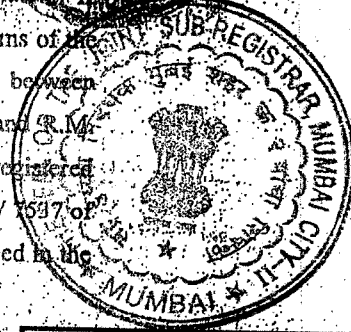
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WHEREAS:

A. By and under a Deed of Conveyance dated February 24, 2006 registered with the office of the sub-registrar of Assurances under serial no. BBE/1622 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest of respect of all that piece and parcel of land admeasuring 22,342.97 square meters or thereabouts, bearing CS-105163, situate, lying and being at Tokersey Jijraj Ropad, parcel-Sewree Division Mumbai in favour of R. M. BHUTHER & COMPANY LIMITED.



B. The AOP is desirous of entering into and registering before the concerned Sub-Registrar of Assurances, various Agreement for Sale, with flat purchasers in respect of the flats forming part of the AOP's Allocation, [as per the terms of the Joint Development Agreement dated 27<sup>th</sup> September, 2012 executed between Peninsula Land Limited, (hereinafter referred to as "PLL"), AOP, and R. M. Bhuther & Co. Limited (hereinafter referred to as "RMBCL") and registered with the office of the Sub-Registrar of Assurances under serial no. BBE/1637 of 2012 in the complex known as "Celestia Spaces", on the property described in the Schedule hereunder written (hereinafter referred to as "the Property").



C. The AOP is desirous of joining as a party to the Agreement for Sale and executing and registering before the concerned Sub-Registrar of Assurances, such Agreement for Sale, with flat purchasers, in respect of the flats forming part of the PLL's Allocation, [as per the terms of the Joint Development Agreement dated 27<sup>th</sup> September, 2012 executed between AOP, RMBCL and PLL] in the complex known as "Celestia Spaces", on the Property;

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*[Handwritten signatures and initials]*



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SUB-REGISTRAR	



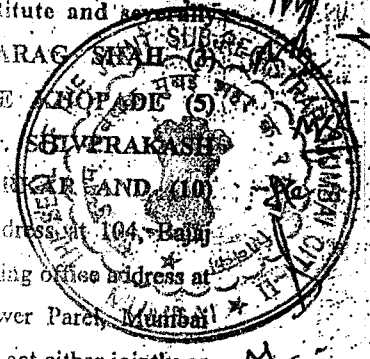
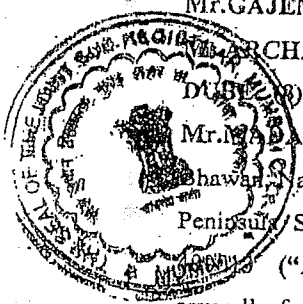
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2230	936 206
2020	

D. The AOP has vide a Resolution passed in its meeting held on 29<sup>th</sup> December 2015 appointed ourselves jointly and/or severally to sign, execute and register the Agreement for Sale in respect of the Property with the concerned sub-registrar of assurances at Mumbai in respect of the flats forming part of the AOP's Allocation and PLL's Allocation in the Project proposed to be developed on the Property. The copy of the said Resolution dated 29<sup>th</sup> December 2015 is hereto annexed and marked as "Annexure A". [Hereinafter Agreement/s for Sale under provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 in respect of flats forming part of the HB's Allocation and PLL's Allocation, shall be collectively referred to as "Agreement for Sale"].

E. We are unable to remain present for the purpose of registration of the aforesaid Agreement for Sale and/or other necessary documents and therefore are desirous of appointing jointly and/or severally, (1) Mr. BRIJESH H. BHATTAD (2) Mr. PARAG SHAH (3) Mr. GAJENDRA KORGAONKAR (4) Ms. DHANASHREE KHOPADE (5) Ms. ARCHANA DALVI (6) Mr. ROSHAN SAWANT (7) Mr. SHIVPRAKASH DUBE (8) Mr. BAPURAO JADHAV (9) Mr. RAVI PARKAR AND (10) Mr. MADAN NARAYANKAR as our Constituted Attorneys to present and lodge the aforesaid Agreement for Sale, ~~instruments, writings etc.~~, signed and executed by any one of us, before the concerned Sub-Registrar of Assurances at Mumbai and admit the execution and registration thereof on our behalf and to complete all formalities as may be required under provisions of Indian Registration Act, 1908.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS THAT We, (i) Mr. LAXMINARAYAN R. BHATTAD (ii) Mr. BHAGWANDAS R. BHATTAD (iii) Mr. RAJEEV PIRAMAL and (iv) Mr. MANOJ BORKAR in the capacity of authorized members of the AOP, do hereby nominate, constitute and ~~severally~~ appoint, (1) Mr. BRIJESH H. BHATTAD (2) Mr. PARAG SHAH (3) Mr. GAJENDRA KORGAONKAR (4) Ms. DHANASHREE KHOPADE (5) Ms. ARCHANA DALVI (6) Mr. ROSHAN SAWANT (7) Mr. SHIVPRAKASH DUBE (8) Mr. BAPURAO JADHAV (9) Mr. RAVI PARKAR AND (10) Mr. MADAN NARAYANKAR, no. (1) to (6) having office address at 104, Bally Shawan, Nariman Point, Mumbai - 400 021 and no. (7) to (10) having office address at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Park, Mumbai

("Attorneys") to be our true and lawful Attorneys and to act either jointly or severally for us and in our name and on our behalf and do following acts, deeds and things in respect of the complex known as "Celestin Spaces" being developed on the Property (hereinafter referred to as "the said Project"), that is to say:



Handwritten registration details in a box:

7230	730	2026
2026		

Handwritten notes and signatures on the right side of the page, including 'SHAH' and '2026'.

Handwritten notes and signatures on the left side of the page, including 'SHAH' and '2026'.



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बका - २		
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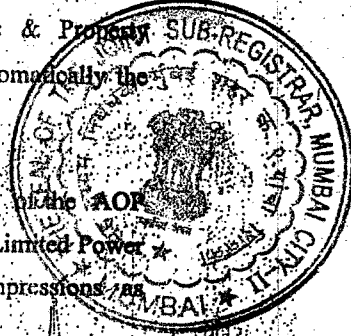
1. To present and lodge for registration the Agreement for Sale executed by any of us in respect of the flats forming part of the AOP's Allocation and PLL's Allocation and admitting execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, and/or to appear and admit the execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, to give photo, thumb impression, sign any forms, applications and complete all formalities in respect thereof as per the provisions of the Indian Registration Act, 1908, on our behalf;

2. To pay the registration charges and to obtain the ~~copy~~ copy of the registered agreements after the same is duly registered and.

3. To appear before any registering authority/office of the sub-registrar of assurances and present for registration the Agreement for Sale necessary for selling and transferring the flat situated in the Said Project "Celestia Spaces" to the prospective Purchaser/s which are already executed by us and to admit the execution thereof, to pay the requisite fees, to obtain certified true copies thereof and generally to do all the acts, deeds, matters that may be necessary for the accomplishing the aforesaid object.

4. This Power of Attorney would be valid only till the time the Donor and the Attorney are associated with the AOP and the authority is not withdrawn by the respective Companies i.e. "RMBCL" or Hem Infrastructure & Property Developers Private Limited. The said power shall be ceased automatically the moment the person/persons cease to be the part of the AOP.

The said Attorneys have in token of their acceptance to act as Attorneys of the AOP under this Limited Power of Attorney have affixed at the bottom of this Limited Power of Attorney their respective signatures, photograph and thumb impressions / confirmation on their part.



Limited Power of Attorney is executed for convenience, and restricted only for execution of Agreement for Sale before the concerned Registrar or Sub-Registrar of Assurances and is in respect of the Project "Celestia Spaces".



AND I DO HEREBY for ourselves, agree to ratify and confirm all and whatsoever the Attorneys shall do or purport to do or cause to be done by virtue of these presents.

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IN WITNESS WHEREOF, we have hereunto set our hands at this 31 day of DECEMBER, 2015.

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*[Handwritten signatures and initials scattered around the table, including 'SW', 'MB', 'R', and 'D']*



बचत - २०	
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बचत - २	
२२३०	१२/२०१०
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THE SCHEDULE ABOVE REFERRED TO

(Description of the Property)

पत्राई - २	
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All that piece and parcel of land admeasuring 16,953.74 square meters forming part of larger land admeasuring 22,842.97 square meters bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Sewree, Mumbai and bounded as follows, that is to say:

On or towards the East

by Tokersey Jivraj Road, Parelwree, Mumbai;

On or towards the West

by 40 feet wide access to CS No. 161, 1/161, 181 and 182;

On or towards the North

by Proposed 80 feet wide D.P.Road, and

On or towards the South

by 40 feet wide access to CS 161, 1/161, 181 and 182.

SIGNED AND DELIVERED

by the withinnamed

(i) Mr. LAXMINARAYAN R. BHATTAD

*Laxminarayan R. Bhattad*

Signature

(Left hand thumb impression)



(ii) Mr. BHAGWANDAS R. BHATTAD

*Bhagwandas R. Bhattad*

Signature

(Left hand thumb impression)



(iii) Mr. RAJEEV PIRAMAL

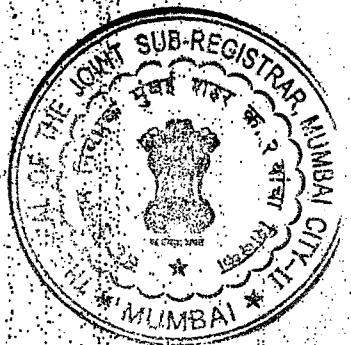
*Rajeev Piramal*

Signature

(Left hand thumb impression)



पत्राई - २	
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(iv) Mr. MANOJ BORKAR

*Manoj Borkar*

Signature



(Left hand thumb impression)

in the presence of

1. *[Signature]*
2. *[Signature]*

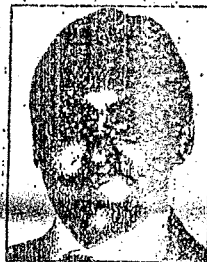
चक्र - २१०	
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We accept the aforesaid powers:

(1) Mr. BRIJESH H. BHATTAD

*Brijesh H. Bhattad*

Signature



(Left hand thumb impression)

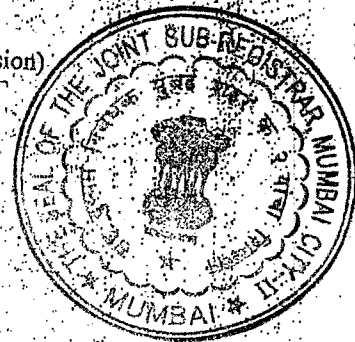
(2) Mr. PARAG SHAH

*Parag Shah*

Signature



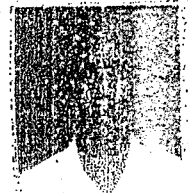
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(3) Mr. GAJENDRA KORGAONKAR

*Gajendra Korgaonkar*

Signature



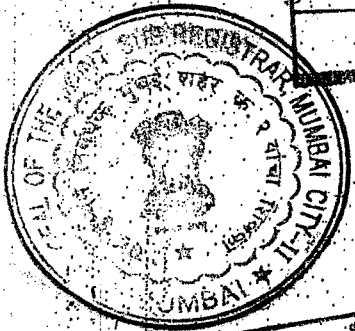
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चक्र - २	
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(4) Ms. DHANASHREE KHOPADE )

D.P. Khopade  
Signature



(Left hand thumb impression)

(5) Ms. ARCHANA DALVI )

Archana Dalvi  
Signature

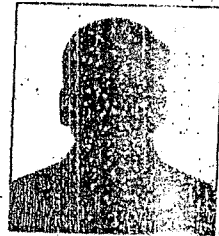


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(6) Mr. ROSHAN SAWANT )

Roshan Sawant  
Signature



(Left hand thumb impression)

(7) Mr. SHIVPRAKASH DUBE )

Shivprakash Dube  
Signature



(Left hand thumb impression)



(8) Mr. BAPURAO JADHAV )

Bapurao Jadhav  
Signature



(Left hand thumb impression)

(9) Mr. RAVI PARKAR )

Ravi Parkar  
Signature

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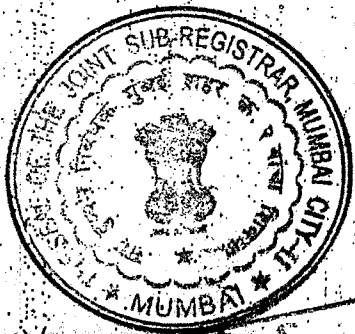


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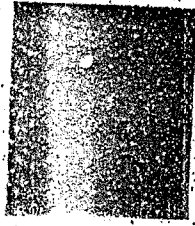


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बताई - २	
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(10) Mr. MADAN NARAYANKAR )



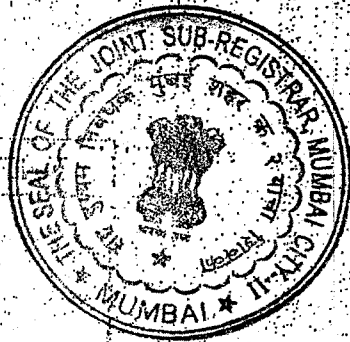
Madan Narayankar  
Signature

(Left hand thumb impression)

in the presence of

- 1.
- 2.

बजट - २१		
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Annexure A

HEM BHATTAD



RESOLUTION PASSED BY CIRCULAR BY ALL MEMBERS OF HEM BHATTAD-AOP ON 29<sup>TH</sup> DECEMBER 2015 BY ITS MEMBERS:

"Resolved That HEM BHATTAD AOP ("HB") be and is hereby authorized to sell to prospective flat purchaser/s on "ownership basis" the flats/premises in the project known as "Celestia Spaces" presently being constructed on the land forming part of larger land bearing C. S. No. 163 situate at Tokerey Jivraj Marg, Sewree, Mumbai 400 015 (the "Project"), which flats form part of the HB's entitlements/allocations/areas in the Project by virtue of the Joint Development Agreement dated September 27<sup>th</sup>, 2012 (Reg. Serial No. BBE2/ 7537 of 2012) executed by and between HB and R.M. Bhuther & Company Limited (RMBCL) along with Perinela Land Limited (PLL);

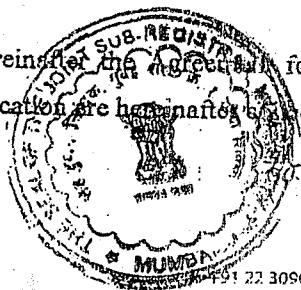
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Resolved Further That that the draft agreement for sale (for the sale of flats forming a part of the HB's entitlements/allocations/areas in the Project), be and are hereby duly and fully approved (the "Agreement for Sale-HB Allocation") and HB do hereby agree to execute the same;

Resolved Further that HB is hereby authorized to join in as a party to the Agreement for Sale in respect of the flats/premises in the Project, forming part of PLL's Allocation and that the draft agreement for sale (for the sale of flats forming a part of the PLL's entitlements/allocations/areas in the Project), be and are hereby duly and fully approved (the "Agreement For Sale-PLL Allocation") and HB do hereby agree to execute the same;



(Hereinafter the Agreement for Sale-HB's Allocation and Agreement for Sale-PLL Allocation are hereinafter collectively referred to as "Agreement for Sale")



( Page 1 of 2 )

104, Bajar Bhavan, Nariman Point, Mumbai - 400 021, India  
+91 22 30903400 | F: +91 22 23027415 | E: info@bhattadgroup.com | W: www.bhattadgroup.com

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HEM BHATTAD



raising the bar

**BHATTAD GROUP**  
SINCE 1940

RESOLVED FURTHER THAT Mr. L.R. Bhattad, Mr. B.R. Bhattad, Mr. Rajeev Piramal and Mr. Manoj Boricar, members of the AOP ("Authorized Signatories"), be and are hereby severally authorised to execute, for and on behalf of the <sup>HB</sup> Company, the said Agreement For Sale, and also to register said Agreement for Sale with the concerned Sub-Registrar of Assurances, and to do / perform, cause to do and perform all acts, deeds, matters and things for and on behalf of HB as they may consider expedient, usual, necessary or proper to give effect to this resolution;

HB  
MB

RESOLVED FURTHER THAT aforesaid Authorized Signatories to delegate their aforesaid powers in favour of such persons as they may deem fit and proper for the purpose of giving necessary or proper effect to this resolution and for that purpose the aforesaid Authorized Signatories shall be entitled to execute the necessary Limited Power of Attorney in favour of such appointed persons; as they deem fit and register the same, if required under law.

For **HEM BHATTAD**,

933003		90/48
2024		

*(L.R. Bhattad)* *(B.R. Bhattad)* *(Rajeev Piramal)* *(Manoj Boricar)*  
(L.R. BHATTAD) (B.R. BHATTAD) (RAJEEV PIRAMAL) (MANOJ BORICAR)



(Page 2 of 2)

104, Bajaj Bhawan, Nariman Point, Mumbai - 400 021, India

T: +91 22 36903400 | F: +91 22 23027415 | E: info@bhattadgroup.com | W: www.bhattadgroup.com

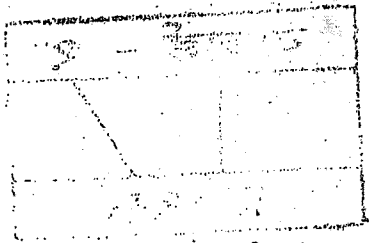
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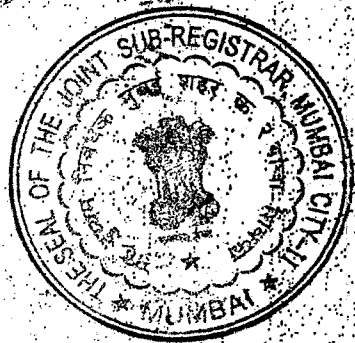
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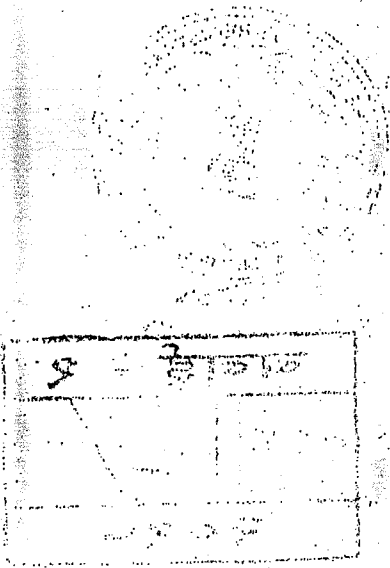
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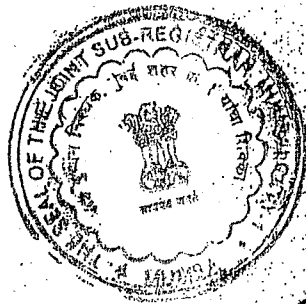
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व. नं. - १३१०		
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व. नं. - २		
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		२०१५



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		२०१५

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PERMANENT ACCOUNT NUMBER  
**AEFPR4819G**

MR NAME  
**SHAGWANDAS RAMCHANDRA BHATTAD**

MR MR FATHER'S NAME  
**RAMCHANDRA MORARILAL BHATTAD**

MR MR DATE OF BIRTH  
**03-12-1959**

MR MR SIGNATURE  
*[Signature]*

MR MR  
**10/10/1963**

MR MR  
**AEFPR4819G**

MR MR  
**10/10/1963**

MR MR  
**AEFPR4819G**

PERMANENT ACCOUNT NUMBER  
**ABEPB177G**

MR NAME  
**LAXMINARAYAN RAMCHANDRA BHATTAD**

MR MR FATHER'S NAME  
**RAMCHANDRA MORARILAL BHATTAD**

MR MR DATE OF BIRTH  
**07-02-1957**

MR MR SIGNATURE  
*[Signature]*

MR MR  
**10/10/1963**

MR MR  
**ABEPB177G**

MR MR  
**10/10/1963**

MR MR  
**ABEPB177G**



PERMANENT ACCOUNT NUMBER  
**AAHPB4386K**

MR NAME  
**PARIKISHAN RAMCHANDRA BHATTAD**

MR MR FATHER'S NAME  
**RAMCHANDRA MORARILAL BHATTAD**

MR MR DATE OF BIRTH  
**10/10/1963**

MR MR SIGNATURE  
*[Signature]*

MR MR  
**10/10/1963**

MR MR  
**AAHPB4386K**

MR MR  
**10/10/1963**

MR MR  
**AAHPB4386K**

PERMANENT ACCOUNT NUMBER  
**AAHPB4386K**

MR NAME  
**PARIKISHAN RAMCHANDRA BHATTAD**

MR MR FATHER'S NAME  
**RAMCHANDRA MORARILAL BHATTAD**

MR MR DATE OF BIRTH  
**10/10/1963**

MR MR SIGNATURE  
*[Signature]*

MR MR  
**10/10/1963**

MR MR  
**AAHPB4386K**

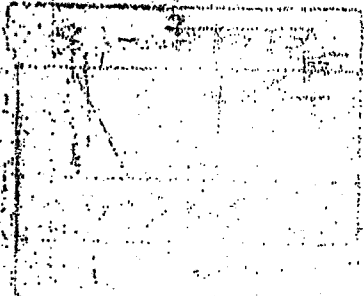
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**10/10/1963**

MR MR  
**AAHPB4386K**



1963 - 2		
2230	94e	2066
2096		

1963 - 2		
2230	94e	2066
2096		



महाराष्ट्र - २		
१३५०३	३०	५९
२०२५		



- २		
१२९०	१६०	२६६
२०२५		

0

0





सविनाचारण रामचंद्र भट्ट  
 Lexminarayan Ramchandra Bhattad  
 जन्म वर्ष / Year of Birth : 1957  
 पुरुष / Male



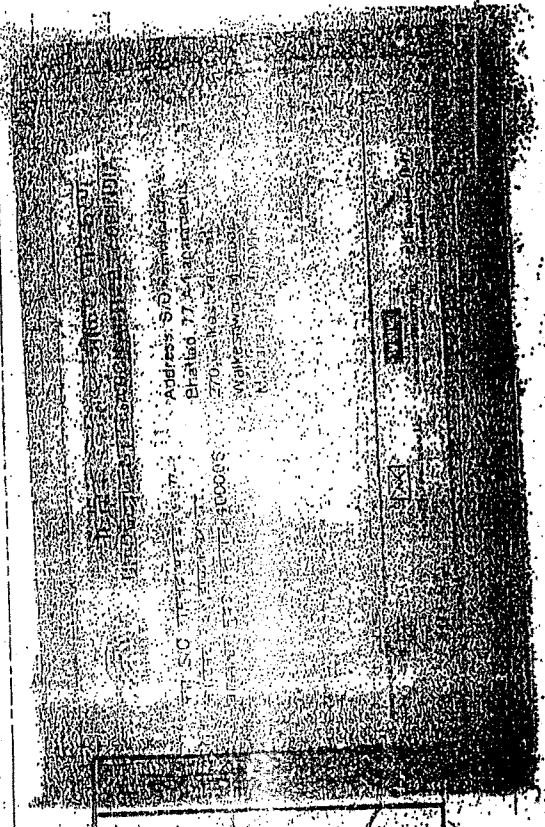
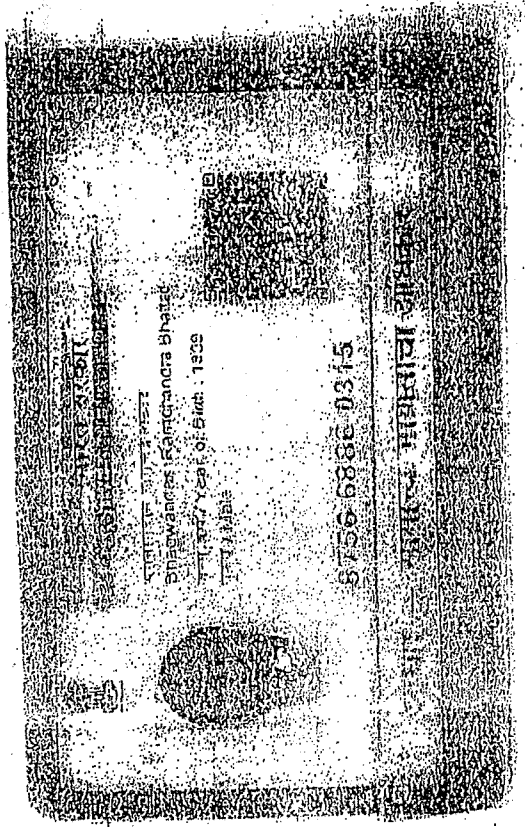
6023 5152 8284

अष्टी सामान्य मणुसाचा अधिकार



मुख्याधिकारी ऑफिस प्राधिकरण  
 Address: S/O Ramchandra  
 Bhattad, room no. 104, A-1  
 400006, Apartment 219, Walkeshwar  
 Walkeshwar, Mumbai,  
 Maharashtra 400005

पत्र - २  
 २२३० ९६९ २०६  
 २०२०





पत्र - २७		
१३५०३	३२	४९
२०२६		



पत्र - २		
४२३०	१६२	२४६
२०२७		



भारत सरकार  
 Union Identification Authority of India  
 Government of India

नंदादिप्यात्र: इनांक/Enrollment No 10192200704987

To  
 इतिविल सचिव मंत्र  
 Harshan Ramchandra Ghalead  
 S/O, Ramchandra Ghalead  
 77, A-1 apartment  
 270 wakeshwar Road  
 next to governor House wakeshwar  
 Member  
 Mahabhar Hill Mumbai (Bombay)  
 Maharashtra 400006  
 Maharashtra 400042

19/09/2013  
 179471179739 JP  
 SH450701E34ET



आधिकार क्रमांक / Your Aadhaar No  
 2527 7555 8891

आधिकार - सामान्य माहितीसाठी अधिकार



आधिकार - सामान्य माहितीसाठी अधिकार

पत्रांक - २		
४२३०	१६३	२१९६
२०२७		

Government of India  
 श्री/श्रीमती/श्रीमान  
 Harish Ramchandra Ghalead  
 जन्म तारीख / DOB : 10/10/1963  
 पुरुष / Male  
 5000 0020 0000  
 आधिकार - सामान्य माहितीसाठी अधिकार

आधिकार - सामान्य माहितीसाठी अधिकार  
 आधिकार क्रमांक / Your Aadhaar No  
 2527 7555 8891  
 आधिकार - सामान्य माहितीसाठी अधिकार



बवड - २१४		
१९५०३	२४	९९
२०१०		



बवड - २		
१९९०	१६२२५०६	
२०१०		

आयकर विभाग  
INCOME TAX DEPARTMENT  
NEW BHATTAD



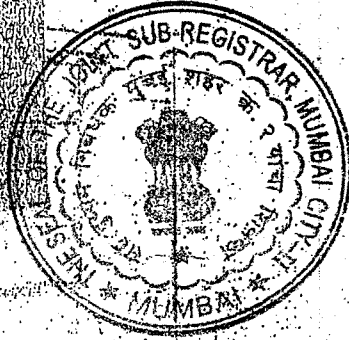
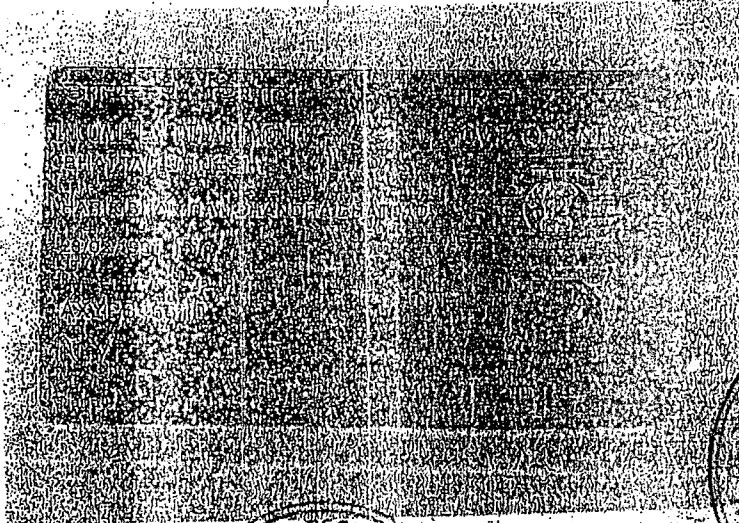
भारत सरकार  
GOVT. OF INDIA

06/09/2006

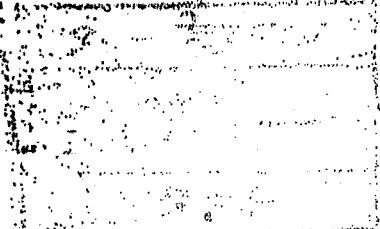
Permanent Account Number

AAAYN2000L

पत्राई - १०		
३३९०३	३९	५३
२०२५		



पत्राई - २		
४२३०	९५	२०६
२०१७		



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2020	32 / 38
2020	



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2020	

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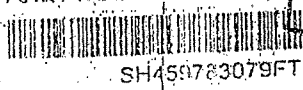
भारत सरकार  
 Unique Identification Authority of India  
 Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1018/22007/04996

To,  
 गिरीश हरिकिशन भट्ट  
 Grijesh Harikishan Bhattad  
 S/O: Harikishan Bhattad  
 77, A-1 apartment  
 270, Waikestiwar Road  
 next to governor House Waikestiwar  
 Mumbai  
 Malabar Hill Mumbai-400006  
 Maharashtra 400006  
 9785274270

Ref: 120/01K/179615/179759/P

पत्राई - २		
93403	30	85
२०२५		



SH456783079FT



आपला आधार क्रमांक, Your Aadhaar

4051 7104 4488

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Government of India



गिरीश हरिकिशन भट्ट  
 Grijesh Harikishan Bhattad  
 जन्म तारीख / DOB: 23/02/1991  
 पुरुष / Male



4051 7104 4488

आधार - सामान्य माणसाचा अधिकार

1000 140091201 21 50 140091201

पत्राई - २		
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2020	

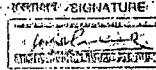


PERMANENT ACCOUNT NUMBER  
AA IPS7613Q

नाम / NAME  
PARAG BIPINCHANDRA SHAH

पिता का नाम / FATHER'S NAME  
BIPINCHANDRA TALAKCHAND SHAH

जन्म तिथि / DATE OF BIRTH  
28-11-1955

हस्ताक्षर / SIGNATURE  


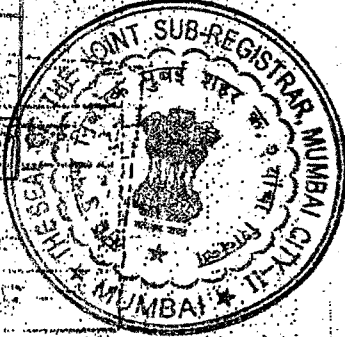
सहायक निदेशक (प्रणाली)  
DIRECTOR OF INCOME TAX (SYSTEMS)

यदि कोई व्यक्ति/व्यक्ति का कर्मचारी/कर्मचारी  
अधिकारी को सूचित/सूचित कर  
अनुपस्थिति (नहीं)  
व्यक्ति/व्यक्ति  
- (1) अनुपस्थिति/अनुपस्थिति  
नं. दिल्ली - 110 055

Indicate the said's lost/found, kindly inform return to  
the issuing authority  
Director of Income Tax (Systems)  
ATA Centre, Ground Floor  
E-2, Jhandewalur Extn.  
New Delhi - 110 055



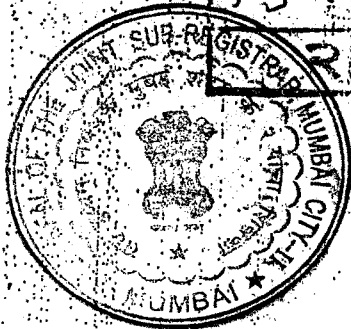
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93403	38
2020	



वर्ष - 2	
7230	942 2010
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2026		

भारत सरकार  
GOVERNMENT OF INDIA

गजेन्द्र विजय कोरगांवकर  
Gajendra Vijay Korgankar  
जन्म तारीख/ DOB: 01/05/1968  
पुरुष / MALE

9910 5019 0659

आधार-सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA

पत्ता: Address:  
यांचा मुलायम विजय  
कोरगांवकर, 73/75, एन.  
के. बिल्डिंग, 1 ला मजला,  
सूर्यशाट निवा, चिंचगाव, मुंबई,  
मुंबई,  
महाराष्ट्र - 400004

S/O: Vijay Korgankar, 73/75, N. K.  
Building, 1st Floor, Mughal Lane,  
Girgaon, Mumbai, Mumbai,  
Maharashtra - 400004

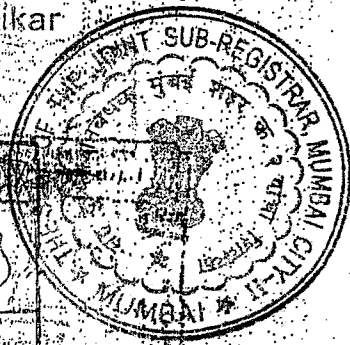
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Aadhaar-Aam Admi ka Adhikar



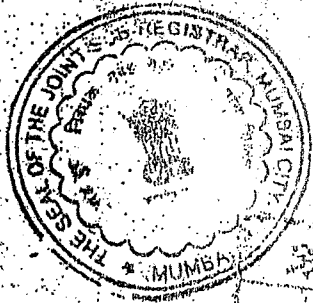
बखर्ची - २

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बखर्ची - २

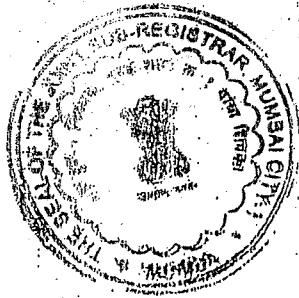
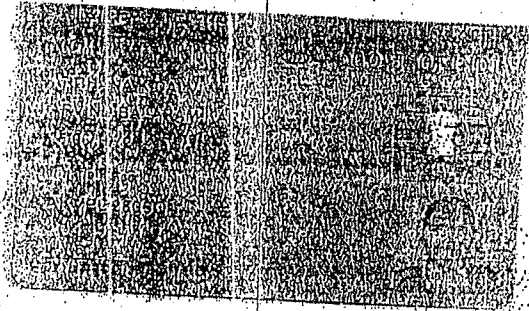
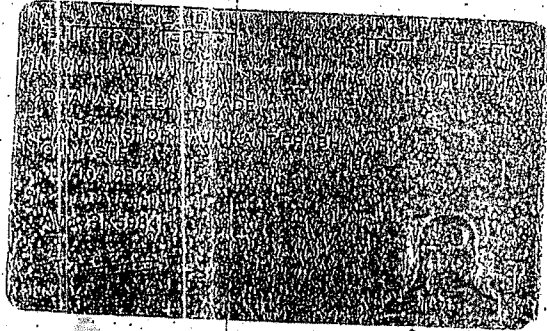
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0230		962	2024
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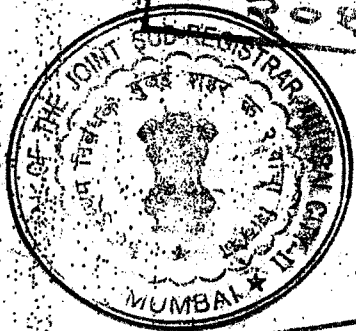
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बनई - २		
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२०२०		



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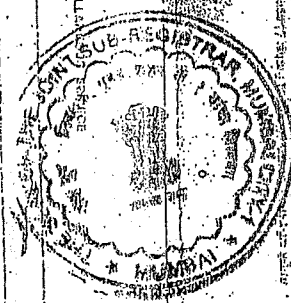


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To: RAJESH KARNIK  
Subject: ...

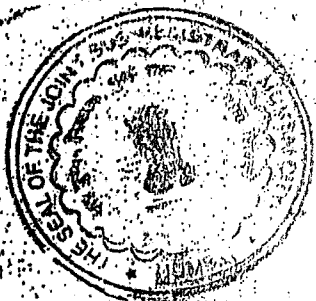
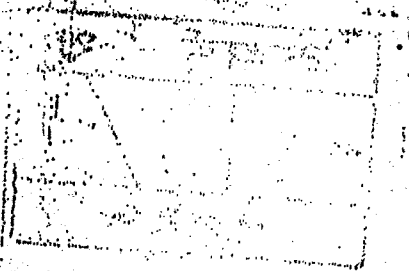
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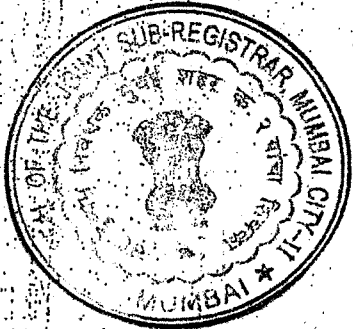
ARVIND BALARAM KARNIK  
RAJESH KARNIK  
KIPRA PRADHAKAR DALVI  
2017 SHANTI NAIK SOCIETY  
SABHIPADA DANIKAR  
PIN: 400068, MAHARASHTRA  
80106839848171



93703 20/04 2020



१३५०९		४५ / ५५
२०२५		



१३३०		१६६ / २०५
२०२५		





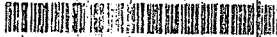
भारत सरकार

Ministry of Information and Public Relations, Government of India

नोंदविषयका क्रमांक / Enrollment No 1248/18100/20881

To,  
रोशन मोहन सवन्त  
Roshan Mohendra Sawant  
A-4/6, CHAITANYA CHS  
MAMPADA ROAD  
GANESH NAGAR  
DOMBIVALI (E), ST  
Tilaknagar Thane  
Maharashtra 401 201  
8019490011

Ref: 08/02E/11488/115710/P



15101603121N

बवई - २०	
१२५०३	२०६ / ५९
२०२५	

आपला आधार क्रमांक / Your Aadhaar No.

2090 1841 2131

आधार - सामान्य माणसाचा अधिकार



भारत सरकार



रोशन मोहन सवन्त  
Roshan Mohendra Sawant  
जन्म वर्ष / Year of Birth : 1986  
पुरुष / Male

2090 1841 2131

आधार - सामान्य माणसाचा अधिकार



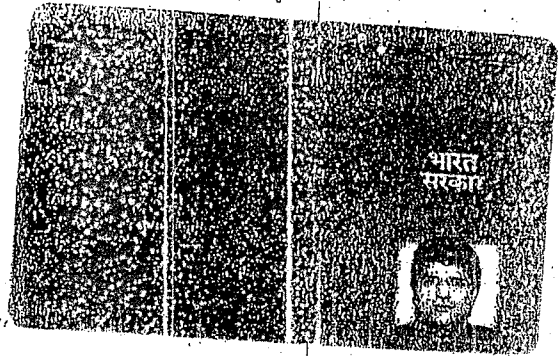
बवई - २	
४२३०	१७७ २०७
२०२७	



जबई - २१७		
१३५०३	१८	१५
२०२५		



जबई - २		
१२३०	१८	२०६
२०२०		



**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

HAVEEY PIRAMAL

EMPLOYEE CODE: 144338

BLOOD GROUP: A++

EMERGENCY CONTACT: 9820012345

*Signature*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTA, MATHURADA MILLS COMPOUND,  
LOWER PAREL, MUMBAI 400 013

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

SHIVPRAKASH DUBE

EMPLOYEE CODE: 400127

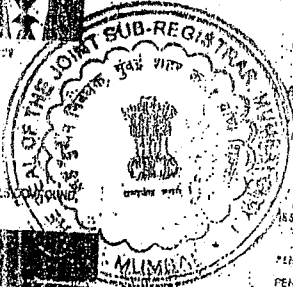
BLOOD GROUP: B+

EMERGENCY CONTACT NO.: 9820012345

*Signature*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTA, MATHURADA MILLS COMPOUND,  
LOWER PAREL, MUMBAI 400 013



**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

RAVINDRA PARKAR

EMPLOYEE CODE: 300122

BLOOD GROUP: O+ve

EMERGENCY CONTACT: 9820012345

*Signature*

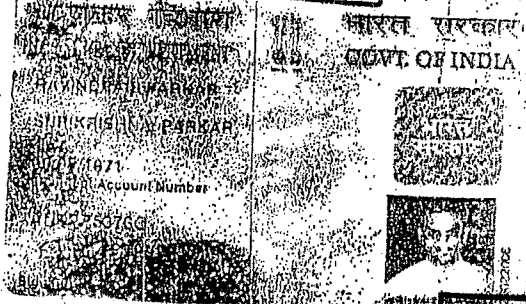
ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA SPENTA, MATHURADA MILLS COMPOUND,  
LOWER PAREL, MUMBAI 400 013



वर्कई - २४

१३५०३	४५	४३
२०२५		

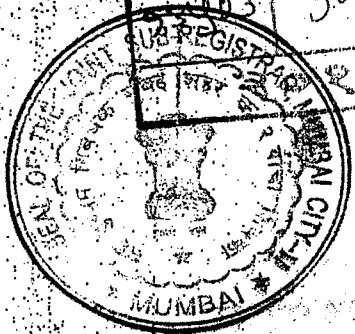


वर्कई - २

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२०२०		



2013 - 214	
03	yo 98



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**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

MADANIAR, YANIKAR

EMPLOYEE ID: 110171

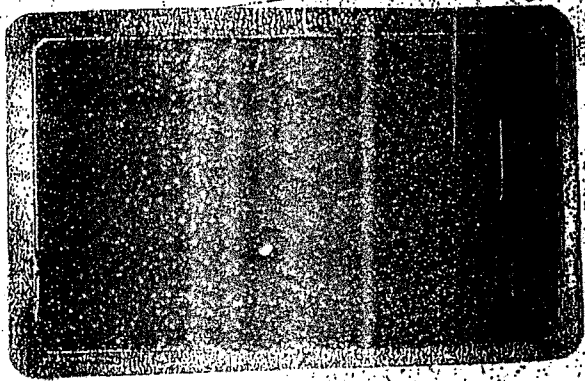
BLOOD GROUP: A

EMERGENCY CONTACT NO.: 24000001

*Madaniar Yanikar*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA APARTMENTS, MATIJARADAS MILLS COMPOUND,  
LOWER PAREL, MUMBAI 400 013



आयकर विभाग  
INCOME TAX DEPARTMENT

सरकार महाराष्ट्र  
GOVT. OF M.H.

बपुराज जाधव  
BAPURAJ JADHAV

20/11/1970  
PAN Card Number

AGP 17558P

**PENINSULA LAND**  
CREATING INTERNATIONAL LANDMARKS

BAPURAJ JADHAV

EMPLOYEE ID: 110171

BLOOD GROUP: A

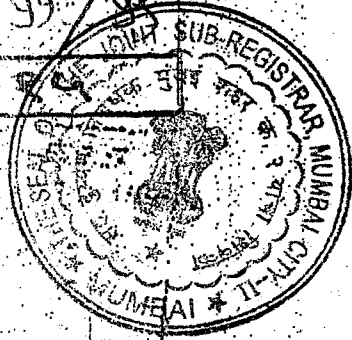
EMERGENCY CONTACT NO.: 24000001

*Bapuraj Jadhav*

ISSUING AUTHORITY

PENINSULA LAND LIMITED  
PENINSULA APARTMENTS, MATIJARADAS MILLS COMPOUND,  
LOWER PAREL, MUMBAI 400 013

बवई - २७	
१३४३	५९
२०२०	



बवई - २	
४९३०	१९१२०६
२०२०	







बवई - २	
२०२३	

बवई - २ IV	
१३५०३	५२ / ५५
२०२५	

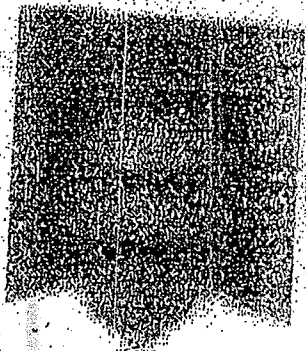


बवई - २	
१२३०	५२ / २०६
२०२०	



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AACPB1709R



नाम / NAME

MANOJ YESHWANT BORKAR

पिता का नाम / FATHER'S NAME

YESHWANT PANDURANG BORKAR

जन्म तिथि / DATE OF BIRTH

04-12-1964

हस्ताक्षर / SIGNATURE

*Manoj Borkar*

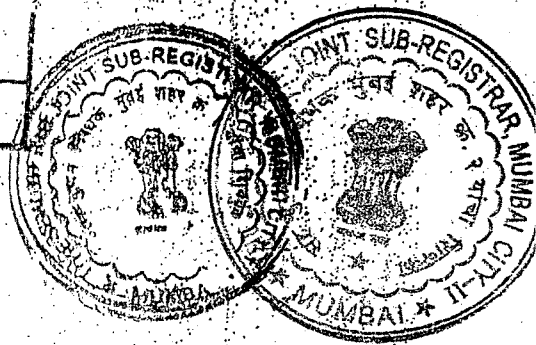
*[Signature]*

आयकर निदेशक (प्रणाली)

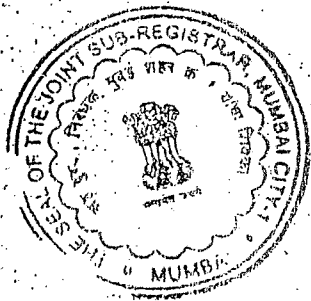
DIRECTOR OF INCOME TAX (SYSTEMS)

बचत - २D	
१३५०३	५३/५५
२०१५	

बचत - ३	
<del>2016</del>	

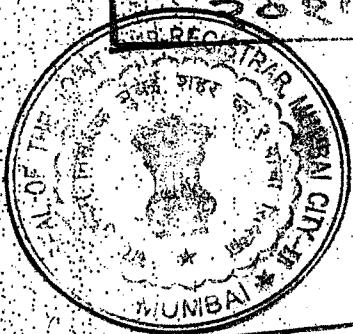


बचत - २		
१२३०	९८३	२०१६
२०१६		



बल्ल - २	
२०२६	

बल्ल - २	
३३५०३	५५ / ५५
२०२६	



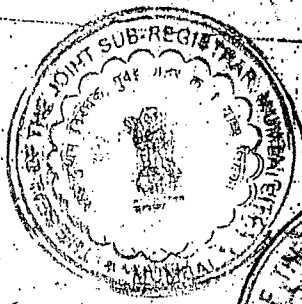
बल्ल - २	
०२३०	१८४ २१६५
२०२६	

DEPARTMENT OF MOTOR VEHICLES  
 DC No. MH11/2001/1417  
 VREG (M) 15-01-2017 (M)  
 DLR 30-01-2018  
 VEHICLES FOLLOW TO DRAW FOLLOWING CLAS  
 COV DOI  
 10-01-1988  
 25-01-2002  
 COB : 01-01-1967 BG :  
 Name : SHANESH LIMATE  
 S/O : W. D. YESHWANT  
 AND P. ANUKHAWAL PATE  
 PHATE.  
 SIGNATURE & ID of  
 Issuing Authority : H.M. SMELIC  
 Signature/Thumb  
 Impression of Holder

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SACHIN SAGANAND LIMATE  
 SAGANAND LIMATE  
 30/07/1988  
 Permanent Address :  
 AT P. KESUR  
 GOVT OF INDIA

खबई - २  
 २०१६

खबई - २०  
 १३५०३ ५५ / ५५  
 २०१५



खबई - २  
 २२३० १८५ २१९०  
 २०१६

Summary I (GoshwaraBhag-I)

गुणवार, 31 डिसेंबर 2015 12:37 म.नं.

दस्ता गोंधकार भाग-1

पृष्ठ 1  
दस्ता क्रमांक: 13503/2015

दस्ता क्रमांक: भयद 1 / 13503/2015

भाजारा मुख्य: र. 01/-

दस्ता क्रमांक: र. 00/-

भरलेले मुद्रांक शुल्क: र. 500/-

डु. नि. सह. र. नि. बयद 1 यांचे जवणीलवात  
अ. क्र. 13503 धर दि. 31-12-2015  
रोजी 12:33 म.नं. या. हजर केसा.

भावती: 16143 भावती दिनांक: 31/12/2015

सादरकारणाचे नाव: -- हेम भद्र थसोसिएशन ऑफ पर्सन  
सर्व मेम्बर धी लक्ष्मीनारायण गार भद्र

नोंदणी फी र. 100.00

दस्ता हाताळणी फी र. 260.00

पृष्ठांची संख्या: 13

एकूण: 360.00

*Umatate*

दस्ता हजर करणाऱ्याची सही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: मुलमुद्रत्यारपद

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्वाक्षर वास्तवता विकण्याचा प्राधिकार मिळत  
असेल तेव्हा

शिक्का क्र. 1 31 / 12 / 2015 12 : 33 : 41 PM ची वेळ: (सादरीकरण)

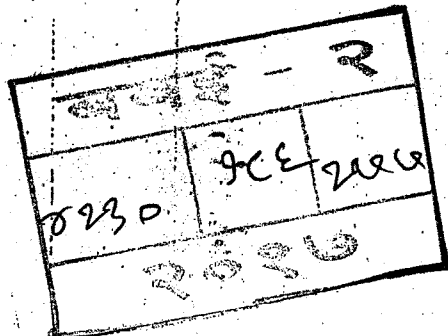
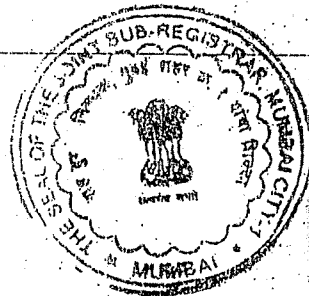
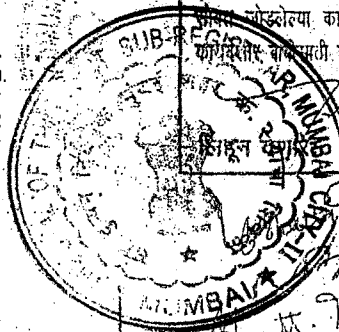
शिक्का क्र. 2 31 / 12 / 2015 12 : 33 : 55 PM ची वेळ: (फी)

प्रतिज्ञापत्र

\*सादर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत  
दाखल केला आहे. \*दस्तातील संपूर्ण मजबूर, निषादक व सती, साक्षीदार व  
नोंदणीतल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता  
कोणत्याही बाबतही दस्ता निषादक व कर्तबधारक हे संपूर्णपणे जबाबदार राहतील.

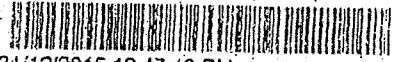
लिहून घेणारे:

लिहून घेणारे:



*Shinde*  
*Shinde*  
*Shinde*  
*Shinde*  
*Shinde*

Summary-2(दस्ता गोपवारा भाग - २)



31/12/2015 12:47:43 PM

दस्ता गोपवारा भाग-2

पत्राई

५०/५३

दस्ता क्रमांक: 13503/2015

दस्ता क्रमांक: पत्राई/13503/2015




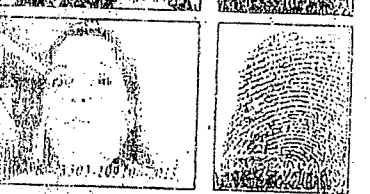


दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- हेम भद्रूड असोसिएशन ऑफ भारताचे वॉके मॅम्बर श्री लक्ष्मीनारायण अर भद्रूड पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	कुलमुखत्यार देणार वय :- 60 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:- हेम भद्रूड असोसिएशन ऑफ भारताचे वॉके मॅम्बर श्री भगवानमन आर भद्रूड पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	कुलमुखत्यार देणार वय :- 58 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:- हेम भद्रूड असोसिएशन ऑफ भारताचे वॉके मॅम्बर श्री राजीव पिरामल पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:- हेम भद्रूड असोसिएशन ऑफ भारताचे वॉके मॅम्बर श्री विनोद पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	कुलमुखत्यार देणार वय :- 45 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव: पराशर - अशु पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 48 स्वाक्षरी:- <i>[Signature]</i>		
6	नाव: अशु - अशु पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 45 स्वाक्षरी:- <i>[Signature]</i>		
7	नाव: त्रिजिना - भद्रूड पत्ता: प्लॉट नं: 104, भाळा नं: - इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: महाराष्ट्र, MUMBAI. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 24 स्वाक्षरी:- <i>[Signature]</i>		
8	नाव: शिवप्रसाद - दुडे पत्ता: प्लॉट नं: - भाळा नं: - इमारतीचे नाव: गेनेगुस्ता मोमेंट, ब्लॉक नं: - इमारतीचे नाव: गेनेगुस्ता मोमेंट पॉइंट मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 42 स्वाक्षरी:- <i>[Signature]</i>		



पत्राई - २  
४२३० १८५ २१००  
२०१७

34/95 IV

- |   |   |   |
|---|---|---|
| <p>9 नाकःबापुराव - जाधव<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: पेनेनसुल्ता<br/>मॅगटा, ब्लॉक नं. 1, रोड नं. मथुरादास मिल कम्पौंड<br/>मोडर परेड मुंबई, महाराष्ट्र, मुंबई.<br/>पिन नंबर:</p>  | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -45<br/>स्वाक्षरी-</p> |    |
| <p>10 नाकःराशि - पाकर<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: पेनेनसुल्ता<br/>मॅगटा, ब्लॉक नं. 1, रोड नं. मथुरादास मिल कम्पौंड<br/>मोडर परेड मुंबई, महाराष्ट्र, मुंबई.<br/>पिन नंबर:</p>    | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -44<br/>स्वाक्षरी-</p> |    |
| <p>11 नाकःमदन - नारायणकर<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: पेनेनसुल्ता<br/>मॅगटा, ब्लॉक नं. 1, रोड नं. मथुरादास मिल कम्पौंड<br/>मोडर परेड मुंबई, महाराष्ट्र, मुंबई.<br/>पिन नंबर:</p> | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -41<br/>स्वाक्षरी-</p> |   |
| <p>12 नाकःभनयी - जोषडे<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: बजाव<br/>भवन, ब्लॉक नं. नरीमन पोईंट मुंबई, रोड नं. 1,<br/>महाराष्ट्र, MUMBAI.<br/>पिन नंबर:</p>                              | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -32<br/>स्वाक्षरी-</p> |  |
| <p>13 नाकःमर्चना - चळवी<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: बजाव<br/>भवन, ब्लॉक नं. नरीमन पोईंट मुंबई, रोड नं. 1,<br/>महाराष्ट्र, MUMBAI.<br/>पिन नंबर:</p>                             | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -43<br/>स्वाक्षरी-</p> |  |
| <p>14 नाकःरोशन - सावंत<br/>पत्ता: फ्लॉट नं. 104, माळा नं. 1, इमारतीचे नाव: बजाव<br/>भवन, ब्लॉक नं. नरीमन पोईंट मुंबई, रोड नं. 1,<br/>महाराष्ट्र, MUMBAI.<br/>पिन नंबर:</p>                              | <p>पोस्टर ऑफ अटॉर्नी<br/>डॉक्टर<br/>नंबर -30<br/>स्वाक्षरी-</p> |  |

नरीमन पोईंट मुंबई येथील 'महाराष्ट्र शासकीय' कुलमुद्राचारण कार्यालय येथील मुद्रांकन यंत्रणेने मुद्रांकन करून दिल्याचे प्रमाण पत्र.



पिन नंबर: 400001

नाकःराशि - जाधव

पिन नंबर: 400001

31 / 12 / 2015 12 : 44 : 22 PM.

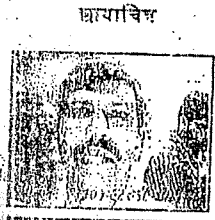
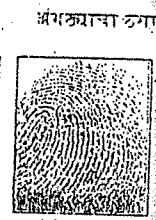
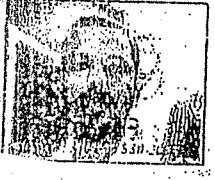

पिन नंबर: 5 की वेळ: 31 / 12 / 2015 12 : 43 PM नोंदणी पुस्तक 3 भाग

इयम निबंधक, मुंबई

iSartia v1.5.0

320 944 2104

2015

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|--|--|
| <p>प्राप्तारिच</p>  | <p>अंशक्रयाचा ठग</p>  |
| <p>स्वाक्षरी</p>    | <p>स्वाक्षरी</p>      |

Summary-2(दस्त गोपवारा भाग - २)

३२/५५ IV

EPayment Details

Sl. No.	EPayment Number	Debitment Number
1	MF-005002355201516E	0003575649201516

13503/2015

1. Verify Scanned Document for correctness through [Mumbai 13503 \(4 pages on a side\)](#) printed after scanning.  
 2. Get print immediately after registration.  
 For feedback, please write to us at [feedback.isrto@gmail.com](mailto:feedback.isrto@gmail.com).

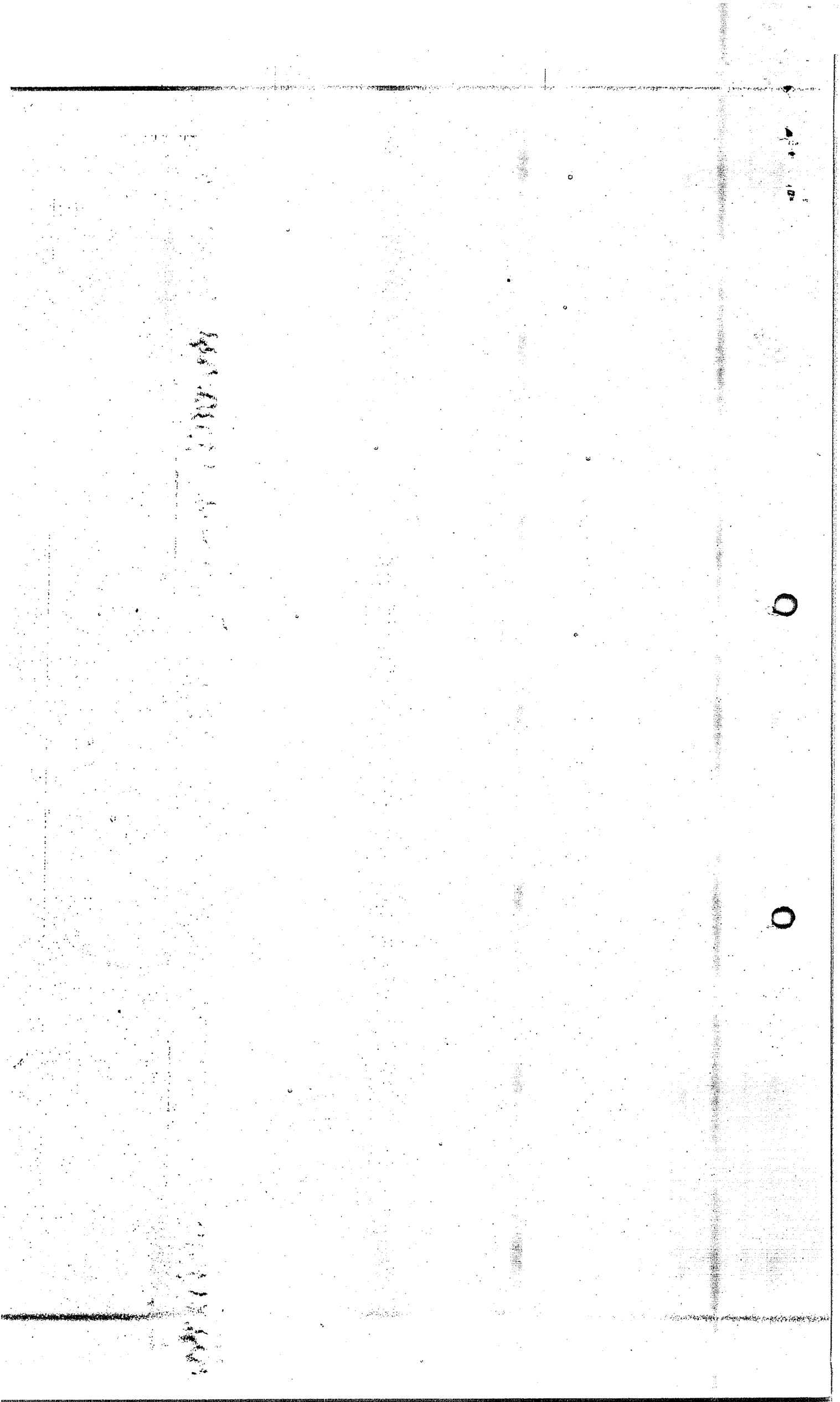
वजई - २१		
१३५०३	५५	५५
२०२५		



प्रमाणित कागजात खोले जावे या  
 खस्तापान्चे म्हणून.....५६.....जावे आवेद.  
 पुस्तक क्रमांक १. संभा-१२२५०३.२०१९  
 मन्बये नोंदला  
 दिनांक: ३१/१२/१५



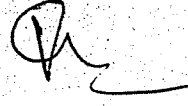
वजई - २		
११३०	१६	२०१६
२०२६		





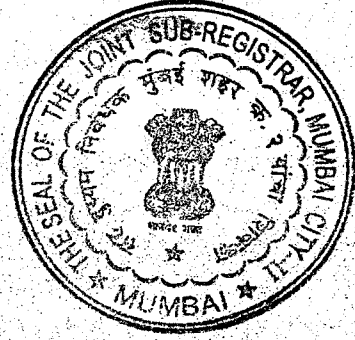
धोषणापत्र

मो राजेंद्र कोरगावकर याद्वारे घोषित करतां की, दुय्यम  
 निबंधक मुंबई यांचे कार्यालयात करारनामा या शिषकाचा दरत  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. आर. एम. झुमर यांनी कु. मि. यांनी  
 दि. ३१.१२.२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीत  
 सादर केला आहे / निष्पादीत करून कबुलोजबाब 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 रद्दवातल ठरलेले नाही.  
 सदरचे 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 राहिन याची मला जाणीव आहे.

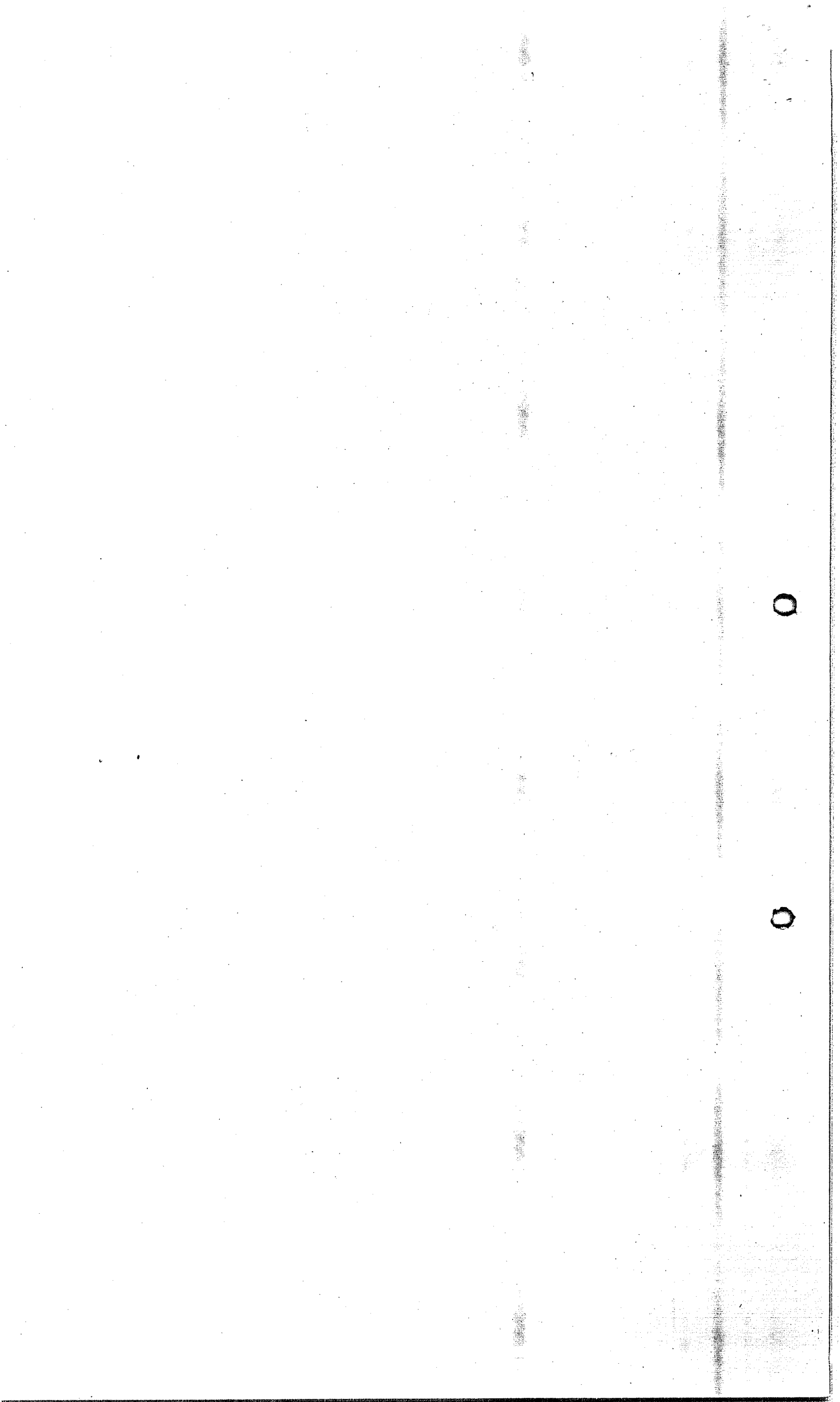


दिनांक :- २०/३/१७

कुलमुखत्यारपत्रधारकाचे नाव  
व सही



बबई - २		
२२३०	१००२१०६	
२०१७		



4

REGISTRATION

पावती

Original/Duplicate

Thursday, December 31, 2015  
12:25 PM

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 16141 दिनांक: 31/12/2015

गावाचे नाव: परेल-शिवडी

दस्तऐवजाचा अनुक्रमांक: बचड1-13501-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: - - आर. एम. भूषर आणि कंपनी लि. तर्फे डायरेक्टर लक्ष्मीनारायण भार भट्ट

नोंदणी : क्रि. ₹. 100.00

वस्तु हागाळणी फी ₹. 680.00

पुढांची संख्या: 34

एकूण: ₹. 780.00

भाषणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे  
12:41 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-१

भाषार मूल्य: ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

मोबदला: ₹. 0/-

सह दुय्यम निबंधक  
मुंबई शहर क्र. १

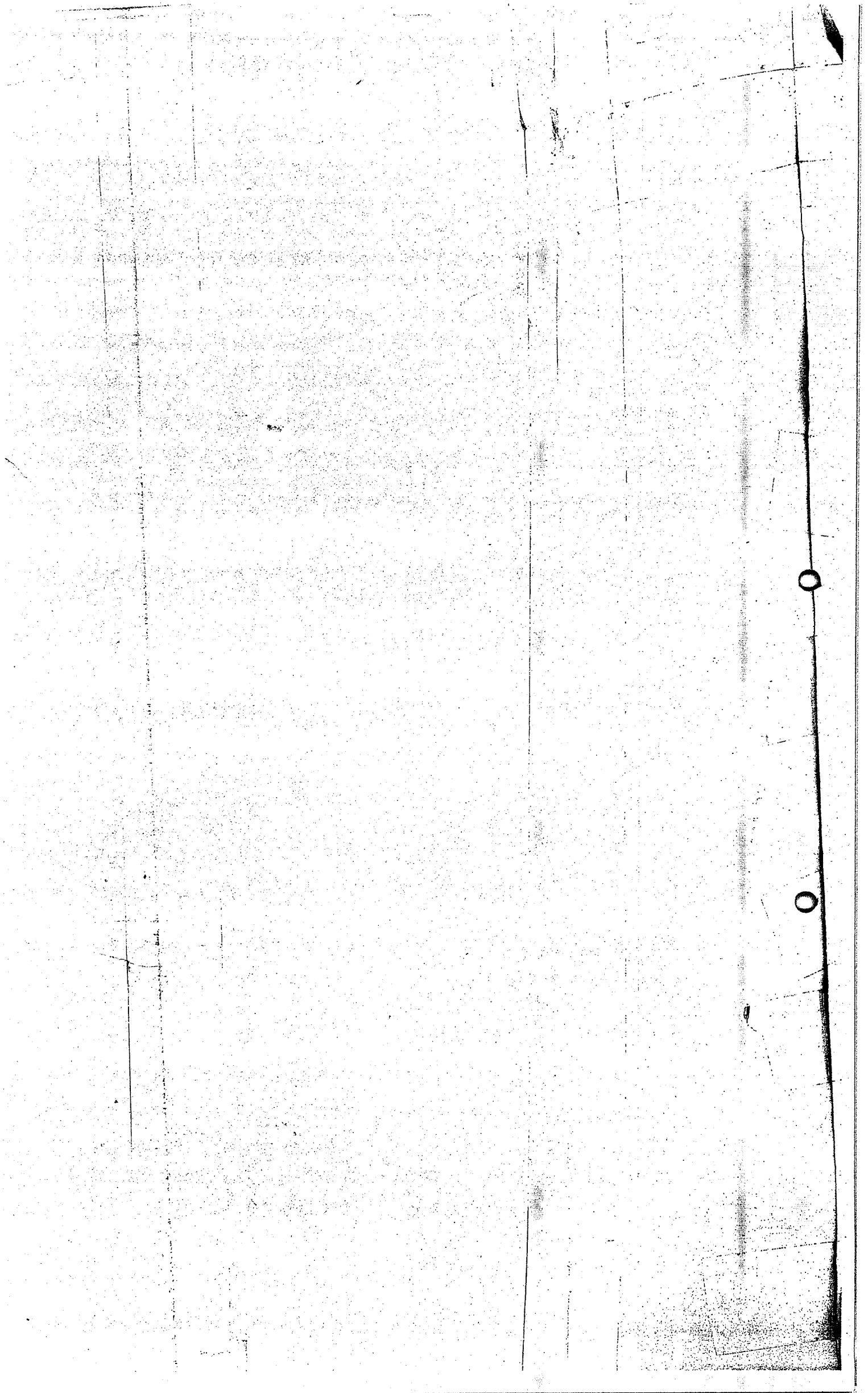
1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 680/-



DELIVERED  
31/12

बचई - २  
30 99 2016  
२०१७





**CHALLAN**  
MTR Form Number-6

GRN	MH005993037201516E	BARCODE	[Barcode]		Date	28/12/2015-17:35:41	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Stamp Duty			PAN No. (If Applicable)				
Office Name	BOM1_MUMBAI CITY   SUB REGISTRAR			Full Name	R.M Bhulter and Company Ltd			
Location	MUMBAI			Flat/Block No.	C S No. 163			
Year	2015-2018 One Time			Premises/Building				
Account Head Details	Amount In Rs.	Road/Street		Perel Sewree Div				
0030045501 : Sale of NonJudicial Stamp	500.00	Area/Locality		Mumbai				
		Town/City/District						
		PIN		4 0 0 0 1 5				
				Remarks (If Any)				
				Second Party Name = Mr Parag Shah and o thers-				
Total	500.00	Amount In Words	Five Hundred Rupees Only					
Payment Details	INDIAN OVERSEAS BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	REF No.	0271640201512		
Cheque/DD No				Date	28/12/2015-17:34:11			
Name of Bank				Bank-Branch	INDIAN OVERSEAS BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



**जवई - २१**

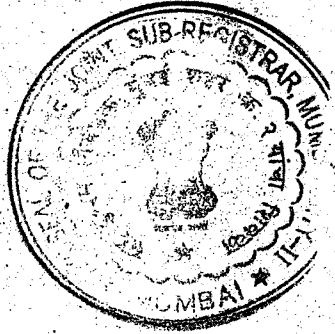
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**जवई - २**

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गणेश - २१४	
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गणेश - २	
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२०२४	

बवई - २४	
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**SPECIAL POWER OF ATTORNEY**

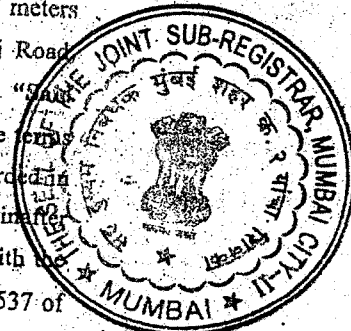
To All To Whom These Presents Shall Come, we, **R. M. BHUTHER & COMPANY LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at 104, Bajaj Bhavan, Nariman Point, Mumbai - 400021 Send Greetings:-



Whereas:

A. By and under a Deed of Conveyance dated February 24, 2006 registered with the office of the sub-registrar of Assurances under serial no. BBE/1922 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest of respect of all that piece and parcel of land admeasuring 22,842.97 square meters or thereabouts, bearing CS no. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division Mumbai in favour of **R. M. BHUTHER & COMPANY LIMITED**.

B. We and HEM Bhattad, an Association of Persons (hereinafter referred to as "HB") alongwith Peninsula Land Limited (hereinafter referred to as "PLL"), are jointly developing a residential project known as "Celestia Spaces" on the land admeasuring 16,953.74 square meters forming part of the larger land and project land admeasuring 12,288.032 square meters bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road Parel-Sewree Division, Mumbai (hereinafter referred to as the "Said Project") which is described in the Schedule hereunder written. The terms and conditions for the joint development of the Said Project is recorded in the Joint Development Agreement dated September 27, 2012 (hereinafter referred to as "Said Joint Development Agreement"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE/ 7537 of 2012 executed by and between us, HB and PLL;



C. The Said Project presently comprises of, *inter-alia*, construction of two residential towers, each comprising of basement, ground floor, 1<sup>st</sup> to 6<sup>th</sup> level podium, stilt and 1<sup>st</sup> to 50 upper floors (hereinafter collectively referred to as the "Said Building-Celestia Spaces");

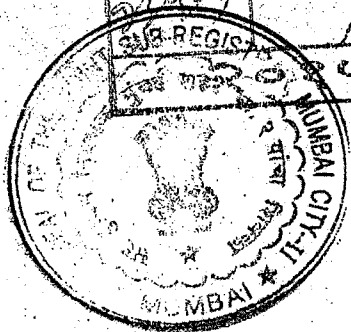
D. In accordance with the Said Joint Development Agreement, HB and PLL have identified and earmarked the flats/areas, the car parking spaces/stack car parking spaces, open areas etc. in the Said Project belonging to HB

बवई - २	
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*(Handwritten signature)*



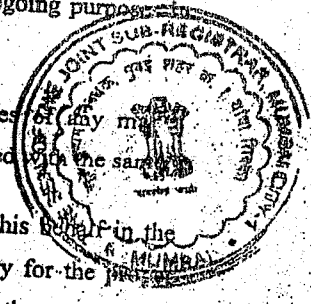
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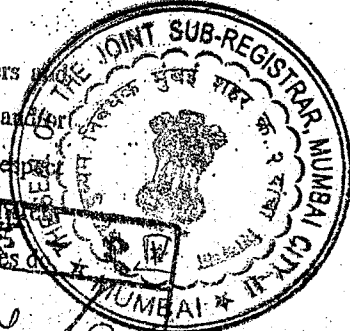
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1. To sign and execute the Said Agreement For Sale;
2. To present and lodge for registration the Said Agreement For Sale and admitting execution thereof, before the Sub-Registrar of Assurances, and/or to appear and admit the execution thereof, before the Sub-Registrar of Assurances;
3. To sign any forms, applications and complete all registration formalities as per the provisions of the Indian Registration Act, 1908, on our behalf,
4. To obtain and collect the Said Agreement For Sale after the same is duly registered.
5. To sign, execute and register or otherwise perfect or cause to be registered and perfected any documents or assurances which may in the opinion of the our Said Attorneys be expedient or necessary for any foregoing purpose in respect of the Property or any part thereof.
6. To appear before any court or authority for the purposes of any matter relating to the registration or any other proceedings connected with the same.
7. To engage pleader or authorised representatives to act on his behalf in the said proceedings to do all other acts that may be necessary for the completion of the work assigned by us to our attorneys under these presents.



And Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid and/or in respect of the matters contained in these presents and the powers and authorities herein contained, as amply, fully and effectually in all respects as we could ourselves do, execute and perform if these presents had not been made.



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And it is agreed and clarified that the powers and authorities granted herein to Our Said Attorneys are in the nature of ministerial acts, as the Company already fully approved the drafts of the Said Agreement For Sale;

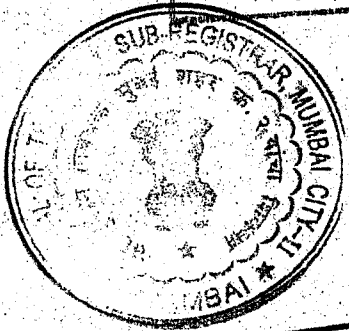
And We Hereby Agree And Undertake to ratify and confirm all and whatsoever that our said Attorneys shall lawfully do or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

10 B

महाराष्ट्र - २		
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बजट - २०	
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बजट - २		
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(hereinafter referred as "HB Allocation") and the flats/areas, the car parking spaces/ stack car parking spaces, open areas etc. in the Said Project belonging to PLL (hereinafter referred as "PLL Allocation");

E. HB and PLL now intend to sell on "ownership basis" the various flats/units forming part of their Allocations (i.e. HB Allocation and PLL Allocation) respectively to various prospective flat purchasers, the draft of the Agreement (for the sale of HB Allocation) and the draft Agreement for Sale (for the sale of PLL Allocation) has been approved by HB and PLL (hereinafter collectively referred to as the "Said Agreement For Sale");

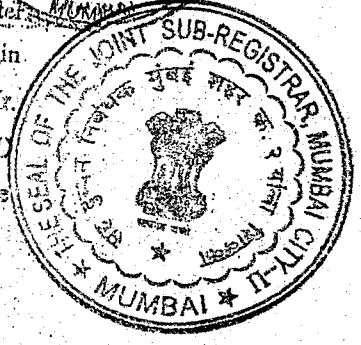
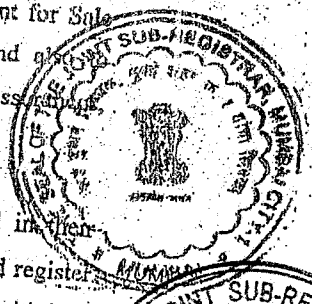
F. The Company is desirous to join as a party to the said Agreement for Sale as the Company and HEM Bhattad together with PLL, who jointly are developing the said Project on which the Said Building-Celestia Spaces is being constructed.

G. In view of the above, it is considered necessary and expedient to execute a Special Power of Attorney to grant power and authority in favour of (1) Mr. LAXMINARAYAN R. BHATTAD (2) Mr. BHAGWANDAS R. BHATTAD (3) Mr. HARIKISHAN R. BHATTAD and (4) Mr. HARISHKUMAR R. BHATTAD, Directors of the Company ("Authorized Signatories"), to severally execute the Agreement for Sale hereinafter referred to as the said "Agreement For Sale" and also to register said Agreement For Sale with the Sub-Registrar of Assurances for and on behalf of the Company;

H. The Board of Directors of the Company, by resolution passed in their Meeting held on 28<sup>th</sup> December 2015 have resolved to execute and register a Special Power of Attorney granting certain powers and authorities in favour of (1) Mr. LAXMINARAYAN R. BHATTAD (2) Mr. BHAGWANDAS R. BHATTAD (3) Mr. HARIKISHAN R. BHATTAD and (4) Mr. HARISHKUMAR R. BHATTAD to execute and register the said Special Power of Attorney being these presents;

Now Know Ye All And By These Presents Witnesseth that, we, R. M. BHUTHER & COMPANY LIMITED, do hereby irrevocably nominate, constitute and appoint (1) Mr. LAXMINARAYAN R. BHATTAD (2) Mr. BHAGWANDAS R. BHATTAD (3) Mr. HARIKISHAN R. BHATTAD and (4) Mr. HARISHKUMAR R. BHATTAD to be our true and lawful Attorneys (hereinafter referred to as "Our Said Attorneys"), to severally, do, execute and perform, for us, in our name, and for and on our behalf, all or any of the following acts, deeds, matters and things that is:

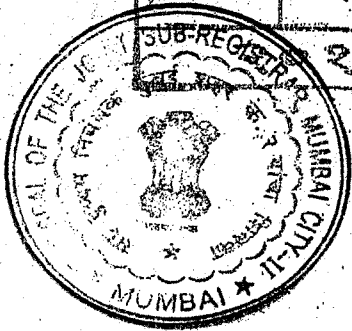
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दिनांक - २०	
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दिनांक - २	
२२/०७	११/२०१५
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And Our Said Attorneys have signed and executed this Power of Attorney at the foot hereof, in confirmation of their acceptance of the terms and conditions contained herein

पत्र - २		
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In Witness Whereof, we, R. M. BHUTHER & COMPANY LIMITED, have set and subscribed our seal to these presents at Mumbai this 31<sup>st</sup> day of 12<sup>th</sup> DECEMBER, in the Christian Year Two Thousand and Fifteen.

**THE SCHEDULE ABOVE REFERRED TO**  
(Description of the Property)

All that piece and parcel of land admeasuring 16,953.74 square meters forming part of larger land and the project land admeasuring 12,288.02 square meters bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Sewree, Mumbai and bounded as follows, that is to say:

- On or towards the East by Tokersey Jivraj Road, Paralewree, Mumbai; 12<sup>th</sup>
- On or towards the West by 40 feet wide access to CS No 161, 1/161, 181 and 182;
- On or towards the North by Proposed 80 feet wide road;
- On or towards the South by 40 feet wide access to CS No 1/161, 181 and 182.



SIGNED AND DELIVERED  
by the withinnamed  
R. M. BHUTHER & COMPANY LIMITED  
Through its Director  
Mr. LAXMINARAYAN R. BHATTAD  
In presence of



*L. Bhattad*

1. *[Signature]*
2. *[Signature]*

We accept the aforesaid powers :  
Mr. LAXMINARAYAN R. BHATTAD

*L. Bhattad*

Signature



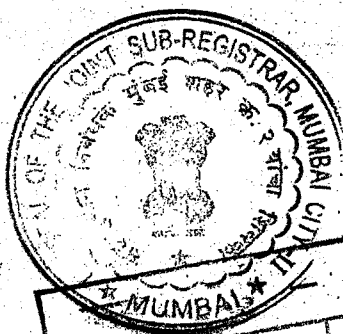
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पत्र - २		
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(2) Mr. BHAGWANDAS R. BHATTAD )

*Bhattacharya*

Signature



(Left hand thumb impression)

(3) Mr. HARIKISHAN R. BHATTAD )

*H. R. Bhattad*

Signature



(Left hand thumb impression)

(4) Mr. HARISHKUMAR R. BHATTAD )

*H. R. Bhattad*

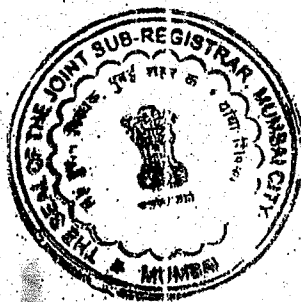
Signature



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In presence of:

- [Signature]*
- [Signature]*



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बवई - २		
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२०२६		



बत - २४		
३१/०७	१२	१३०
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बत - २		
०२३०	२०३	२०६०
२०२६		



**Extract of Minutes of Board of Directors meeting held on 28<sup>th</sup> December 2015 at 12:30 p.m. at the Registered Office of the company at 104, Bajaj Bhavan, Nariman Point, Mumbai - 400 021.**

By and under a Deed of Conveyance dated February 24<sup>th</sup>, 2006 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE/1922 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest in respect of all that piece and parcel of land admeasuring 22,842.97 square meters or thereabouts, bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai ("Larger Property").

By and under an Agreement dated September 6<sup>th</sup>, 2006 executed between (i) Messrs. M.B. Constructions; (ii) Messrs. M.B. Development Corporation; (iii) Messrs. R.M. Bhuther & Company Limited; and (iv) Messrs. Hem Infrastructure & Property Developers Private Limited, the parties thereto have formed an Association of Persons called "Hem Bhattad" *inter alia* to carry on the business of development of immovable properties including the Larger Property on the terms and conditions contained therein.

By and under a Joint Development Agreement dated September 27<sup>th</sup>, 2012 (hereinafter referred to as "the said Joint Development Agreement"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE2/7537 of 2012, HB and RNBL along with PL, have agreed to jointly develop the Property i.e. land admeasuring 16,953.74 square meters, bearing a portion of the Larger Property, for the consideration and on the terms and conditions contained therein.

Pursuant to Draft Agreement for Sale which was placed before the Board to execute sale of residential premises of two towers each consisting of basement, ground floor, 1<sup>st</sup> to 6<sup>th</sup> level podiums, still and lift shafts, floors and Public Car Parking on the land bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai, which was being offered for development and introduction by Hem Bhattad, an Association of Persons comprising (i) M/s. Hem Infrastructure & Property Developers Pvt. Ltd. and (ii) M/s. M.B. Development Corporation, M/s. M.B. Constructions, (ii) M/s. M.B. Development Corporation, (iii) M/s. Hem Infrastructure & Property Developers Pvt. Ltd. and (iv) M/s. R.M. Bhuther & Company Ltd., having its office at 104, Bajaj Bhavan, Nariman Point, Mumbai - 400 021 which has entered into a joint development agreement with Peninsula Land Ltd, a company incorporated under the Companies Act, 1956, having its registered office at Peninsula Spenta, Mathurda, Ganapati Bapat Marg, Lower Parel, Mumbai - 400 013, to develop jointly the property as aforesaid.

The Company, being one of the parties to the said Agreement for Sale, the Board unanimously resolved to delegate relevant Powers of Attorney and

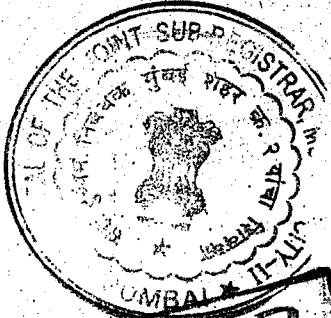
[ Page (1) of (2) ]

104, Bajaj - Bhavan, Nariman Point, Mumbai - 400 021, India  
22 22027415 | E: Info@bhattadgroup.com | W: www.bhattadgroup.com

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authorities to any of the four Directors to sign, execute and appear before registering authority and present for registration of said Agreement for Sale, Deed of Transfer, Deed of Rectification and such other deeds and documents necessary for selling and transferring the flats/premises situated in the aforesaid buildings to the prospective purchaser/s.

The Company also Unanimously Resolved to grant limited powers to (1) Shri. Brijesh H. Bhattad; (2) Shri. Parag Shah; (3) Shri. Gajendra Korgaonkar; and (4) Ms. Dhanashree Kopade; (5) Mrs. Archana Dalvi; and (6) Mr. Roshan Sawant to present, lodge and admit execution of the Agreement for Sale of Flats.

The following Resolutions are passed:-

The Company hereby fully authorize Shri. Laxminarayan R. Bhattad, the Chairman & Managing Director of the Company, to execute the Powers of Attorney in presence of the Director Shri. Bhagwandas R. Bhattad and to register the said Powers of Attorney before the Sub-Registrar of Assurances, Mumbai in favour of himself and the other Directors.

"RESOLVED THAT namely (1) Shri. Laxminarayan R. Bhattad; (2) Shri. Bhagwandas R. Bhattad; (3) Shri. Harikishan R. Bhattad; and (4) Shri. Harish R. Bhattad, Directors of the Company, are hereby authorized to sign, execute the Agreements for Sale of Flats and appear before registering authority and present for registration of said Agreement for Sale, Deed of Transfer, Deed of Rectification and such other deeds and documents necessary for selling and transferring the flats/premises situated in the aforesaid buildings to the prospective purchaser/s in Towers 'A' & 'B'."

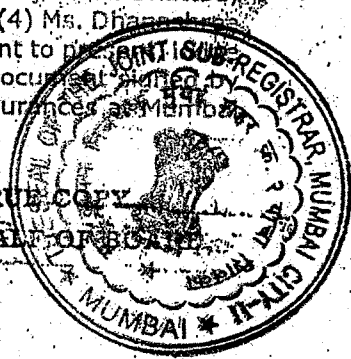
THE COMPANY FURTHER UNANIMOUSLY RESOLVED to delegate the limited powers to the following persons namely (1) Shri. Brijesh H. Bhattad; (2) Shri. Parag Shah; (3) Shri. Gajendra Korgaonkar; and (4) Ms. Dhanashree Kopade; (5) Mrs. Archana Dalvi; and (6) Mr. Roshan Sawant to present, lodge and admit execution of the Agreement for Sale of Flats documents and to register the Agreement for Sale of Flats before the Sub-Registrar of Assurances, Mumbai.

बजई - २४	
११/१०/१९	१५/१३०
२०२५	

CERTIFY TRUE COPY  
FOR AND ON BEHALF OF BOARD

*(Signature)*

(LAXMINARAYAN R. BHATTAD)  
CHAIRMAN & MANAGING DIRECTOR.



Place : Mumbai

Date : 28/12/20

G:\D:\PS\2015\AUTH...RESOL... (19.12.15)

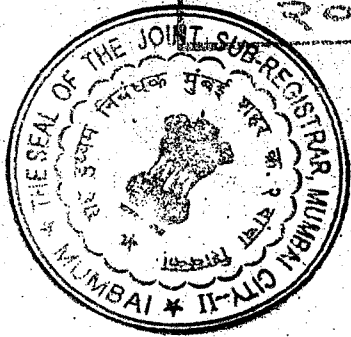


[ Page (2) of (2) ]

बजई - २	
११/१०/१९	२०५/२१६
२०२६	



बताई - २३	
१९५०	१६/३६
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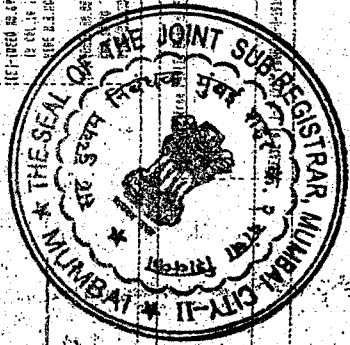
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I. Stock No.	II. Name of Shareholder (locally)	III. Street No.	IV. Localities	V. Number of Shares	VI. Amount of Shares	VII. Balance Sheet No.	VIII. Date of Issue	IX. Date of Redemption
101, 102, 103	SECRETARY'S ROOM	101, 102, 103	SECRETARY'S ROOM	100	Rs. 100000 100000 100000	100000	10/10/51	10/10/51

X. Name of Person in Beneficial Ownership	XI. Address of Beneficial Owner	XII. Amount of Share
(1)-(A) - (SIR) CHANDRA SHEKHAR SHENAI (1) - (SIR) CHANDRA SHEKHAR SHENAI (1) - (SIR) CHANDRA SHEKHAR SHENAI (1) - (SIR) CHANDRA SHEKHAR SHENAI (1) - (SIR) CHANDRA SHEKHAR SHENAI (1) - (SIR) CHANDRA SHEKHAR SHENAI	101, 102, 103 101, 102, 103 101, 102, 103 101, 102, 103 101, 102, 103 101, 102, 103	100 100 100 100 100 100



2020
2020
2020
2020



2020
2020
2020
2020



REGISTRAR GENERAL OF COMPANIES AND INVESTMENT SECURITIES  
MUMBAI

REGISTRAR GENERAL OF COMPANIES AND INVESTMENT SECURITIES  
MUMBAI

2024	9/15/24	2024	2024
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2024	20	2024	2024
------	----	------	------



2024	2024	2024	2024
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1. The land is situated in the village of ...  
 2. The land is situated in the village of ...  
 3. The land is situated in the village of ...  
 4. The land is situated in the village of ...  
 5. The land is situated in the village of ...

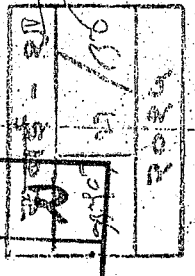
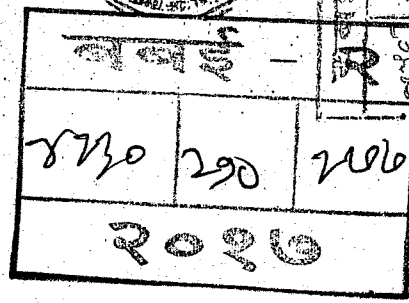
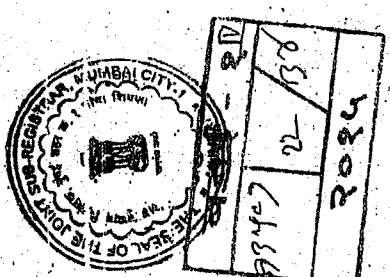
**II. Remarks**

1. The land is situated in the village of ...  
 2. The land is situated in the village of ...  
 3. The land is situated in the village of ...  
 4. The land is situated in the village of ...  
 5. The land is situated in the village of ...

1. The land is situated in the village of ...  
 2. The land is situated in the village of ...  
 3. The land is situated in the village of ...  
 4. The land is situated in the village of ...  
 5. The land is situated in the village of ...

1. The land is situated in the village of ...  
 2. The land is situated in the village of ...  
 3. The land is situated in the village of ...  
 4. The land is situated in the village of ...  
 5. The land is situated in the village of ...

Date of Application: 21/07/2011  
 Date of Issuance: 21/07/2011  
 Date of Issue: 21/07/2011



This is a true copy of the original which forms part of this office record  
 and the original is retained in the office of the Joint Sub-Registrar, Mumbai City.

Date: 21/07/2011  
 Signature: [Signature]  
 Joint Sub-Registrar, Mumbai City

2035	23/57	33407	2035 - 27
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2035	23/56	33407	2035 - 27
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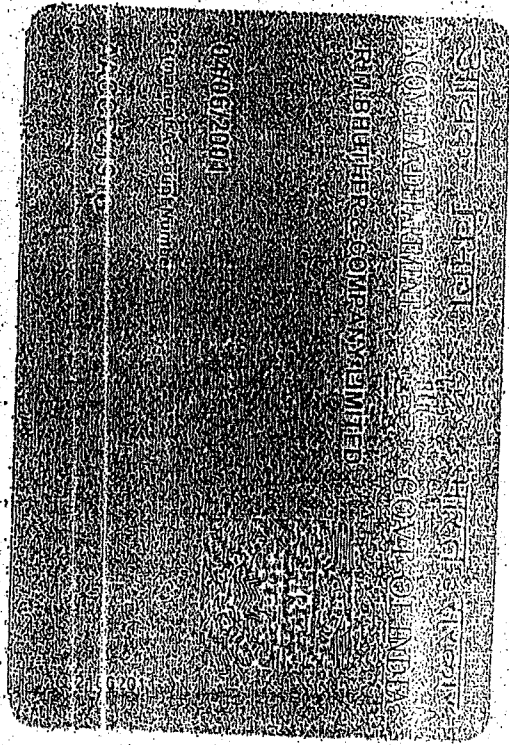


2036	299	2060	2036 - 2
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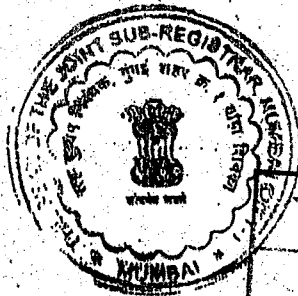
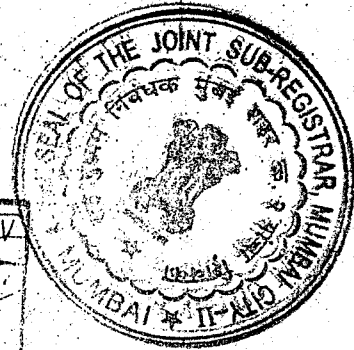
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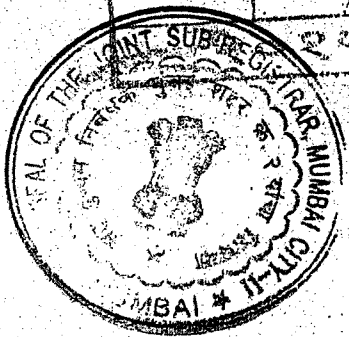
बजई - १४	
९३४०९	२५/३४
२०२५	




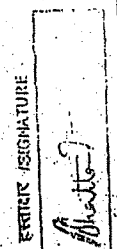
बजई - २	
११४	२९२/१००
२०२७	



२३ - २०		
२३०९	२३	२०





२३ - २		
२२०	२३	२०६
२०६		

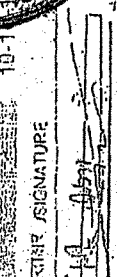

 PERMANENT ACCOUNT NUMBER  
**ABFPE4819C**  
 NAME  
**SHAGWANDAS RAMCHANDRA BHATTAD**  
 FATHER'S NAME  
**RAMCHANDRA MORAMILAL BHATTAD**  
 DATE OF BIRTH  
**13-12-1955**  
 SIGNATURE  
  
 Commissioner of Income-tax (Computer Operations)

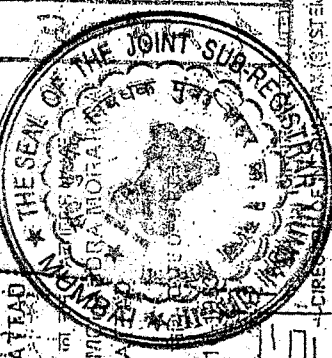
HARIKUMAR REHADEAD  
 R. BHATTAD  
 10/10/1953  
 Permanent Account Number  
**ACERB1244B**  

 THE SEAL OF THE JOINT SUB-REGISTRAR  
 HARIKUMAR REHADEAD  
 R. BHATTAD  
 10/10/1953  
 Permanent Account Number  
**ACERB1244B**  
 DIRECTOR GENERAL OF SYSTEMS


 PERMANENT ACCOUNT NUMBER  
**ABEPB177G**  
 NAME  
**LAXMINARAYAN RAMCHANDRA BHATTAD**  
 FATHER'S NAME  
**RAMCHANDRA MORAMILAL BHATTAD**  
 DATE OF BIRTH  
**07-02-1957**  
 SIGNATURE  
  
 Commissioner of Income-tax (Computer Operations)



PERMANENT ACCOUNT NUMBER  
**AAHPB4386K**  
 NAME  
**HARISHAN RAMCHANDRA BHATTAD**  
 FATHER'S NAME  
**RAMCHANDRA MORAMILAL BHATTAD**  
 DATE OF BIRTH  
**10-1**  
 SIGNATURE  
  
 Commissioner of Income-tax (Computer Operations)

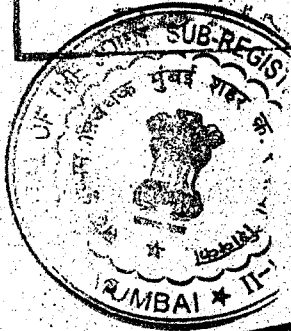


2026  
 0230 232206  
 2026 - 2

23407 20/30  
 2026 - 2



वर्ष - २०१०		
३३५९९	२६	३४



वर्ष - २		
४२७०	२१५	२४६
२०२७		



भारतीय विधिक आयोग

भारत सरकार

Unique Identification Authority of India  
Government of India

नाटिकाया अंक / Enrollment No: 10102200709957

नाम: रमचंद्र भट्ट  
Mr. Ramchandra Bhatt  
पता: 270 वाळखर 10th floor, A-1 apartment  
270, Walkehar, Road, next to governor house, wakkehar,  
मुंबई  
Mumbai  
Municipal Number: 400006  
SM439721634FT

93409	29/08	2024
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आपला आधार क्रमांक / Your Aadhaar No:

2527 7555 8891

आधार - सामान्य मापसाचा अधिकार

8230	29E	2026
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भारत सरकार  
Government of India

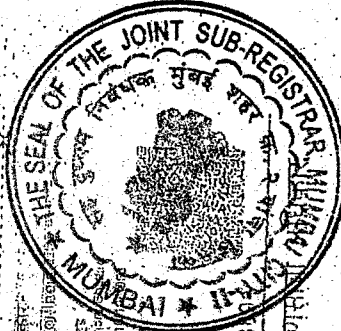
नाम: रमचंद्र भट्ट  
Mr. Ramchandra Bhatt  
जन्म तारीख / DOB: 10/10/1953  
पुरुष / Male

5009 5823 8097

आधार - सामान्य मापसाचा अधिकार

भारतीय विधिक आयोग  
Unique Identification Authority of India

पत्ता S/O: रमचंद्र भट्ट, 108, 10 Address: S/O: Ramchandra Bhatt, 108,  
अन्तरी, 10-1 अपार्टमेंट, 270 वाळखर 10th floor, A-1 apartment, 270 wakkehar  
रोड, गवर्नर हाउस शेजारी, वाळखर, रोड, next to governor house, wakkehar,  
मुंबई, महाराष्ट्र राज्य, महाराष्ट्र, 400006 Mumbai, Maharashtra,  
400006



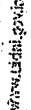
2527 7555 8891

आधार - सामान्य मापसाचा अधिकार

5009 5828 8097



help@ussai.gov.in



www.ussai.gov.in

**INDIAN MOTOR VEHICLE LICENSING**  
 DL No. MH11 10020119417  
 Valid till: 04-07-2017 (M)

OUR 30-01-2006  
 CA VEHICLE THROUGHOUT FROM

COV DOI  
 MCVO 1808-1100  
 LMV 1101-1001

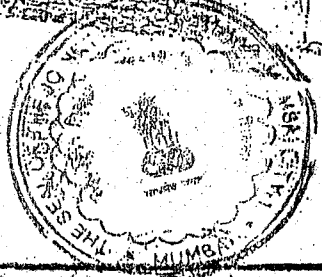
Name: **BEHARSH LIMAYE** DOB: 07-09-1987 30  
 SICA7/M/VERI/0001  
 Act 13 of 1947/Section 23(1)  
 19718

Part 1110-1  
 Signature & ID of  
 Police Authority: 3008112

Signature/Thumb  
 Impression of N.S. for

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**GOVERNMENT OF INDIA**

SACHIN SACHINRAO KHARBE  
 SACHIN SACHINRAO KHARBE  
 3107/1987  
 Permanent Address: [illegible]  
 ATNR [illegible]



**खबरे - २**

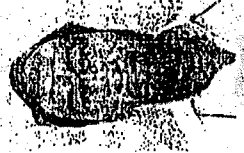
73409	30/38
२०१६	



**खबरे - २**

72270	296	stela
२०१६		

भारत सरकार  
GOVERNMENT OF INDIA



व्यक्तिगत मासिक पत्रिका  
Laxminarayan Ramchandra Bhallad  
जन्म वर्ष / Year of Birth: 1987  
पुरुष / Male



6023 5152 8284

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
GOVERNMENT OF INDIA  
व्यक्तिगत मासिक पत्रिका  
8756 6886 0315  
- सामान्य माणसाचा अधिकार

भारतीय विशिष्ट-आलेख प्राधिकरण  
UNIDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O रामचंद्र भल्लड, कम  
Bhallad, room no. 104, A-1  
अपार्टमेंट, २७०, वाळकेश्वर  
वाळकेश्वर, मुंबई, महाराष्ट्र, ४००००६  
Mumbai, Maharashtra, 400006

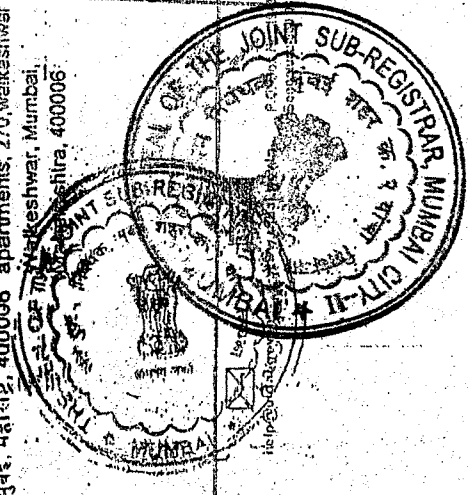
मार्ग - २

730	29	2006
2006		

मार्ग - २

73409	39	38
2004		

भारतीय विशिष्ट-आलेख प्राधिकरण  
UNIDENTIFICATION AUTHORITY OF INDIA  
पत्ता S/O रामचंद्र भल्लड, कम  
Bhallad, 77 A-1 apartments,  
270, Walakeshwar road,  
Mumbai, Maharashtra, 400006





Summary I (GoshwaraBhag-1)

गुरुवार, 31 डिसेंबर 2015 12:25 म.नं.

दस्त गोश्वारा भाग-1

बंदी 3438  
दस्त क्रमांक: 13501/2015

दस्त क्रमांक: बंदी 1/13501/2015

वाजार मूल्य: रु. 01/-

भोजदला: रु. 00/-

भरलेले शुद्धीक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. बंदी यांचे कार्यालयात

पावती: 16141

पावती दिनांक: 31/12/2015

अ. क्र. 13501 वर दि. 31-12-2015

भादकरणाचे नाव: -- आर. एम. भूयर आणि कंपनी लि.  
तर्फे डायरेक्टर सक्षमीनारायण आर भट्ट

गोची 12:23 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

*(Signature)*

दस्त हजर करणाऱ्याची सही:

एकुण: 780.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: गुप्त गुप्तारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर प्राप्तता विकण्याचा प्राधिकार मिळत राहिलेले नसेल

शिक्का क्र. 1 31 / 12 / 2015 12 : 20 : 43 PM ची वेळ: (सा.रीकरण)

शिक्का क्र. 2 31 / 12 / 2015 12 : 21 : 55 PM ची वेळ: (फी)

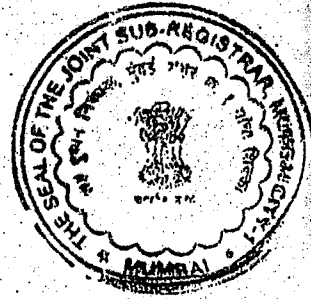
प्रतिज्ञापत्र

म्हणजे वसुधेश्वर हा नोंदणी क्रमांक 13501 अंतर्गत असलेल्या तसे/दीगुसारच नोंदणीस  
करण्यास येतो आहे. \* दस्तातील संपूर्ण मजकूर निष्पादक: प्रवृत्ती, सक्षीदार व  
सोदीदार प्रत्येकीच्या कागदपत्रांची सत्यापन करणे. \* दस्ताची सत्यता, वैधता  
कार्यालयीन बाबीसह दस्त निष्पादक व कमुलीकरणे हे संपूर्णपणे जबाबदार राहतील.

*(Signature)*

*(Signature)*

मिहूल वेणार:

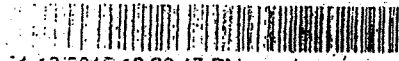


*(Signature)*  
IR Mall C

2015 - 2  
2015



Summary-2/ दस्त गोपवारा भाग - 2 )



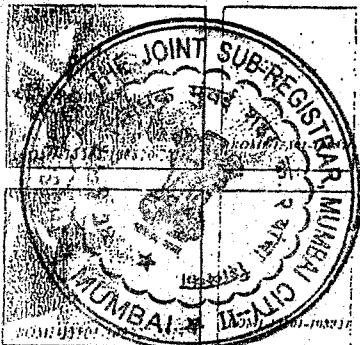
31/12/2015 12:28:47 PM

दस्त गोपवारा भाग-2

वक्र 31/12/15  
दस्त नं. 13501/2015

दस्त क्रमांक : 31/12/15/13501/2015  
दस्ताचा प्रकार :- कुलमुद्रापत्र

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा क्र.
1	नाव:- आर. एम. भुषर आणि कंपनी लि. तर्फे संचालक/अध्यो निदेशकरी मन्मथीनारायण आर भट्ट पत्ता: 104, - वजाज भवन, नरीमन पॉइंट, मुंबई, - नरीमन पॉइंट, MAHARASHTRA, MUMBAI Non-Government पत्र नंबर: AACCR4191G	कुलमुद्रापत्र देणार वय :- 57 स्वाक्षरी:-		
2	नाव:- आर. एम. भुषर आणि कंपनी लि. तर्फे संचालक/अध्यो निदेशकरी मन्मथीनारायण आर भट्ट पत्ता: प्लॉट नं. 104, माळा नं. - इमारतीचे नाव: वजाज भवन, ब्लॉक नं. नरीमन पॉइंट, मुंबई, रोड नं. - महाराष्ट्र, MUMBAI. पत्र नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 57 स्वाक्षरी:-		
3	नाव:- आर. एम. भुषर आणि कंपनी लि. तर्फे संचालक/अध्यो निदेशकरी मन्मथीनारायण आर भट्ट पत्ता: प्लॉट नं. 104, माळा नं. - इमारतीचे नाव: वजाज भवन, ब्लॉक नं. नरीमन पॉइंट, मुंबई, रोड नं. - महाराष्ट्र, MUMBAI. पत्र नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 56 स्वाक्षरी:-		
4	नाव:- आर. एम. भुषर आणि कंपनी लि. तर्फे संचालक/अध्यो निदेशकरी मन्मथीनारायण आर भट्ट पत्ता: प्लॉट नं. 104, माळा नं. - इमारतीचे नाव: वजाज भवन, ब्लॉक नं. नरीमन पॉइंट, मुंबई, रोड नं. - महाराष्ट्र, MUMBAI. पत्र नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 49 स्वाक्षरी:-		
5	नाव:- आर. एम. भुषर आणि कंपनी लि. तर्फे संचालक/अध्यो निदेशकरी मन्मथीनारायण आर भट्ट पत्ता: प्लॉट नं. 104, माळा नं. - इमारतीचे नाव: वजाज भवन, ब्लॉक नं. नरीमन पॉइंट, मुंबई, रोड नं. - महाराष्ट्र, MUMBAI. पत्र नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 49 स्वाक्षरी:-		



नविन दस्तपत्र करून देणार तपासणीत कुलमुद्रापत्राचा दस्त देवण करून दिल्याचे रुतून करणार.  
शेका क्र. 3 ची वेळ: 31/12/2015 12:24:44 PM

दस्ताचा प्रकार :- कुलमुद्रापत्र  
दस्ताचा क्रमांक :- 31/12/15/13501/2015

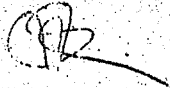
पत्रकाराचे नाव व पत्ता  
नाव: मन्मथीनारायण आर भट्ट

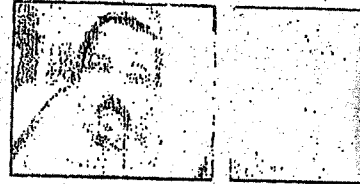
वक्र 31/12/15	
30	220
2016	



Summary-2: दस्त गोपवारा भाग - २ )

वय: 31  
 पत्ता: 4 बीना बागवा, प्रॉट, मुंबई  
 पिन कोड: 400001

  
 न्वासरी



2 नाव: गजेंद्र कोणार्णवकर =  
 वय: 47  
 पत्ता: 73/75 गिरगाव मुं  
 पिन कोड: 400004

  
 न्वासरी



शिवका क्र. 4 ची वेळ: 31 / 12 / 2015 12 : 25 : 34 PM

शिद्धा क्र. 5 ची वेळ: 31 / 12 / 2015 12 : 25 : 49 PM नोंदणी पुस्तक 4 पत्रे

दृश्य निरीक्षण. मुंबई

EPayment Details.

sr. Epayment Number  
 1 MH005684473201518E

Defacement Number  
 0003575134201516

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
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For feedback, please write to us at feedback.isaria@gmail.com



प्रमाणित करणेत येते की या  
 दस्तानाची एकूण... १४... पाने आहेत.  
 पुस्तक क्र.मिक ४ वॉल्यूम - १३२९२७... १०५  
 जन्मचे दिनांक: 31 DEC 2015  
 दिनांक:

सद. पुस्तक निरीक्षक मुंबई शहर.



वय - २  
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पावती

Original/Duplicate

Thursday, December 31, 2015  
2:30 PM

नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 16157 दिनांक: 31/12/2015

गावाचे नाव: परेल-शिवडी  
दस्तऐवजाचा अनुक्रमांक: बखर-1-13517-2015  
दस्तऐवजाचा प्रकार: कुलमुखात्यारपत्र  
सादर करणाऱ्याचे नाव: - आर एम भुधर अॅन्ड कंपनी लि. तर्फे डायरेक्टर श्री लक्ष्मीनारायण  
आर भट्ट

नोंदणी फी ₹. 100.00  
दस्त हाताळणी फी ₹. 1000.00  
पृष्ठांची संख्या: 50

एकूण: ₹. 1100.00

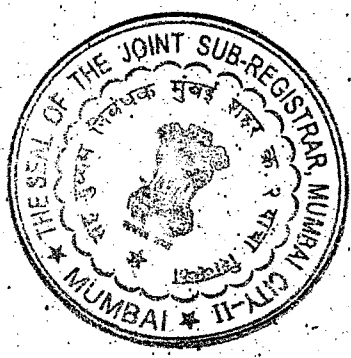
दुप्याम निबंधक मुंबई-1

वाजार शुल्क: ₹. 1/-  
मोब बला ₹. 0/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

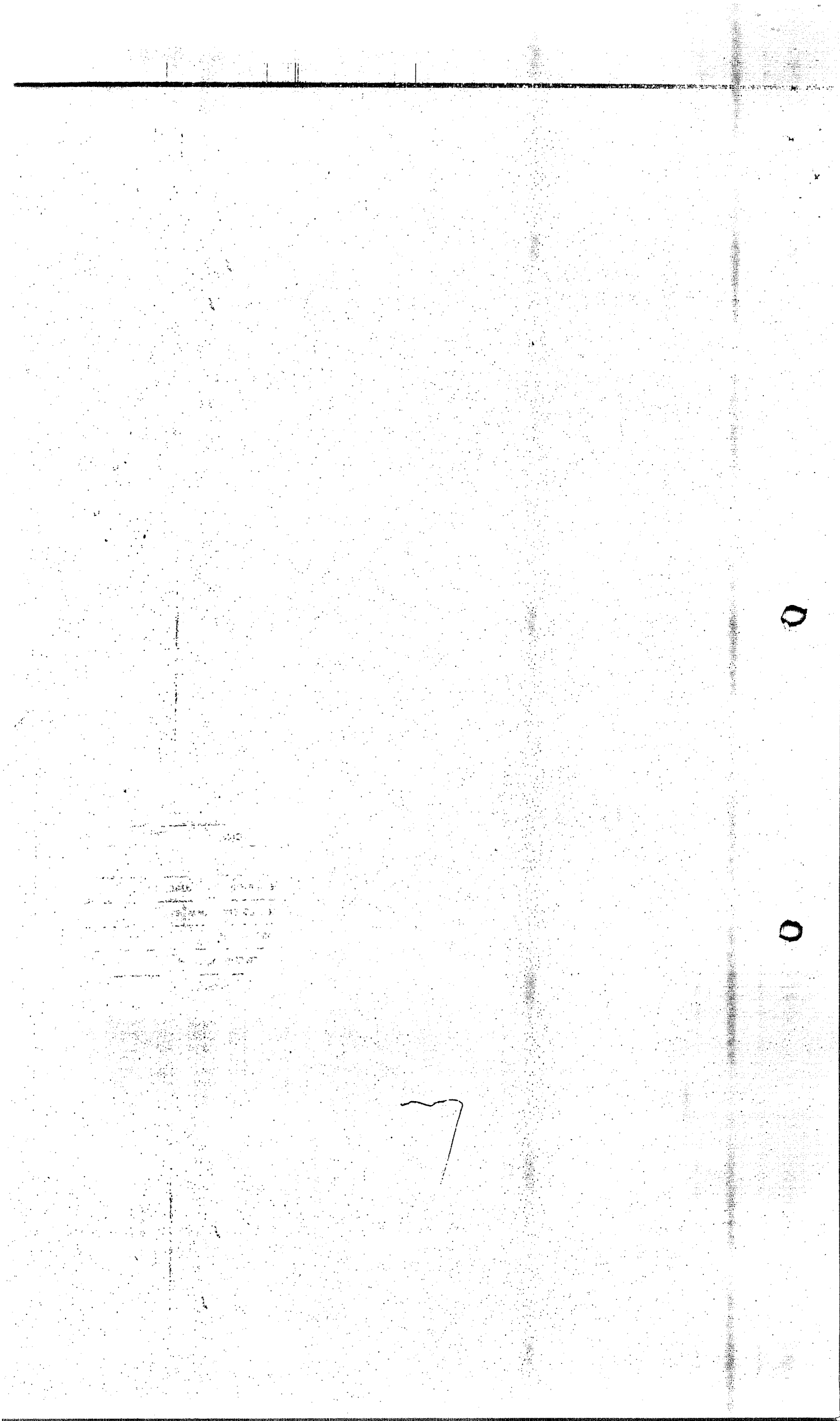
सह दुप्याम निबंधक  
मुंबई सादर क्र. १

- 1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 1000/-

DELIVERED  
ON 31/12



जवई - २	
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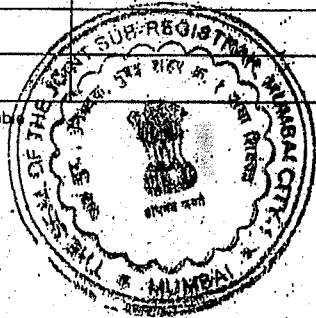
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**CHALLAN**  
MTR Form Number-6

GRN	MH005992355201516E	BARCODE	Date		28/12/2015-17:28:27	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty			TAX ID (If Any)			
	Stamp Duty			PAN No. (If Applicable)			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	Lexminarayan R Bhattad and others		
Location	MUMBAI			Flat/Block No.	G S No 183		
Year	2015-2016 One Time			Premisee/Bulding			
Account Head Details		Amount In Rs.		Road/Street	Parel Sewree Div		
0030046501 - Sale of NonJudicial Stamp		500.00		Area/Locality	Mumbai		
				Town/City/District			
				PIN	4 0 0 0 1 5		
				Remarks (If Any)			
				SecondPartyName=Parag Shah and others			
				rs-			
Total		500.00		Amount In Words	Five Hundred Rupees only		
Payment Details				INDIAN OVERSEAS BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No		Bank CIN	REF No.	027 5402015 172859740 1728374			
Name of Bank		Date	28/12/2015-17:28:02				
Name of Branch		Bank-Branch	INDIAN OVERSEAS BANK				
Mobile No. : Not Available		Scroll No. , Date	Not Verified with				



**बजई - २१४**

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**बजई - २**

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बनई - २११		
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बनई - २		
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बजई - २७	
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To All To Whom These Presents Shall Come, we, **R. M. BHUTHER & COMPANY LIMITED**, a company incorporated under the Companies Act, 1956, having its registered office at 104, Bajaj Bhavan, Nariman Point, Mumbai 400021 having Permanent Account number as AACCR4191G Send Greetings:-

WHEREAS:

- A. By and under a Deed of Conveyance dated February 24, 2006 registered with the office of the sub-registrar of Assurances under serial no. BBE/1922 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest of respect of all that piece and parcel of land admeasuring 22,842.97 square meters or thereabouts, bearing CS no. 163, situate, lying and being at Tokersey Jivraj Road, parcel-Sewree Division Mumbai in favour of R. M. BHUTHER & COMPANY LIMITED.
- B. The Company together with HEM Bhattad, an Association of Persons (hereinafter referred to as "HB") alongwith Peninsula Land Limited (hereinafter referred to as "PLL"), are jointly developing a residential building known as "Celestia Spaces" being developed in a phased manner on the property described in the Schedule hereunder written (hereinafter referred to as "the Property"). The terms and conditions of the joint development are recorded in the Joint Development Agreement dated September 27, 2012 (hereinafter referred to as "Said Joint Development Agreement"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE2/ 7537 of 2012 executed by and between us, HB and PLL.
- C. In accordance with the Said Joint Development Agreement, HB and PLL have identified and earmarked the flats/areas, the car parking spaces/stack car parking spaces, open areas etc. in the Said Project belonging to HB (hereinafter referred as "HB Allocation") and the flats/areas, the car parking spaces/ stack car parking spaces, open areas etc. in the Said Project belonging to PLL (hereinafter referred as "PLL Allocation");
- D. The Company is desirous of joining as a party and entering into and registering before the concerned Sub-Registrar of Assurances, various Agreements for Sale, and/or related documents, undertakings, declarations, writings, etc. with flat purchasers, in respect of the flats forming part of the HB Allocation and PLL Allocation.



*[Handwritten signatures and initials]*

बजई - २७	
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पत्रांक - २४	
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पत्रांक - २	
पुणे	२२९/५०
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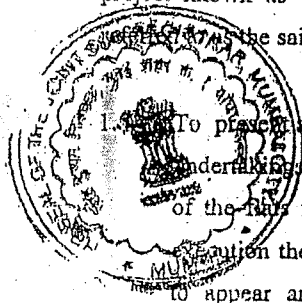
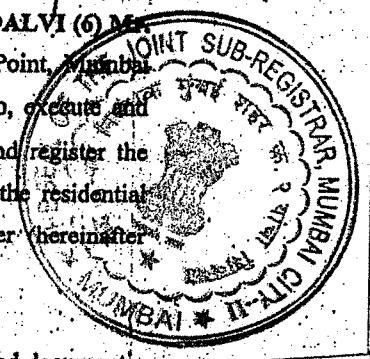


E. The Company has vide Board Resolution dated 28<sup>th</sup> December 2015 appointed us to sign, execute and register the Agreements for Sale and/or other related documents in respect of the Property with the concerned sub-registrar of assurances at Mumbai in respect of the flats forming part of HB's Allocation and PLL's Allocation and have also resolved to execute and register a Limited Power of Attorney granting certain powers and authorities in favour of the persons named hereunder to accordingly give effect to the above and further register the said Limited Power of Attorney being these presents. The copy of the Board Resolution dated 28<sup>th</sup> December 2015 is hereto annexed and marked as "Annexure A". [Hereinafter Agreement/s for Sale under provisions of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 in respect of flats forming part of the HB's Allocation and PLL's Allocation, shall be collectively referred to as "Agreements for Sale"].

F. We are unable to remain present for the purpose of registration of the aforesaid Agreements for Sale and/or other necessary documents and therefore am desirous of appointing severally, (1) Mr. BRIJESH H. BHATTAD (2) Mr. PARAG SHAH (3) Mr. GAJENDRA KORGAONKAR (4) Ms. DHANASHREE KHOPADE (5) Ms. ARCHANA DALVI (6) Mr. ROSHAN SAWANT as our Constituted Attorneys to present and lodge the aforesaid Agreements for Sale, documents, writings etc., signed and executed by us, before the concerned Sub-Registrar of Assurances at Mumbai and admit execution and registration thereof on our behalf and to complete all formalities as may be required under provisions of Indian Registration Act, 1908.

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Now Know Ye All And By These Presents Witnesseth that we, ~~M. BHATTAD & COMPANY LIMITED~~, do hereby irrevocably nominate, constitute and appoint (1) Mr. BRIJESH H. BHATTAD (2) Mr. PARAG SHAH (3) Mr. GAJENDRA KORGAONKAR (4) Ms. DHANASHREE KHOPADE (5) Ms. ARCHANA DALVI (6) Mr. ROSHAN SAWANT all having their office at 104, Bajaj Bhavan, Nariman Point, Mumbai 400021 ("Attorneys") to be our true and lawful Attorneys and to severally, do, execute and perform, for us, in our name, and for and on our behalf, to admit, execute and register the documents and do the following acts, deeds, matters and things in respect of the residential project known as "Celestia Spaces" on the said Property mentioned hereunder hereinafter the said "Project", that is to say:



To present and lodge for registration the Agreements for Sale, and/or related documents, undertakings, declarations, and other documents and writings, executed by us in respect of the flats forming part of the HB's Allocation and PLL's Allocation and admitting execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, and/or to appear and admit the execution thereof, before the concerned Sub-Registrar of Assurances at Mumbai, to give photo, thumb impression, sign any forms, applications and complete all formalities in respect thereof as per the provisions of the Indian Registration Act, 1908, on our behalf;

*Signature*  
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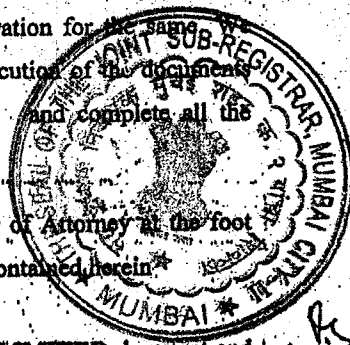
बल्ल - २		
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2. To pay the registration charges and to obtain the copy of the registered agreements after the same is duly registered;
3. To appear before any registering authority/office of the sub-registrar of assurances and present for registration the Agreement for Sale/Sale Deed and such other required deeds and documents necessary for selling and transferring the flat situated in the Said Project "Celestia Spaces" to the prospective Purchaser/s which are already executed by us and to admit the execution thereof, to pay the requisite fees, to obtain certified true copies thereof and generally to do all the acts, deeds, matters that may be necessary for the accomplishing the aforesaid object.
4. This Power of Attorney would be valid only till the time the Attorney is working in the Bhattad Group of Companies and the authority is not withdrawn by the Company - "RMBCL". The said power shall be ceased automatically the moment the person per se ceases to be the part of the Bhattad Group of Companies.

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AND GENERALLY to do, execute and perform all and every other act, matter and thing whatsoever, any wise, necessary or expedient to be done in our concern, as if we could have done it personally present to complete the registration of documents executed by us.

We hereby agree to confirm and ratify all and whatsoever our said Attorney shall lawfully do or cause to be done by virtue of these presents. We have executed this Limited Power of Attorney for convenience and without getting any consideration for the same. We hereby declare that this Power of Attorney is given only to admit execution of the documents before the registering authority/office of the sub-registrar of assurances and complete all the necessary formalities for the registration thereof.



And Our Said Attorneys have signed and executed this Power of Attorney at the foot hereof, in confirmation of their acceptance of the terms and conditions contained herein.

In Witness Whereof, we, R. M. BHUTHER & COMPANY LIMITED, have set and subscribed our seal to these presents at Mumbai this 31 day of DECEMBER, in the Christian Year Two Thousand and Fifteen.



**THE SCHEDULE ABOVE REFERRED TO**

(Description of the Property)

All that piece and parcel of land admeasuring 16,953.74 square meters forming part of larger land and the project land admeasuring 12,288.02 square meters bearing C.S. No. 163 situate, lying and being at Tokersoy Jivraj Road, Sewree, Mumbai and bounded as follows, that is to say:

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*[Handwritten signatures and initials]*



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जमाई - २	
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On or towards the East

by Tokersey Jivraj Road, Parelwree, Mumbai;

On or towards the West

by 40 feet wide access to CS No. 161, 1/161, 181 and 182;

On or towards the North

by Proposed 80 feet wide D.P.Road, and

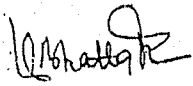
On or towards the South

by 40 feet wide access to CS.161, 1/161, 181 and 182.

SIGNED AND DELIVERED )

by the withinnamed )

(1) Mr. LAXMINARAYAN R. BHATTAD )

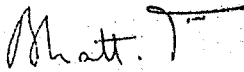


Signature



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(2) Mr. BHAGWANDAS R. BHATTAD )

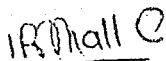


Signature



(Left Hand Thumb Impression)

(3) Mr. HARIKISHAN R. BHATTAD )

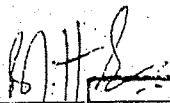


Signature

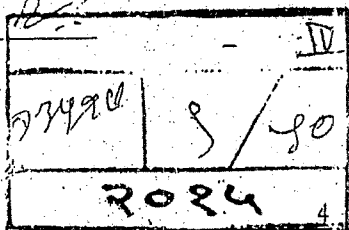


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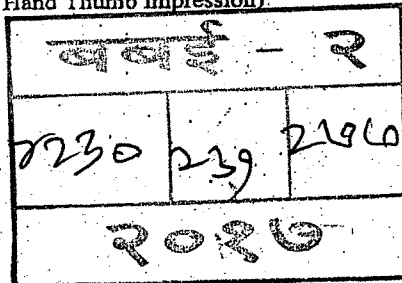
(4) Mr. HARISHKUMAR R. BHATTAD )



Signature



(Left Hand Thumb Impression)





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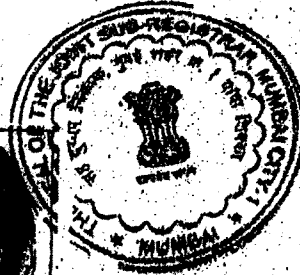
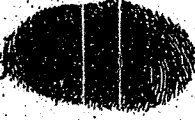
in the presence of

1.

2.

We accept the aforesaid powers

(1) Mr. BRIJESH H. BHATTAR



Signature

*Brijesh*

(2) Mr. PARAG SHAH



(Impression)

Signature

*Parag*

(3) Mr. GAJENDRA KORGAONKAR



(Impression)

Signature

*Gajendra*

(4) Ms. DHANASHREE KHOPADE



(Impression)

Signature

*D. P. Khopade*

(5) Ms. ARCHANA DALVI

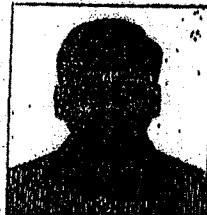


(Impression)

Signature

*A. Dalvi*

(6) Mr. ROSHAN SAWANT



(Impression)

Signature

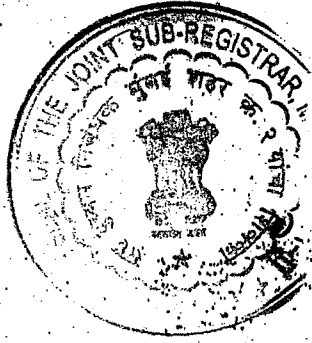
In the presence of

1. *[Signature]*  
2. *[Signature]*

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(Left Hand Thumb Impression)

बवई - २		
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बकाई - २		
१२३०	२३	२०६
२०१६		



**Extract of Minutes of Board of Directors meeting held on 28<sup>th</sup> December 2015 at 12:30 p.m. at the Registered Office of the company at 104, Bajaj Bhavan, Nariman Point, Mumbai - 400 021.**

By and under a Deed of Conveyance dated February 24<sup>th</sup>, 2006 registered with the office of the Sub-Registrar of Assurances under Serial No. BBE/1922 of 2006, the Industrial Finance Corporation of India Limited sold, conveyed, assigned and transferred all its right, title and interest in respect of all that piece and parcel of land admeasuring 22,842.97 square meters or thereabouts, bearing C.S. No. 163, situate, lying and being at Tokersey Jivraj Road, Parel-Sewree Division, Mumbai ("Larger Property").

By and under an Agreement dated September 6<sup>th</sup>, 2006 executed between (i) Messrs. M.B. Constructions; (ii) Messrs. M.B. Development Corporation; (iii) Messrs. R.M. Bhuther & Company Limited; and (iv) Messrs. Hem Infrastructure & Property Developers Private Limited, the parties thereto have formed an Association of Persons called "Hem Bhattad" *inter alia* to carry on the business of development of immovable properties including the Larger Property on the terms and conditions contained therein.

By and under a Joint Development Agreement dated September 27<sup>th</sup>, 2012 (hereinafter referred to as "the said Joint Development Agreement"), registered with the office of the Sub-Registrar of Assurances under Serial No. BBE2/7537 of 2012, HB and RM3CL along with PLU, have agreed to jointly develop the Property i.e. land admeasuring 16,953.74 square meters being a portion of the Larger Property, for the consideration and on the terms and conditions contained therein.

Pursuant to Draft Agreement for Sale which was placed before the Board to execute sale of residential premises of two towers each comprising of basement, ground floor, 1<sup>st</sup> to 6<sup>th</sup> level podiums, still and 1<sup>st</sup> to 50 upper floors and Public Car Parking on the land bearing C.S. No. 163, T. J Road, Parel, Mumbai, which was being offered for development and introduced in M/s. Hem Bhattad, an Association of Persons comprising (i) M/s. M.B. Constructions, (ii) M/s. M.B. Development Corporation, (iii) M/s. Hem Infrastructure & Property Developers Pvt. Ltd. and (iv) M/s. R.M. Bhuther & Company Ltd., having its office at 104, Bajaj Bhavan, Nariman Point, Mumbai - 400 021 which has entered into a joint development agreement with M/s. Peninsula Land Ltd, a company incorporated under the Companies Act, 1956 having its registered office at Peninsula Spenta, Mathuradas Mills, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, to develop jointly the property as aforesaid.

The Company being one of the party to the said Agreement for Sale, the Board unanimously resolved to delegate relevant Powers of Attorney and

[ Page (1) of (2) ]

104, Bajaj - Bhavan, Nariman Point, Mumbai - 400 021, India

T: +91 22 22027415 | F: +91 22 22027415 | E: info@bhattadgroup.com | W: www.bhattadgroup.com

2230	234	206
2026		



पत्र - २		
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पत्र - २		



पत्र - २		
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authorities to any of the four Directors to sign, execute and appear before registering authority and present for registration of said Agreement for Sale, Deed of Transfer, Deed of Rectification and such other deeds and documents necessary for selling and transferring the flats/premises situated in the aforesaid buildings to the prospective purchaser/s.

The Company also Unanimously Resolved to grant limited powers to (1) Shri. Brijesh H. Bhattad; (2) Shri. Parag Shah; (3) Shri. Gajendra Korgaonkar; and (4) Ms. Dhanashree Kopade; (5) Mrs. Archana Dalvi; and (6) Mr. Roshan Sawant to present, lodge and admit execution of the Agreement for Sale of Flats.

The following Resolutions are passed:-

The Company hereby fully authorize Shri. Laxminarayan R. Bhattad, the Chairman & Managing Director of the Company, to execute the Powers of Attorney in presence of the Director Shri. Bhagwandas R. Bhattad and to register the said Powers of Attorney before the Sub-Registrar of Assurances, Mumbai in favour of himself and the other Directors.

"RESOLVED THAT namely (1) Shri. Laxminarayan R. Bhattad; (2) Shri. Bhagwandas R. Bhattad; (3) Shri. Harikishan R. Bhattad; and (4) Shri. Harish R. Bhattad, Directors of the Company, are hereby authorized to sign, execute the Agreements for Sale of Flats and appear before registering authority and present for registration of said Agreement for Sale, Deed of Transfer, Deed of Rectification and such other deeds and documents necessary for selling and transferring the flats/premises situated in the aforesaid buildings to the prospective purchaser/s in Towers 'A' & 'B'."

THE COMPANY FURTHER UNANIMOUSLY RESOLVED to delegate the limited powers to the following persons namely (1) Shri. Brijesh H. Bhattad; (2) Shri. Parag Shah; (3) Shri. Gajendra Korgaonkar; and (4) Ms. Dhanashree Kopade; (5) Mrs. Archana Dalvi; and (6) Mr. Roshan Sawant to present, lodge and admit execution of the Agreement for Sale of Flats document signed by Directors of the Company before the Sub-Registrar of Assurances at Mumbai to register the Agreement for Sale of Flats.

CERTIFY TRUE COPY  
FOR AND ON BEHALF OF BOARD

बजई - २IV	
93496	94/100
Place : Mumbai	

Date : 28/12/2015

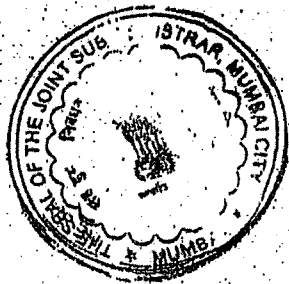
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LAXMINARAYAN R. BHATTAD,  
CHAIRMAN & MANAGING DIRECTOR.

[ Page (2) of (2) ]

बजई - २	
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पत्र - २		
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पत्र - २		
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Asst. Registrar  
Mumbai

Noted by: 2001.1.2.2001

Form No. 10  
Mumbai

1. Name of the Applicant	2. Name of the Debtor	3. Name of the Creditor	4. Name of the Assignee	5. Name of the Assignor	6. Name of the Assignee
SHRI. H. H. K. J.	SHRI. H. H. K. J.	SHRI. H. H. K. J.	SHRI. H. H. K. J.	SHRI. H. H. K. J.	SHRI. H. H. K. J.

1. Name of the Applicant: SHRI. H. H. K. J.

2. Name of the Debtor: SHRI. H. H. K. J.

3. Name of the Creditor: SHRI. H. H. K. J.

4. Name of the Assignee: SHRI. H. H. K. J.

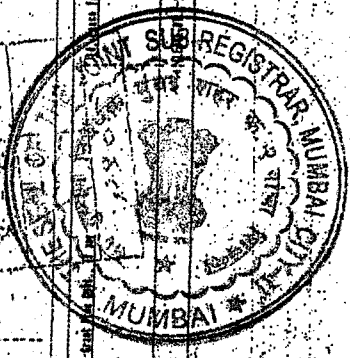
5. Name of the Assignor: SHRI. H. H. K. J.

6. Name of the Assignee: SHRI. H. H. K. J.



2001  
96/40  
2001

2001  
230 230 2001  
2001



1447 5075400000  
 Validity to: 20/11/2008

REGISTRATION OF THE COMPANIES ACT, 1956  
 (Provided under Section 32 of the Companies Act, 1956)

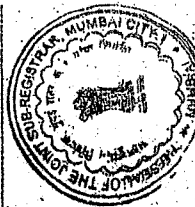
Official Paper - 2007  
 Volume No. 27



1. Name of the Company M/S. JAYALAL	2. Date of Incorporation 15/07/2007	3. Date of Issue of Certificate 15/07/2007	4. Name of the Director M/S. JAYALAL	5. Name of the Director M/S. JAYALAL	6. Name of the Director M/S. JAYALAL	7. Name of the Director M/S. JAYALAL	8. Name of the Director M/S. JAYALAL	9. Name of the Director M/S. JAYALAL	10. Name of the Director M/S. JAYALAL
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2007  
 2007  
 2007  
 2007

11. Name of the Applicant M/S. JAYALAL	12. Name of the Director M/S. JAYALAL	13. Name of the Director M/S. JAYALAL	14. Name of the Director M/S. JAYALAL	15. Name of the Director M/S. JAYALAL	16. Name of the Director M/S. JAYALAL	17. Name of the Director M/S. JAYALAL	18. Name of the Director M/S. JAYALAL	19. Name of the Director M/S. JAYALAL	20. Name of the Director M/S. JAYALAL
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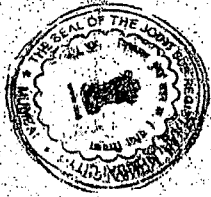
2007  
 2007  
 2007

21. Name of the Director M/S. JAYALAL	22. Name of the Director M/S. JAYALAL	23. Name of the Director M/S. JAYALAL	24. Name of the Director M/S. JAYALAL	25. Name of the Director M/S. JAYALAL	26. Name of the Director M/S. JAYALAL	27. Name of the Director M/S. JAYALAL	28. Name of the Director M/S. JAYALAL	29. Name of the Director M/S. JAYALAL	30. Name of the Director M/S. JAYALAL
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2084	2084	2084
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2084	2084	2084
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2084	2084	2084
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बबई - २		
२३०	२४९	२५०
२०२७		



1. Name of the Applicant  
 2. Address of the Applicant  
 3. Name of the Public Authority  
 4. Name of the Officer

(1) - 20/08/2012  
 (2) - 20/08/2012  
 (3) - 20/08/2012  
 (4) - 20/08/2012

5. Name of the Public Authority

6. Name of the Public Authority



20290 25/2/2012  
 20290

7. Name of the Public Authority  
 8. Name of the Officer  
 9. Name of the Public Authority  
 10. Name of the Officer

11. Name of the Public Authority  
 12. Name of the Officer

13. Name of the Public Authority  
 14. Name of the Officer

15. Name of the Public Authority  
 16. Name of the Officer

17. Name of the Public Authority  
 18. Name of the Officer

19. Name of the Public Authority  
 20. Name of the Officer

21. Name of the Public Authority  
 22. Name of the Officer

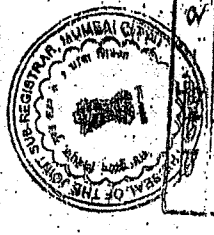
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 24. Name of the Officer

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 26. Name of the Officer

27. Name of the Public Authority  
 28. Name of the Officer

29. Name of the Public Authority  
 30. Name of the Officer

31. Name of the Public Authority  
 32. Name of the Officer



20290 25/2/2012  
 20290



33. Name of the Public Authority  
 34. Name of the Officer

35. Name of the Public Authority  
 36. Name of the Officer

37. Name of the Public Authority  
 38. Name of the Officer

39. Name of the Public Authority  
 40. Name of the Officer

20290 25/2/2012  
 20290



41. Name of the Public Authority  
 42. Name of the Officer

43. Name of the Public Authority  
 44. Name of the Officer

45. Name of the Public Authority  
 46. Name of the Officer

47. Name of the Public Authority  
 48. Name of the Officer

49. Name of the Public Authority  
 50. Name of the Officer

51. Name of the Public Authority  
 52. Name of the Officer

53. Name of the Public Authority  
 54. Name of the Officer

55. Name of the Public Authority  
 56. Name of the Officer

57. Name of the Public Authority  
 58. Name of the Officer

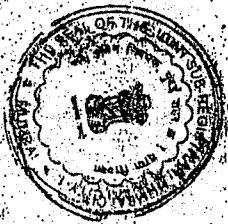
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61. Name of the Public Authority  
 62. Name of the Officer

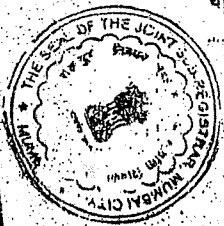
63. Name of the Public Authority  
 64. Name of the Officer



2024	23/10	2024
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2024	23/10	2024
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2024 - 2		
2024	23/10	2024
2024		

2026	27/2/20	2
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PERMANENT ACCOUNT NUMBER  
ABEPB1819G

MR. NAME  
BHAGWANBAS RAMCHANDRA  
BHATTAR

MR. DATE OF BIRTH  
RAMCHANDRA RAMCHANDRA  
BHATTAR

09-11-1953

SIGNATURE

PERMANENT ACCOUNT NUMBER  
ABEPB1819G

MR. NAME  
BHAGWANBAS RAMCHANDRA  
BHATTAR

MR. DATE OF BIRTH  
RAMCHANDRA RAMCHANDRA  
BHATTAR

09-11-1953

SIGNATURE



PERMANENT ACCOUNT NUMBER  
ABEPB177G

MR. NAME  
LAXMINATH RAMCHANDRA  
BHATTAR

MR. DATE OF BIRTH  
RAMCHANDRA RAMCHANDRA  
BHATTAR

10-10-1953

SIGNATURE



PERMANENT ACCOUNT NUMBER  
AAHRB4386K

MR. NAME  
HARIKISHAN RAMCHANDRA  
BHATTAR

MR. DATE OF BIRTH  
RAMCHANDRA RAMCHANDRA  
BHATTAR

10-10-1953

SIGNATURE

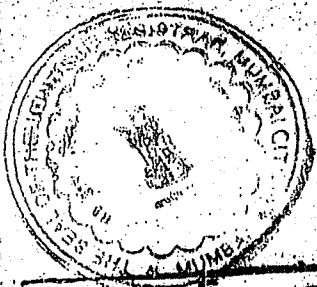
DIRECTOR OF INCOME TAX (SYSTEMS)

2024

24/11/2024

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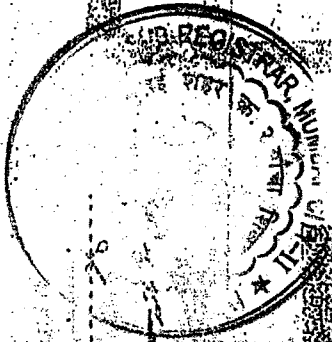


बळई - २		
२३०	२२५	२४६
२०२५		



बळई - २		
२३०	२२५	२४६
२०२५		

2026	2026	2
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सामान्य मागसाचा अधिकार  
 COMMON REGISTRATION OFFICER

सामान्य मागसाचा अधिकार  
 Laxminarayan Ramchandra Bhattad  
 जन्म वर्ष / Year of Birth : 1957  
 पुरुष / Male

6023 5152 8284

आधार - सामान्य मागसाचा अधिकार

सामान्य मागसाचा अधिकार  
 COMMON REGISTRATION OFFICER  
 Bhatlad, 77, A-1 apartments  
 270, walkeshwar road  
 Walkeshwar, Mumbai  
 Maharashtra, 400006  
 8756 6886 0315  
 सामान्य मागसाचा अधिकार

सामान्य मागसाचा अधिकार  
 COMMON REGISTRATION OFFICER  
 Bhatlad, 77, A-1 apartments  
 270, walkeshwar road  
 Walkeshwar, Mumbai  
 Maharashtra, 400006

2026	20	40
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सामान्य मागसाचा अधिकार  
 COMMON REGISTRATION OFFICER  
 Bhatlad, 77, A-1 apartments  
 270, walkeshwar road  
 Walkeshwar, Mumbai  
 Maharashtra, 400006

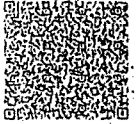
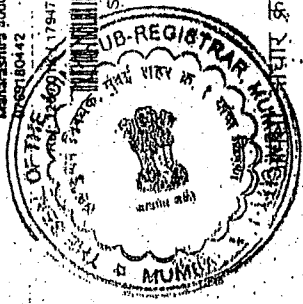
सामान्य मागसाचा अधिकार  
 COMMON REGISTRATION OFFICER  
 Bhatlad, 77, A-1 apartments  
 270, walkeshwar road  
 Walkeshwar, Mumbai  
 Maharashtra, 400006  
 सामान्य मागसाचा अधिकार



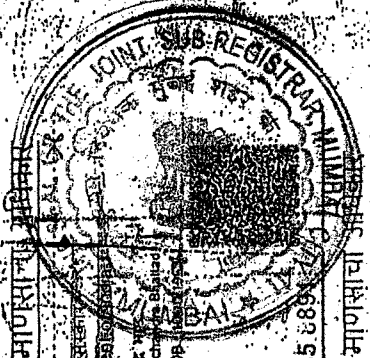
भारत सरकार  
 Unique Identification Authority of India  
 भारत सरकार

नोंदविय्याचा क्रमांक / Enrollment No 10182201704957

To  
 श्रीमती रमचंद्र भट्ट  
 Hanish Ramchandra Bhattad  
 S/O: Ramchandra Bhattad  
 77, A-1 apt. (mehar)  
 270 walkeshwar Road  
 next to governor House walkeshwar  
 Mumbai  
 Maharashtra 400006  
 15/09/2013  
 80442

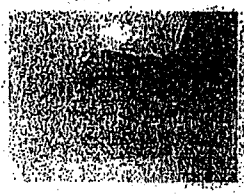


आधार क्रमांक / Your Aadhaar No.: 2527 7555 8891



2527 7555 8891

आधार - सामान्य माणसाचा अधिकार



श्रीमती रमचंद्र भट्ट  
 Hanish Ramchandra Bhattad  
 जन्म तारीख / DOB : 10/10/1963  
 पुरुष / Male



5009 6828 8097

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 Unique Identification Authority of India

पत्ता S/O: रमचंद्र भट्ट, 108, 10 Address: S/O: Ramchandra Bhattad, 108,  
 फ्लॉर, ए-1 अपार्टमेंट, 270 वाळकेश्वर 10th floor, A-1 apartment, 270, walkeshwar  
 रोड, गवर्नर हाउस शेजारी, वाळकेश्वर, Road: next to governor House, walkeshwar,  
 मुंबई, महाराष्ट्र, 400006 Mumbai Maharashtra, 400006

5009 6828 8097



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help@uidai.gov.in

1800-3030-997

बवई - २		
४२३०	२४५	२०६
२०१६		



2024

2024	
2024	2024
2024	



2026	
2026	2026
2026	

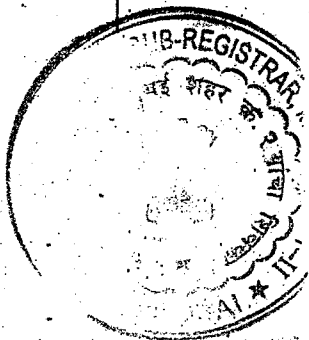
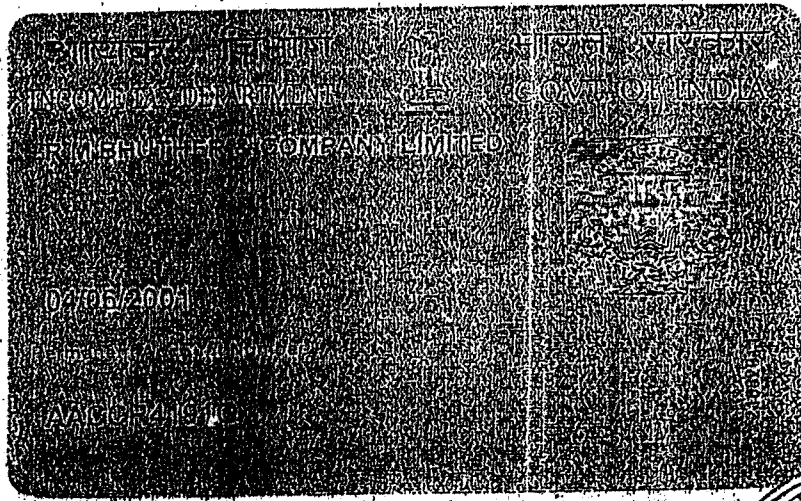


वर्ष - १९८४	
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२०१५	

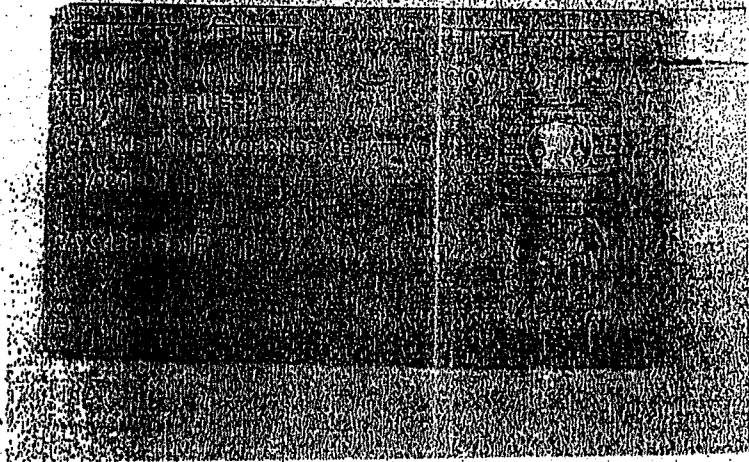


वर्ष - २	
१२३०	२५२३६
२०१६	





पंजी - २	
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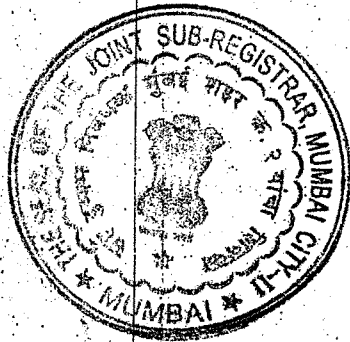


पंजी - २	
११३०	२५० २०१५
२०१६	





जबई - १		
१३५१०	३२	५०
२०१५		



जबई - २		
११५०	५५	२५०
२०१७		





बवई - ११०		
१३५७०	३४	३०
२०२५		



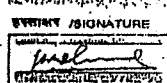
बवई - २		
१११०	२५३	२१६०
२०२७		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AAJPE7613Q


नाम / NAME  
 PARAG BIPINCHANDRA SHAH

पिता का नाम / FATHER'S NAME  
 BIPINCHANDRA TALAKCHAND SHAH

जन्म तिथि / DATE OF BIRTH  
 28-11-1967

हस्ताक्षर / SIGNATURE  


आयकर निदेशक (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

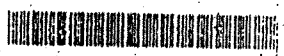

  
 आंधार

भारत सरकार  
 Income Identification Authority of India

एनरोलमेंट क्रमांक : Enrolment No.: 1216/00186/01332



To,  
 Parag Bipinchandra Shah  
 पराग बिपिचंद्र शाह  
 S/O Bipinchandra Shah  
 F/30A, Kamla Vihar Mahavir Nagar, Dahanukar Wadi Near Jain  
 Temple  
 Kandivli West Mumbai  
 Maharashtra 400067  
 Mobile: 9322210911


  
 UC 07939105 3 IN  
 (Ref No.: 4120389X-7939105)

बबई - ११  
 १३५१५    ३५/१०  
 २०१५

आपला आधार क्रमांक / Your Aadhaar No. :

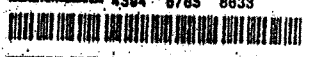
**4394 6785 8633**

आधार - सामान्य माणसाचा अधिकार


  
 भारत सरकार  
 GOVERNMENT OF INDIA

पराग बिपिचंद्र शाह  
 Parag Bipinchandra Shah

जन्म वर्ष / Year of Birth : 1967  
 लिंग / Male  
 4394 6785 8633





आधार - सामान्य माणसाचा अधिकार

बबई - २  
 ११२५०    २५/१०  
 २०१६





खर्च - २४	
३३५२५	३६ / १०
२०२५	



खर्च - २	
७२३०२५५	२४६
२०२७	

भारत सरकार  
 GOVERNMENT OF INDIA  
 गजेंद्र विजय कोरगांवकर  
 Gajendra Vijay Korgaonkar  
 जन्म तारीख/ DOB: 01/05/1968  
 पुरुष / MALE


9910 5019 0659

आधार-सामान्य माणसाचा अधिकार

वर्ग - २IV  
 ७२३० २५६२००६  
 २०१५

भारत सरकार  
 GOVERNMENT OF INDIA  
 आधुनिक पहचान प्राधिकरण  
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
 यांचा मुलगा: विजय S/O: Vijay Korgaonkar  
 कोरगांवकर, 73/75, एन, Building: 1st Floor, Mumbai  
 के, विल्डिंग, 1 वा मजाना, Gorgaon, Mumbai, M.  
 मूगभाट लेन, गिदगाव, मुंबई, Maharashtra - 400004  
 मुंबई.  
 महाराष्ट्र - 400004



9910 5019 0659

Aadhaar - Aam Admi ka Adhikar

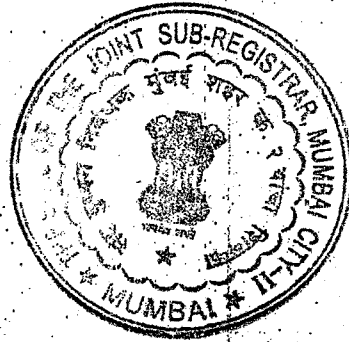


गजेंद्र विजय कोरगांवकर  
 Gajendra Vijay Korgaonkar  
 कोरगांवकर  
 Korgaonkar  
 Account Number  
 9910 5019 0659

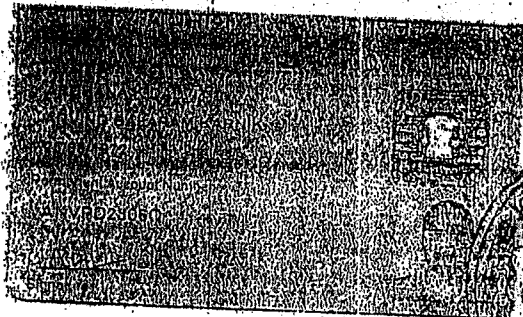
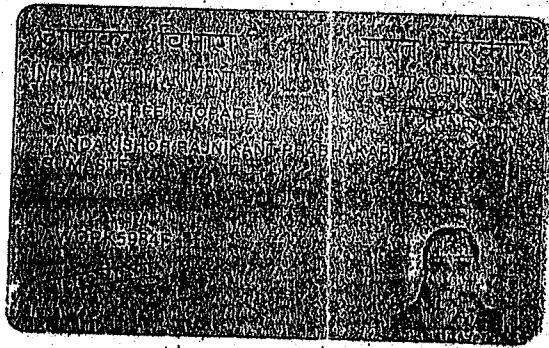
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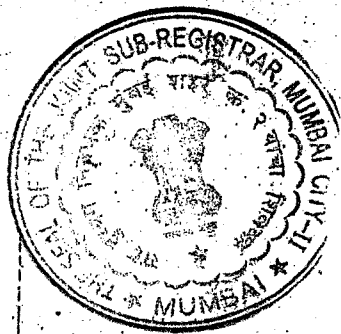
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१३/११/२०	३८/५०
२०१५	



ववई - २	
११/१०	२५/११/२०
२०१७	



अकाउंट - २१४	
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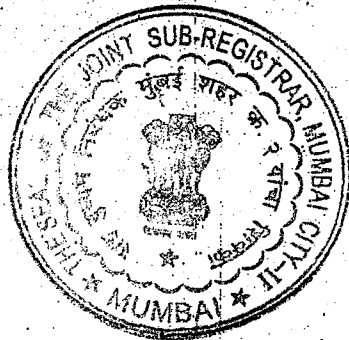


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४२१०	२५/१०
२०२६	





बवई - ३४		
३३५७०	४०	५०
२०२५		



बवई - २		
२२३०	२५०	२००
२०२७		



भारत सरकार  
Unique Identification Authority of India  
Govt of India, New Delhi



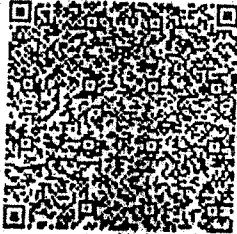
E-Aadhaar Letter

नोंदणी क्रमांक/Enrolment No.: 1207/48543/01737

Dhanashree Prashant Khopade (धनश्री प्रशांत खोपडे)  
Komal Niwas, Andheri Kuria Road, Pipe Line, Opp  
Rahul Building, Andheri East, Mumbai, Mumbai,  
Maharashtra - 400059

तुमचा आधार क्रमांक/ Your Aadhaar No.:

2976 0001 7691



बजई - २४	
१९५११	०९ / ५०
२०२५	

आधार-सामान्य माणसाचा अधिकार

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Date: 2018.12.28 11:50:18

- आधार देशभरात मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



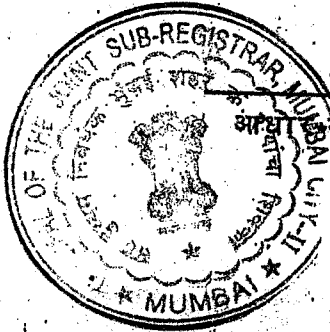
धनश्री प्रशांत खोपडे  
Dhanashree Prashant  
Khopade  
जन्म तारीख/ DOB: 18/10/1983  
पहिला / FEMALE



भारत सरकार  
भारतीय पहचान प्रणाली प्राधिकरण  
GOVERNMENT OF INDIA  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

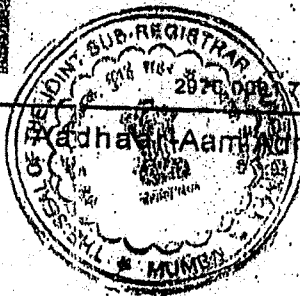
पत्ता:  
कोमल निवास, अंधेरी कुर्ला  
रस्ता, पाईप लाईन, ओप  
राहुल बिल्डिंग, अंधेरी ईस्ट,  
मुंबई, मुंबई,  
महाराष्ट्र - 400059

Address:  
Komal Niwas, Andheri Kuria Road,  
Pipe Line, Opp Rahul Building,  
Andheri East, Mumbai, Mumbai,  
Maharashtra - 400059

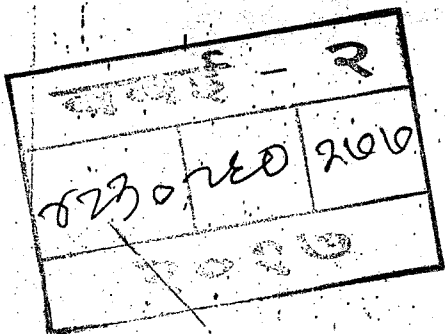


2976 0001 7691

आधार-सामान्य माणसाचा अधिकार

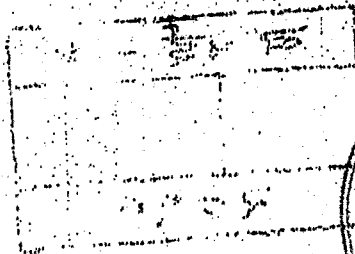


Aadhaar Aam Aadmi ka Adhikar





बळई - २४		
२३५९०	१२	५०
२०२५		



बळई - २		
२२३०	२९	२४०
२०२७		

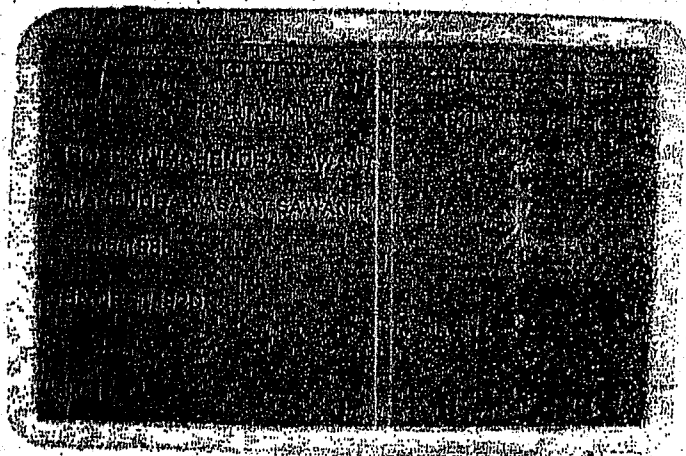




बवई - १D	
१३५१०	४४ / ५०
२०१५	



बवई - २	
४२१०	२६३१००
२०१७	



अखत - २४	
२३५९०	४५/१०
२०२५	



अखत - २	
२२७०	२६४/२६६
२०२६	

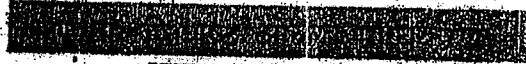
AUTHORITY FOR THE REGISTRATION OF DOCUMENTS  
 GOVERNMENT OF MAHARASHTRA  
 GOVT. REGISTRATION DEPARTMENT  
 MUMBAI  
 Name: SACHIN SADANANT LIMAYE  
 S/O. SACHIN LIMAYE  
 Add: AHURAWANA PETH  
 PUNE  
 PIN: 411001  
 Signature/Thumb Impression of Holder

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SACHIN SADANANT LIMAYE  
 SACHIN LIMAYE  
 30071001  
 Permanent Address  
 TKR 2020



नवई - २०  
 २०२५

नवई - २  
 २०२०



भारत सरकार

Unique Identification Authority of India  
एन.ए.आर.आर.ए. / India

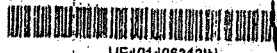
नोंदविण्याचा क्रमांक / Enrollment No 1210/18109/20681

To,  
रोशन महेंद्र सावंत  
Roshan Mahendra Sawant  
A-4/B, CHAITANYA CHS  
MANPADA ROAD  
GANESH NAGAR  
DOMBIVALI EAST  
Mumbai 421201  
Maharashtra 421201  
9610490011

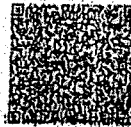
01/04/2012

बबई - १०	
११५१०	४६ / ४०
२०१५	

Ref: 69 / 02E / 114658 / 116710 / P



UE401406312IN



आपला आधार क्रमांक / Your Aadhaar No. :

2090 1841 2131

आधार - सामान्य माणसाचा अधिकार

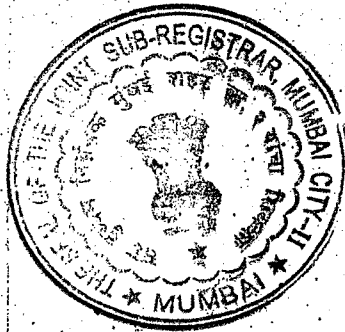
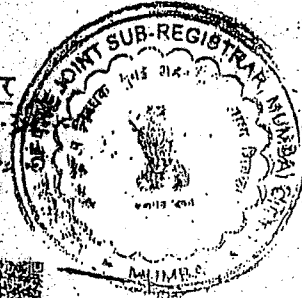


रोशन महेंद्र सावंत  
Roshan Mahendra Sawant  
जन्म वर्ष / Year of Birth : 1986  
पुरुष / Male



2090 1841 2131

आधार - सामान्य माणसाचा अधिकार



बबई - २	
११३०	२६६ / २६०
२०१७	



Summary1 (GoshwaraBhag-1)

गुरुवार, 31 डिसेंबर 2015 2:31 म.नं.

वस्तु गोश्वारा भाग-1

बबई - 8090  
दस्ता क्रमांक: 13517/2015

दस्ता क्रमांक: बबई 1/13517/2015

बाजार मूल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

ड. नि. सह. ड. नि. बबई 1 यांचे कार्यालयात  
अ. क्र. 13517 वर दि. 31-12-2015  
तेजी 1:42 म.नं. वा. हजर केला.

पावती: 16157 पावती दिनांक: 31/12/2015  
सादरकरणासाठीचे नाव: -- आर एम भुपर अॅन्ड कंपनी लि. तर्फे  
डायरेक्टर श्री लक्ष्मीनारायण आर भट्ट

नोंदणी फी रु. 100.00  
दस्ता हाताळणी फी रु. 1000.00  
पृष्ठांची संख्या: 50

दस्ता हजर करणाऱ्याची सही:

एकूण: 1100.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: कुलगुबत्सारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिकल्पार्थ देण्यात आलेला असून त्यामुळे कोणतीही त्यावर मालमत्ता मिळत असेल तेव्हा

शिक्षा क्र. 1 31 / 12 / 2015 01 : 42 : 07 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 12 / 2015 01 : 43 : 01 PM ची वेळ: (फी)



**प्रतिज्ञापत्र**  
"कसब दस्तावेज हा नोंदणी कायदा 1906 अन्वयेत असलेल्या तरतुदीनुसारच नोंदणीत  
सादर केलेला आहे. दस्तावेजात नोंदणी करणारा निष्ठादक व्यक्ती, सक्षीयार व  
सोबत जोडलेल्या कायदपत्रांची कोणतीही त्रुटी, दस्ताची सत्यता, वैधता  
आपणही नोंदणी करणारी दस्ता निष्ठादक व कपुलाधारक हे संपूर्णपणे जाबबदार राहतील.  
लिहून देणारे: लिहून घेणारे:

2) Bhatt.

3) IRMail C  
iSarita v1.5.0

4) B.H.K.

2) Bhatt.

3) Bhatt.

4) O.P.

5) Adalvi.

6) Bhatt.

बबई - 2  
8230 226 2000  
2026

Summary-2(दस्त गोपवारा भाग - २)



31/12/2015 3 44:05 PM

दस्त गोपवारा भाग-2

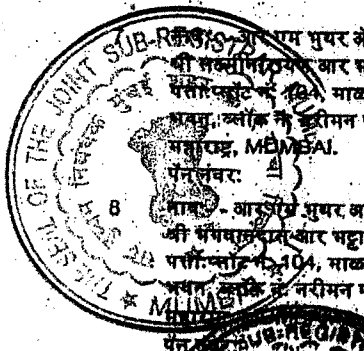
नवई

दस्त क्रमांक:13517/2015

दस्त क्रमांक:नवई/13517/2015

दस्तावा प्रकार:-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव:पराग - शाह पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		
2	नाव:गजेंद्र - कोरगांवकर पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-		
3	नाव:त्रिवेश - भट्ट पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:-		
4	नाव:धनश्री - खोपडे पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-32 स्वाक्षरी:-		
5	नाव:अर्चना - दळवी पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-43 स्वाक्षरी:-		
6	नाव:रोशन - सावंत पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-30 स्वाक्षरी:-		
7	नाव:सुधीर सुधर म्हेळ कंपनी लि. तर्फे डायरेक्टर पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-60 स्वाक्षरी:-		
8	नाव:सुधीर सुधर म्हेळ कंपनी लि. तर्फे डायरेक्टर पत्ता:प्लॉट नं: 104, माळा नं: -, इमारतीचे नाव: वजाज भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		



8230 TEL  
2016

50/50

9 नाव:- आर एम सुयर अन्ड कंपनी लि. तर्फे डायरेक्टर कुलमुख्तार देगार  
 श्री हरीकिशन भट्ट - वय:-49  
 पत्ता: फ्लॉट नं. 104, भाळा नं. - इमारतीचे नाव: राजा स्वाक्षरी:-  
 भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -  
 महाराष्ट्र, MUMBAI. **IR Mall C**  
 पिन संबर:

10 नाव:- आर एम सुयर अन्ड कंपनी लि. तर्फे डायरेक्टर कुलमुख्तार देगार  
 श्री हरीश भट्ट - वय:-49  
 पत्ता: फ्लॉट नं. 104, भाळा नं. - इमारतीचे नाव: राजा स्वाक्षरी:-  
 भवन, ब्लॉक नं: नरीमन पॉइंट मुंबई, रोड नं: -  
 महाराष्ट्र, MUMBAI. **B.H.S.**  
 पिन संबर:



वरील दस्तऐवज करून देणारे तथाकथित कुलमुख्तार देगार ची दस्तऐवज करून दिल्याचे कबुल करतात.  
 शिफ्ट क्र.3 ची वेळ: 31 / 12 / 2015 03 : 40 : 17 PM

गोळ्या:-  
 धोनीन इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना स्वकीशः ओळखतात, व त्यांची ओळख पटविताने

अनु क्र. पक्षकागजे नाव व पत्ता

1 नाव: महेश यशवंत निमये  
 वय: 48  
 पत्ता: 4 बीना फ्लाटा फ्लॉट मुंबई  
 पिन कोड: 400001

2 नाव: सचिन खांबे  
 वय: 31  
 पत्ता: धरीसप्रमाणे  
 पिन कोड: 400001

**खायाचिप**  
 स्वाक्षरी

**दंगलघाचा ठसे**  
 स्वाक्षरी



शिफ्टा क्र.4 ची वेळ: 31 / 12 / 2015 03 : 40 : 51 PM

शिफ्टा क्र.5 ची वेळ: 31 / 12 / 2015 03 : 41 : 05 PM नोंदणी पुस्तक 4 मध्ये

दुय्यम निबंधक मुंबई-1

प्रमाणित करणेत येते की या  
 दस्तावध्ये एकूण 50 पाने आहेत.  
 पुस्तक क्रमांक १. ३३३१/११११  
 अन्वये नोंदला  
 दिनांक : 31 DEC 2015

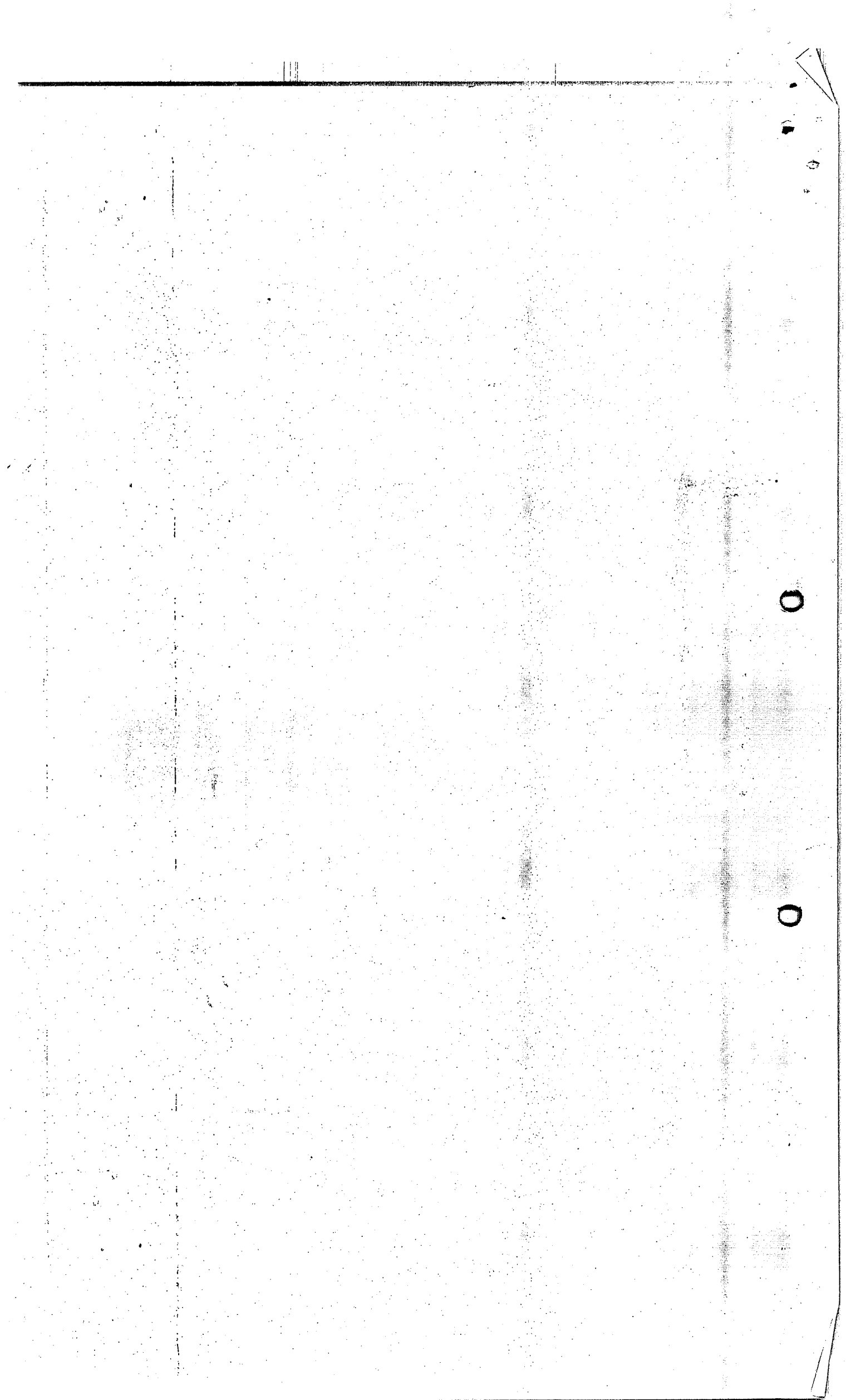
Know Your Rights as Registrants  
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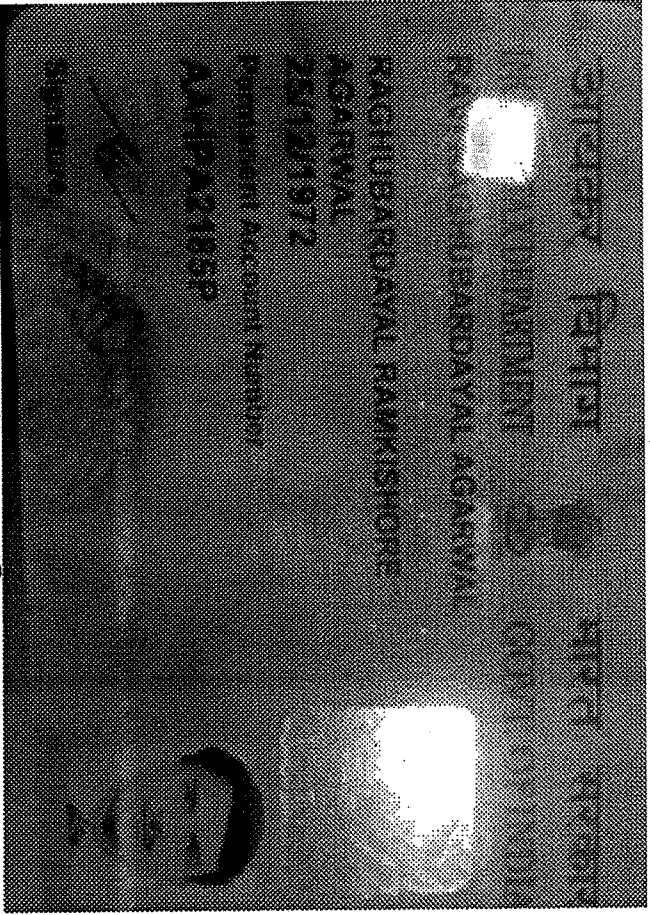


प्रमाणित करणेत येते की या  
 दस्तावध्ये एकूण 50 पाने आहेत.  
 पुस्तक क्रमांक १. ३३३१/११११  
 अन्वये नोंदला  
 दिनांक : 31 DEC 2015

जड: दुय्यम निबंधक मुंबई शहर.

शुद्धी - २  
 ०१३० २६६ २९७  
 २०१७



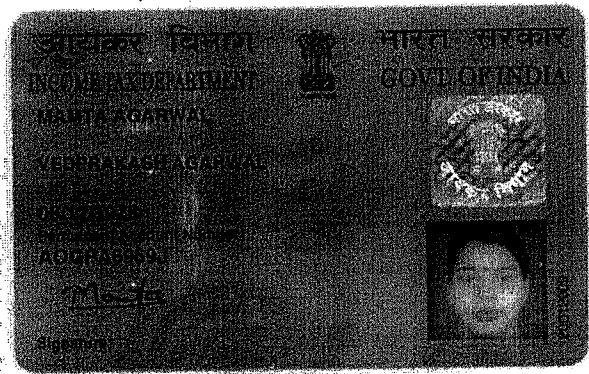


बबई - २		
२२३०	२६०	२१६०
२०१७		

०  
 ०

9

9



*M. J.*

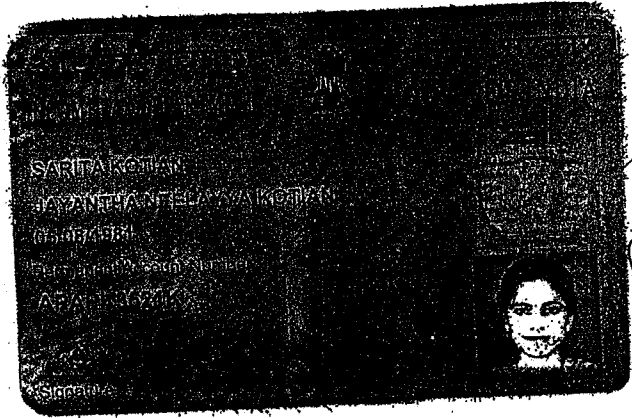


बबई - २		
१२३०	२६९	२१६०
२०१७		

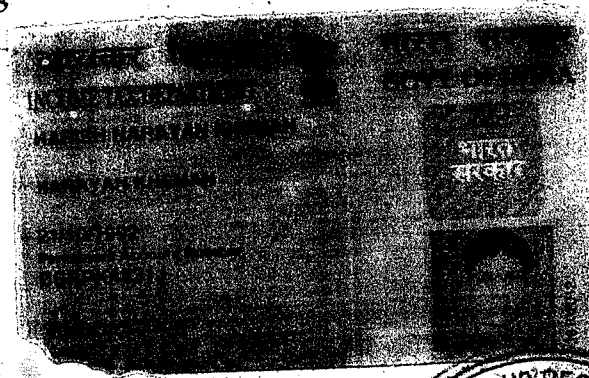
9

9

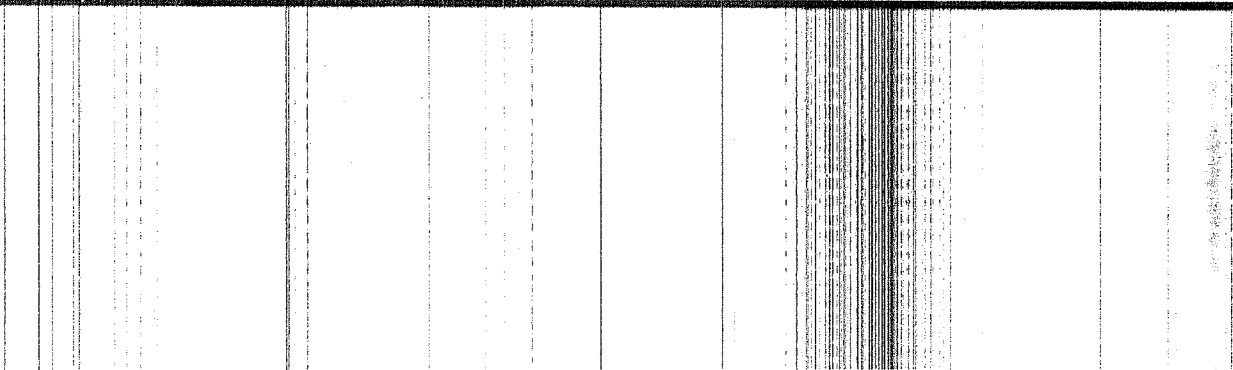
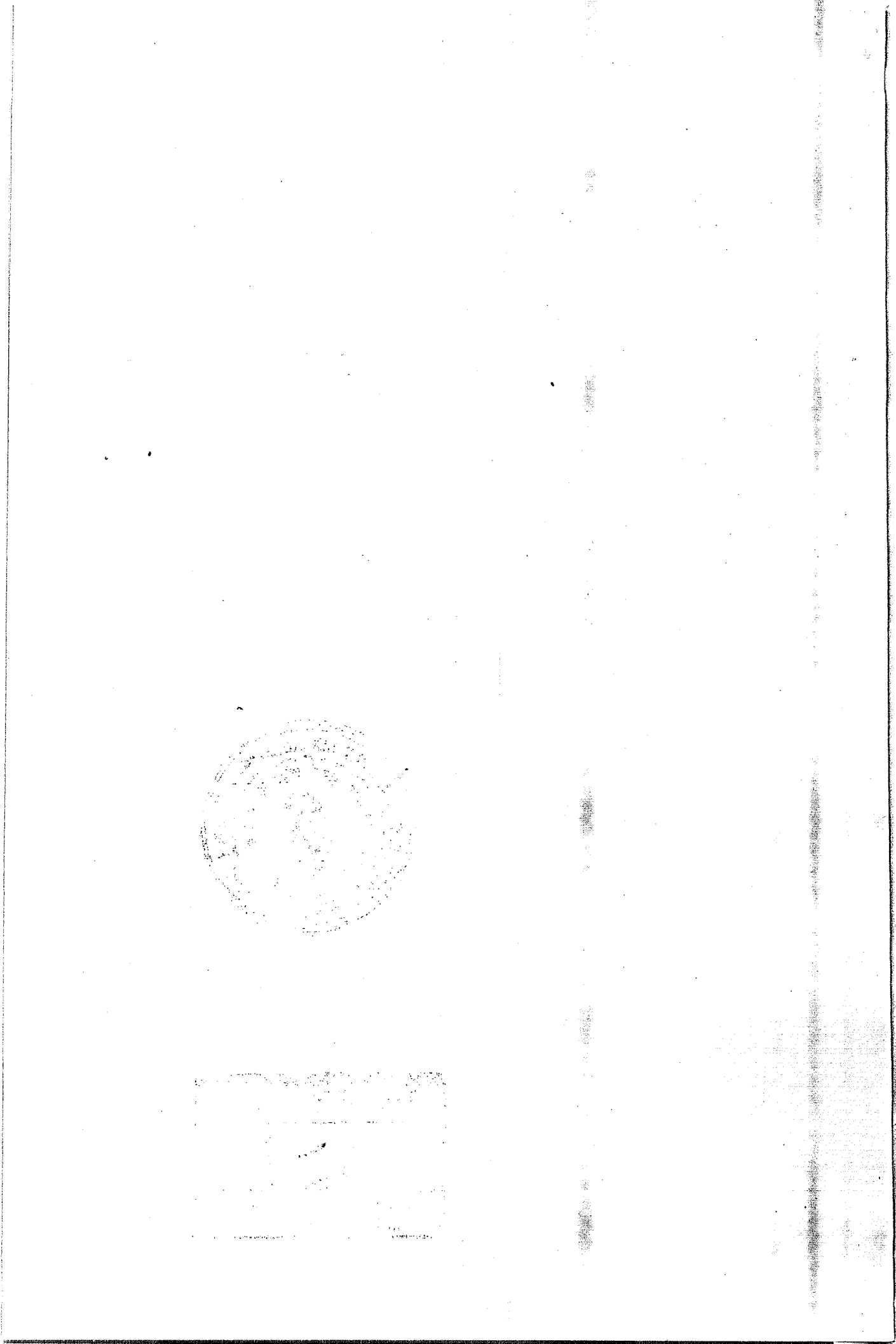




*Polina*



बबई - २		
४३०	२४२१०६	
२०१७		



आयकर विभाग  
INCOME TAX DEPARTMENT  
PENINSULA LAND LIMITED

10/08/1871

Permanent Account Number

AAACT5173

इस कार्ड के माध्यम से आपका आयकर विभाग के साथ संबंध बनाने पर  
कृपया ध्यान दें।  
आयकर विभाग के अधिकारियों से संपर्क करने के लिए  
सहायता के लिए, कृपया आयकर विभाग के अधिकारियों से संपर्क करें।  
सहायता के लिए, कृपया आयकर विभाग के अधिकारियों से संपर्क करें। 400 013

If this card is lost someone's lost card is found,  
please inform return to

Income Tax PAN Services Unit, NSDI,  
3rd Floor, Trade World, A Wing,  
Kamala Mills Compound,  
S. R. Marg, Lower Parcel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
email: uninfo@nsdi.co.in



बवई - २		
१२३०	२०३	२०६
२०२६		



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## Data of ESBTR for GRN MH009957896201617S

### Bank - IDBI BANK

Bank/Branch	: IBKL - 6910139/Mumbai - Lalbaug	Stationary No	: 13013503298970
Pmt Txn Id	: 118683435	Print DtTime	: 28/03/2017 12:31:02
Pmt DtTime	: 28/03/2017 12:04:33	GRAS GRN	: MH009957896201617S
ChallanIdNo	: 69103332017032850478	Office Name	: IGR182 / BOM1_MUMBAI CITY 1 SUB REGISTRAR
District	: 7101 / MUMBAI		

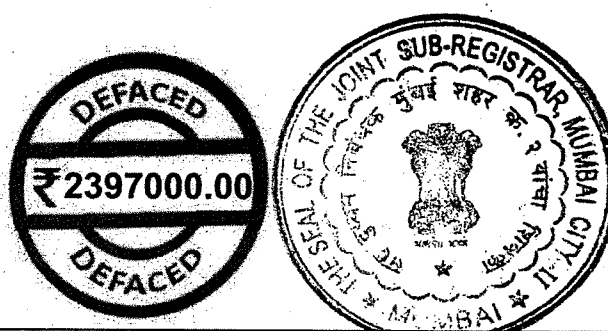
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 23,67,000.00/- (Rs Twenty Three Lakh Sixty Seven Thousand Rupees Only )

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

Article : B25  
 Prop Mvblty : Immovable Consideration : 4,73,38,800.00/-  
 Prop Descr : Apt No 1101Tower A CelestiaSpaces Next toAshok Gardens , P DMello RoadSewreeMumbai  
 : Maharashtra  
 : 400015  
 Duty Payer : PAN-AAHPA2185P Mr Ravi R Agarwal and Mrs Mamta R Agarwal  
 Other Party : PAN-AAACT5173A Peninsula Land Limited

Bank Scroll No : -  
 Bank Scroll Date : -  
 RBI Credit Date : -  
 Mobile Number : 919821244855

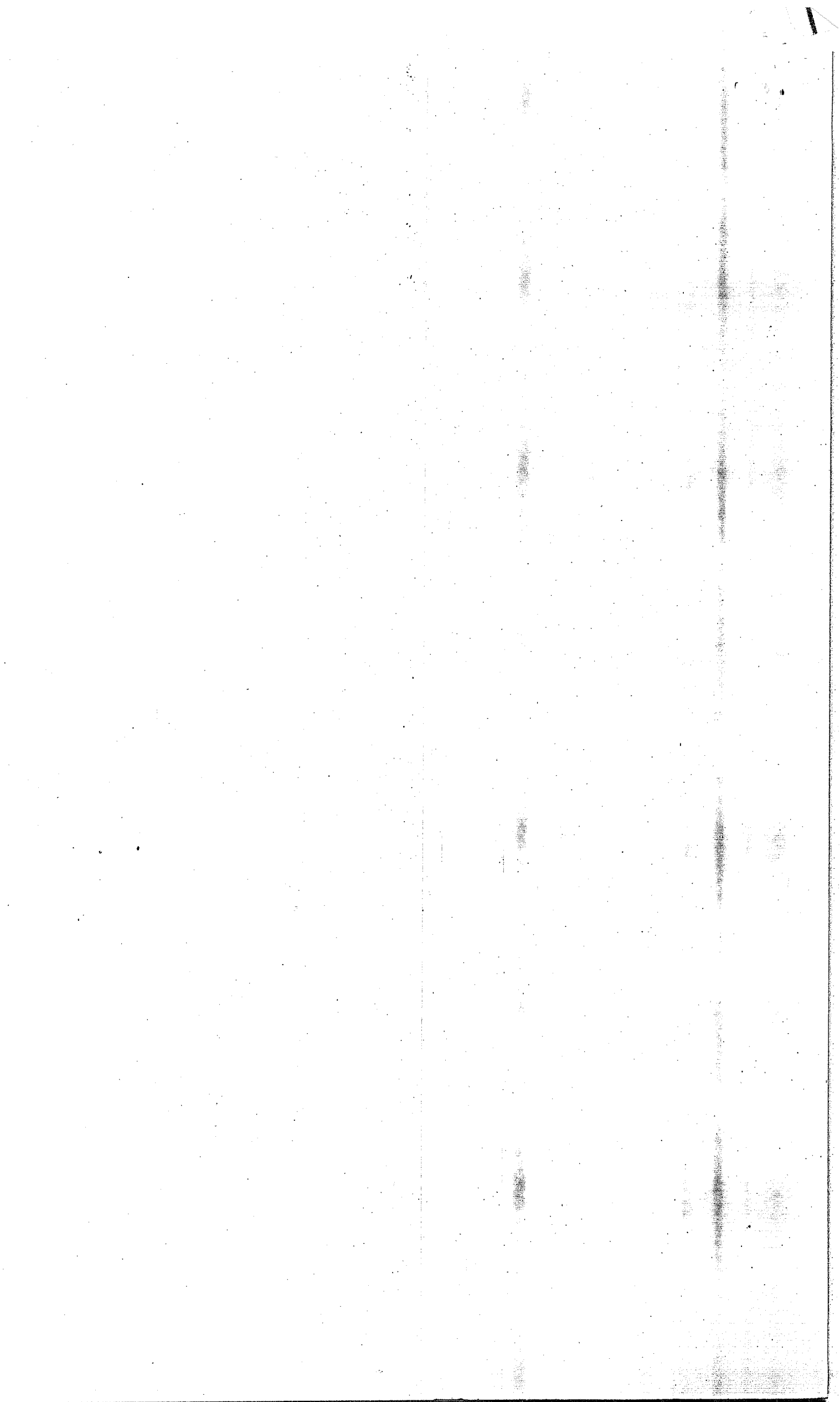
**Only for verification-not to be printed and used**



#### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-319-4230	0005397326201617	29/03/2017-10:02:17	IGR183	30000.00
2	(iS)-319-4230	0005397326201617	29/03/2017-10:02:17	IGR183	2367000.00
<b>Total Defacement Amount</b>					<b>23,97,000.00</b>

<b>बचत - २</b>		
२२३०	२६०	२६६
<b>२६२६</b>		



Summary1 (GoshwaraBhag-1)

319/4230

बुधवार, 29 मार्च 2017 10:04 म.पू.

दस्त गोषवारा भाग-1

बबइ2

दस्त क्रमांक: 4230/2017

209

दस्त क्रमांक: बबइ2 /4230/2017

बाजार मूल्य: रु. 3,42,36,064/- मोबदला: रु. 4,73,38,800/-

भरलेले मुद्रांक शुल्क: रु.23,67,000/-

दु. नि. सह. दु. नि. बबइ2 यांचे कार्यालयात

अ. क्र. 4230 वर दि.29-03-2017

रोजी 10:01 म.पू. वा. हजर केला.

पावती:4721

पावती दिनांक: 29/03/2017

सादरकरणाराचे नाव: रवि आर अग्रवाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 5540.00

पृष्ठांची संख्या: 277

एकुण: 35540.00

दस्त हजर करणाऱ्याची सही:

  
सह दुय्यम निबंधक, मुंबई-2

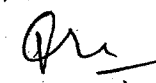


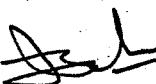
  
सह दुय्यम निबंधक, मुंबई-2

दस्ताचा प्रकार: करारनामा

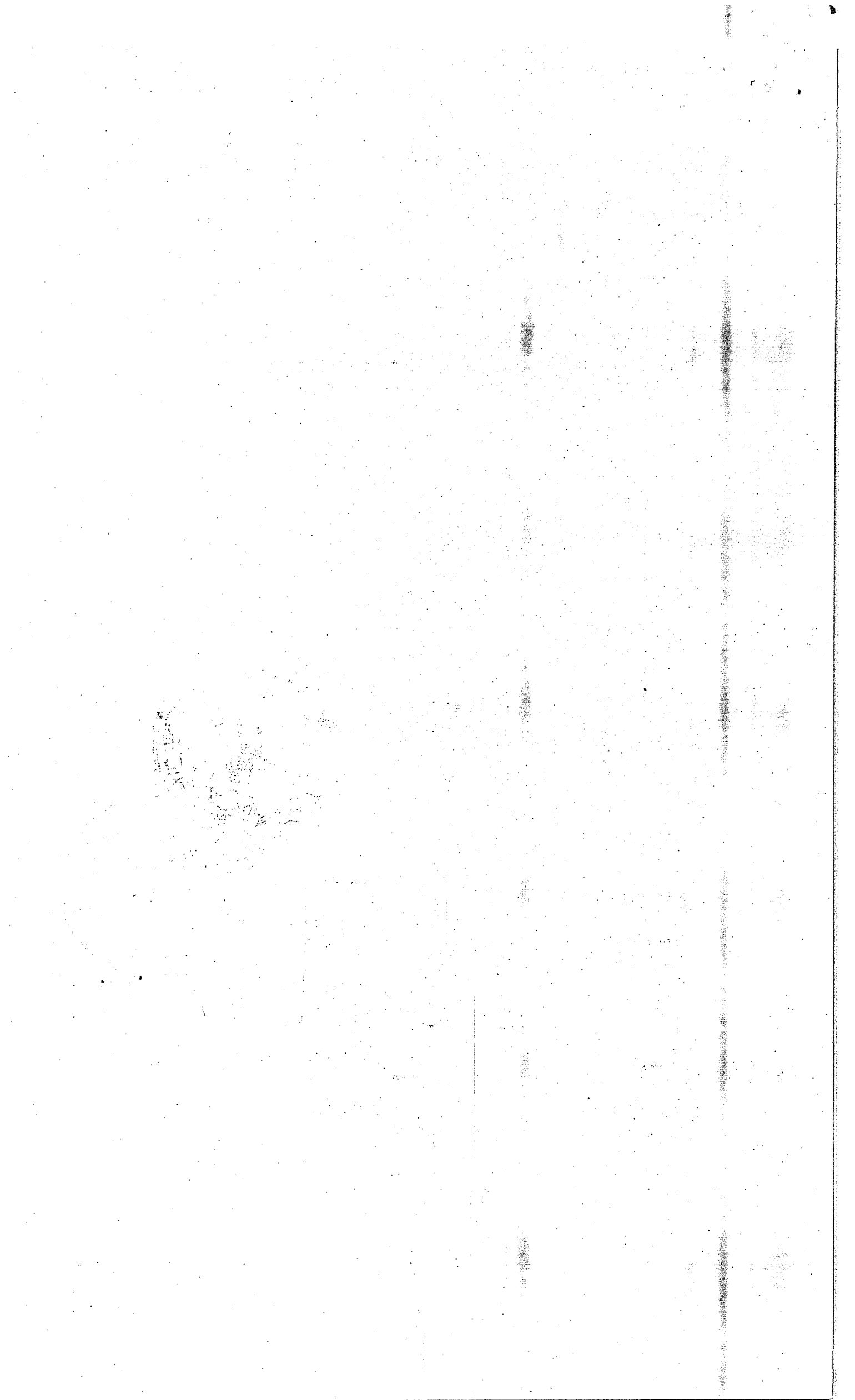
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 29 / 03 / 2017 09 : 59 : 34 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 29 / 03 / 2017 10 : 01 : 32 AM ची वेळ: (फी)

**प्रतिज्ञापत्र**  
दस्त दस्तऐवज हा नोंदणी क्र. १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
केलेला आहे. \* दस्तातील संपूर्ण गजकूर निष्पादक व्यक्ती, साक्षीदार व  
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची सत्यता, वैधता  
कायदेशीर काबीजाती दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.  
१)   
लिहून धंगारे:  लिहून धंगारे:  
२)   
३) 









20/03/2017 10:33:05 AM

दस्त गोषवारा भाग-2

बबइ2

दस्त क्रमांक:4230/2017

218

दस्त क्रमांक :बबइ2/4230/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पेनीनसुला लॅन्ड लिमिटेड तर्फे ऑथोराईज सिग्रेटरी अनिल द्विवेदी तर्फे विशेष मुखत्यार म्हणुन बापुराव - जाधव पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पेनीनसुला स्पेन्टा, मथुरादास मिल, ब्लॉक नं: सेनापती बापट मार्ग, रोड नं: लोअर परेल, महाराष्ट्र, मुंबई. पिन नंबर:AAACT5173A	लिहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:आर एम भुथर अॅन्ड कंपनी लिमिटेड तर्फे ऑथोराईज सिग्रेटरी /डायरेक्टर श्री लक्ष्मीनारायण आर भट्ट तर्फे विशेष मुखत्यार म्हणुन गजेंद्र - कोरगांवकर पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AACCR4191G	लिहून देणार वय :-46 स्वाक्षरी:-		
3	नाव:हेम भट्ट (असोसिएशन ऑफ पर्सन्स) तर्फे ऑथोराईज सिग्रेटरी/ सभासद श्री लक्ष्मीनारायण आर भट्ट तर्फे विशेष मुखत्यार म्हणुन गजेंद्र - कोरगांवकर पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बजाज भवन, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:AAAAH2399L	लिहून देणार वय :-46 स्वाक्षरी:-		
4	नाव:रवि आर अग्रवाल पत्ता:5, 1, लता कुंज बिल्डिंग, झावबावाडी, चिरा बाजार, मुंबई, कालबादेवी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AAHPA2185P	लिहून घेणार वय :-44 स्वाक्षरी:-		
5	नाव:ममता आर अग्रवाल पत्ता:5, 1, लता कुंज बिल्डिंग, झावबावाडी, चिरा बाजार, मुंबई, कालबादेवी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AOGPA6969J	लिहून घेणार वय :-38 स्वाक्षरी:-		

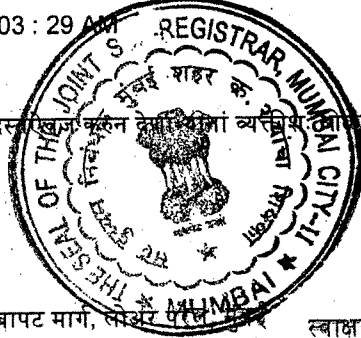
नरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिका क्र.3 ची वेळ:29 / 03 / 2017 10 : 03 : 29 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणारी व्यक्ती खतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सरिता - कोटियन वय:34 पत्ता:पेनीनसुला स्पेन्टा, सेनापती बापट मार्ग, लोअर परेल, मुंबई पिन कोड:400013	स्वाक्षरी		
2	नाव:हरीश - खेमन वय:24 पत्ता:पेनीनसुला स्पेन्टा, सेनापती बापट मार्ग, लोअर परेल, मुंबई पिन कोड:400013	स्वाक्षरी		



शिवका क्र.4 ची वेळ:29 / 03 / 2017 10 : 03 : 54 AM

शिवका क्र.5 ची वेळ:29 / 03 / 2017 10 : 04 : 11 AM नोंदणी पुस्तक 1 मध्ये

सह दुर्यम निबंधक, मुंबई-2

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH009957896201617S	0005397326201617

4230/20

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through the printout (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

बबई - २		
४२३०	२०४	२०४
२०१७		



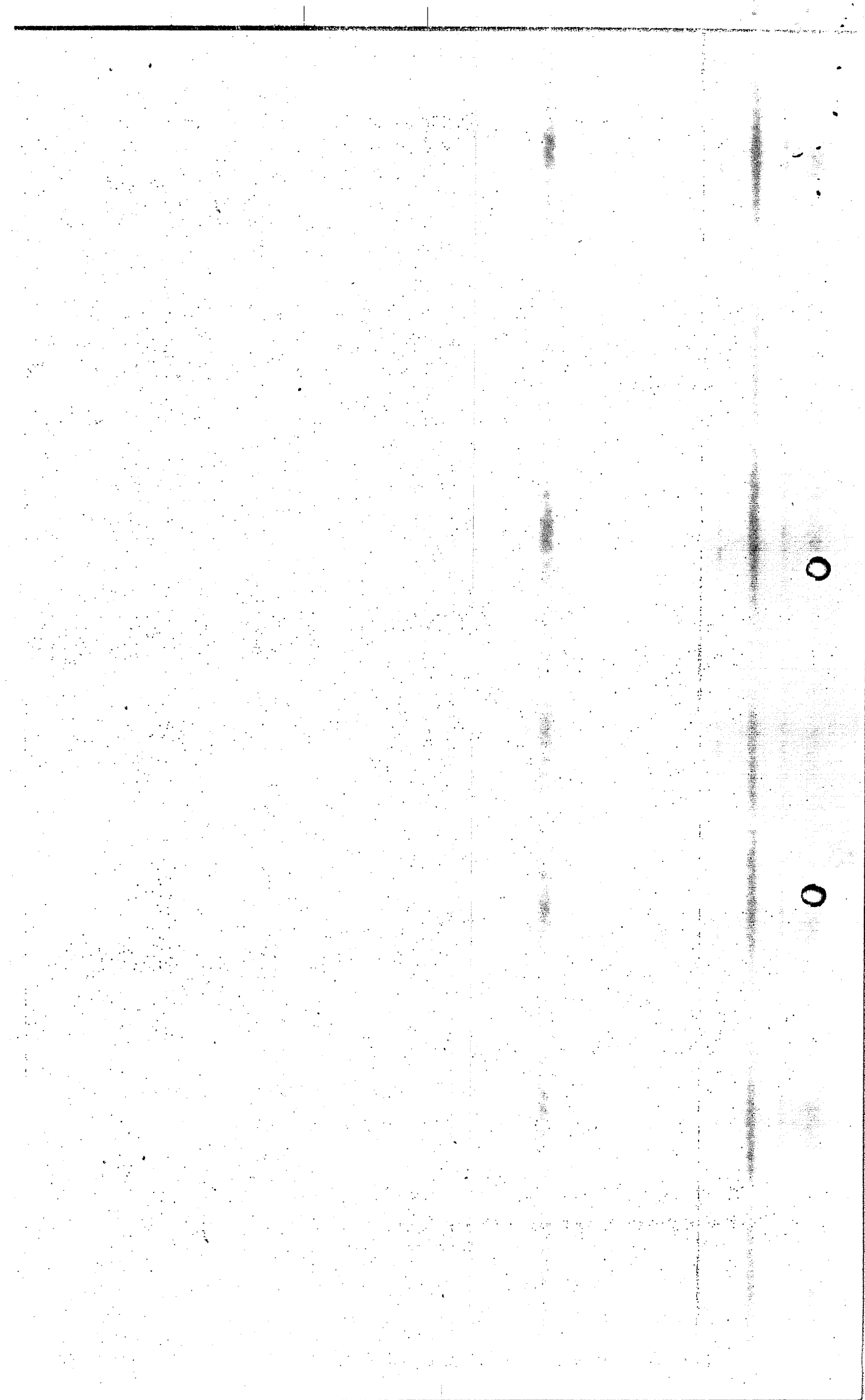
प्रमाणित करणेत येते की  
दस्तावेज एकूण २०४ पाने आहेत  
पुस्तक क्रमांक १, बबई-२/४२३०/२०१७  
नोंदला.  
दिनांक १९ MAR 2017

सह दुर्यम निबंधक, मुंबई शहर-२,

\*\*\*\*\*  
DATED THIS <sup>14</sup> 24 DAY OF Dec., 2015  
\*\*\*\*\*

POWER OF ATTORNEY

पुस्तक - २		
२०१७		



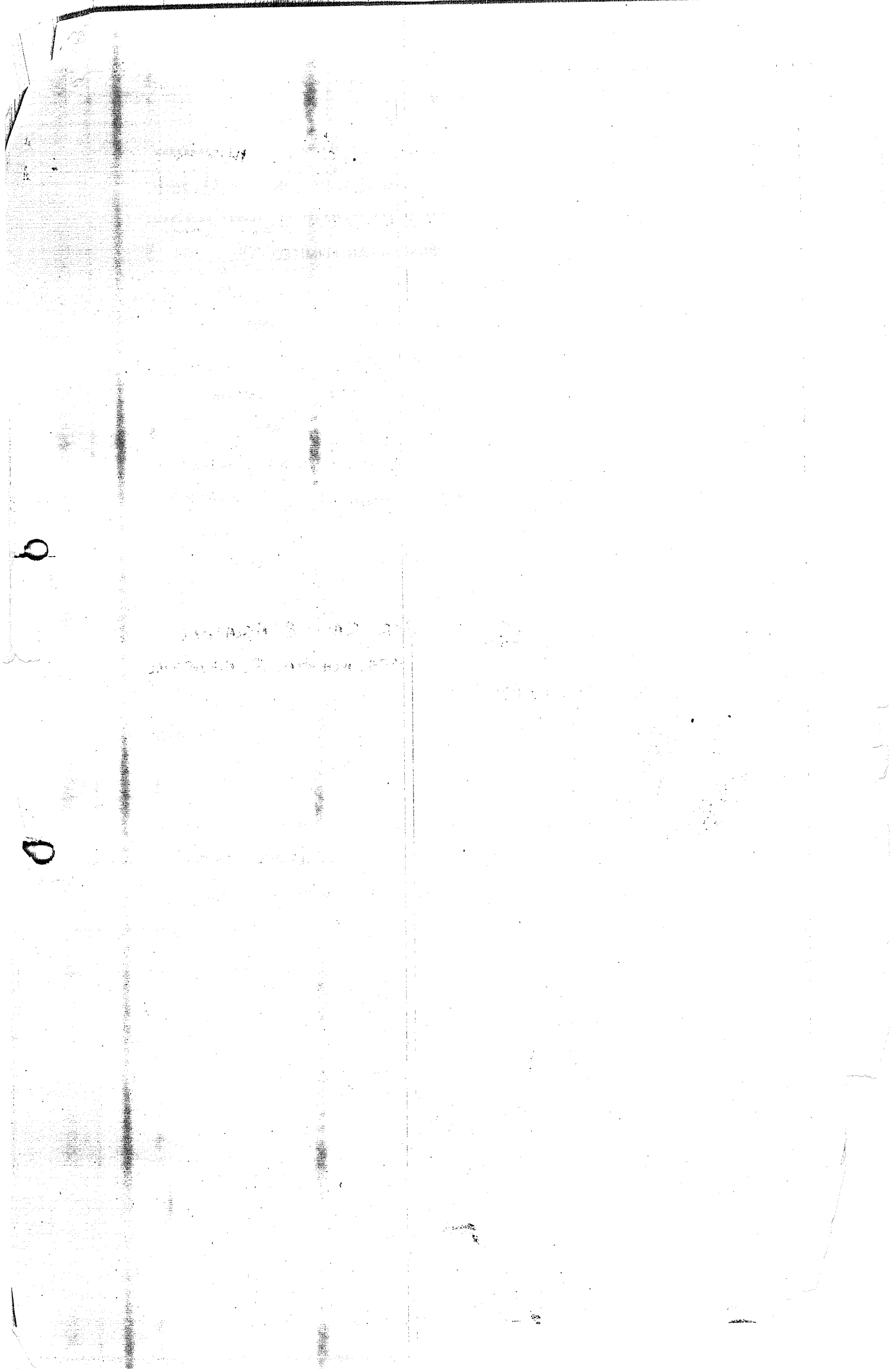
बजट - २

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२०२७

\*\*\*\*\*  
DATED THIS 24<sup>th</sup> DAY OF Dec. 2015  
\*\*\*\*\*

POWER OF ATTORNEY



0

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\*\*\*\*\*

DATED THIS <sup>29</sup> DAY OF March, 2017

\*\*\*\*\*

PENINSULA LAND LIMITED

... PLL

AND

HEM BHATTAD

... HB

AND

R. M. BHUTHER & COMPANY LIMITED

... RMBCL

AND

- Ravi*  
*Manda Agarwal*
- (1) MIR. RAVI R. AGARWAL
  - (2) MRS. MAMTA R. AGARWAL
  - (3) \_\_\_\_\_

... Purchasers

---

AGREEMENT FOR SALE

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