



Date: 30.10.2021

To:  
The Branch Manager  
State Bank of India  
21117-RASMECC Panvel

This is to confirm that we will issue an NOC to mortgage in favour of **State Bank of India** once the loan of **Indiabulls Housing Finance Limited (IHFL)** is repaid & we receive a no dues certificate for the same along with the Original NOC issued to **Indiabulls Housing Finance Limited (IHFL)**.

Name of Customer: **Mr. Rajesh Kumar Bajpai and Ms. Chetna Rajesh Bajpai**

Unit Details : **C-2605/C-2606**

Property Address : **C. T. S. No. 824(Part), 821(Part) and 825 (part), Signet  
Taluka Borivali, Village Malad, Malad (East)-400097.**

Yours faithfully,

For ~~Era~~ **Realtors Private Limited**



**Authorized Signatory**



## DEMAND INVOICE

To,  
**Mr. Rajesh Bajpai**  
C-401, Ambika Tower,  
Near. Pump House, Jijamata Road,  
Andheri (East), Mumbai -400093  
India.  
Ph.no:-+919892601414  
**Customer Code : 1069310**  
**State Name : Maharashtra**  
**State Code : 27**

Invoice No : RV1110002211  
Invoice Date : 18.10.2021  
Due Date : 01.11.2021  
Customer GST :

Note:- Whether the tax is payable on reverse charge basis - No

IRN :

**Sub :** Demand for payment installment towards C-2605/2606 , in Tower C , Omkar Signet , situated at Malad - , Maharashtra , India .

This is to inform you that as per the agreed payment schedule, the following amount is due and payable by you towards your flat.

HSN Code	Milestone	Amount(Rs.)	Amount(Rs.)
995411	<b>On Initiation of 28th slab</b>		
	Unit Charges	657,281.25	
	Total	657,281.25	
	Less: Land Deduction(1/3 <sup>rd</sup> of Value)	219,092.00	
	Taxable Value	438,189.25	
	SGST @ 6%		26,291.00
	CGST @ 6%		26,291.00
	Abatement		-
	<b>Total Installment Amount</b>	657,281.00	52,582.00
	<b>Total Demand amount including GST - A</b>		709,863.00
	<b>Less: Reduction due to Anti-Profitteering @4%</b>		(-) 26,291.25
	<b>Total Amount - B</b>		683,571.75
	Amount Received in Advance - C		-
	<b>Total Amount - B-C = D</b>		683,571.75
	Previous installment Dues Outstanding - E		1,746,029.75
	<b>Total Due Amount - D + E</b>		2,429,601.50

Amount in Words (Rupees Twenty Four Lakh Twenty Nine Thousand Six Hundred One Fifty Paise Only)



To,

**Mr. Rajesh Bajpai**

C-401, Ambika Tower,

Near. Pump House, Jijamata Road,

Andheri (East), Mumbai -400093

India.

Ph.no:-+919892601414

**Customer Code : 1069310**

**State Name : Maharashtra**

**State Code : 27**

Invoice No : RV1110002211

Invoice Date : 18.10.2021

Due Date : 01.11.2021

Customer GST :

**Note:- Whether the tax is payable on reverse charge basis - No**

**Note : For Customer Information**

TDS For Current Demand

6,572.81

\*Interest As may be Applicable.

\*GST Applicable on Interest Amount

**Notes:**

- 1) Please deduct 1% TDS from the demand payment and pay to the government within prescribed due date.
- 2) TDS credit will be given upon submission of Form No.16B within 7 days from the end of the month in which payment is made to avoid penal charges.
- 3) Form No.16B pertaining to any other earlier Financial year will not be accepted.
- 4) Please mention Customer Name, Project Name, Unit Number and Payment Details behind your cheque and DD.
- 5) Charges for dishonored Cheque/DD will be Rs.1,500/- + applicable GST
- 6) \*As per terms of Application/Allotment/Agreement, Interest shall be levied on delayed payments from the date of default till actual realization @SBI PLR +2% or as agreed between us.
- 7) All payments received shall be appropriated in the following order :
  - a) Firstly, towards any bounce Cheque charge in case of dishonor of Cheque
  - b) Secondly towards interest as on date of delayed payments if any
  - c) Thirdly, towards taxes due.
  - d) Fourthly towards demand for your Unit.
- 8) If your account does not tally with our records please contact our office immediately on board line number +9122-49455666/ +9122-49447200
- 9) In case of property loan, the bank will only be disbursing the slab amount. Payment towards GST or interest For delayed payments needs to be made from your personal funds along with the bank disbursement In case of Non- receipt of the aforesaid payments from your personal funds, we shall be constrained to apportion the bank Disbursement towards interest for delayed payments and GST and interest would be charged on the unpaid amounts towards consideration value and/or ServiceTax thereof.
- 10) GST No : 27AABCE9746R1ZR

**Details of online payment**

Particulars	Payment of Flat Cost/S. Tax/Interest
Cheque favoring	ERA REALTORS PRIVATE LIMITED-ALTA MONTE-MASTER AC.
Escrow Account No	03790200001054
Name of the Bank	BANK OF BARODA
Bank Address	ALTAMOUNT RD BRANCH, CRYSTAL BLDG. , ALTAMOUNT ROAD, MUMBAI,
IFSC Code	BARB0ALTAMO
MICR Code	400012002
SWIFT Code	BARBINBBXXX

ERA REALTORS PVT. LTD.

Authorized Signatory

Date : 26/11/2021

## NO DUE CERTIFICATE - HOME EQUITY

TO WHOMSOEVER IT MAY CONCERN

This is to certify that : **Mr. RAJESHKUMAR SHIV BHAJPAI**  
**MRS CHETNA RAJESH BAJPAI, RAJESH BAJPAI**

Has/have been granted a HOME EQUITY - IHFL of Rs 750000 vide Loan Account Number HHEBOR00400945 where in the following property has been kept as security for repayment of the loan amount:-

FLAT NO 2605/06 26TH FLOOR C WING,  
SIGNET BUILDING KOKANIPADA KURAR VILLAGE,  
MALAD EAST MUMBAI MAHARASHTRA 400097,  
MUMBAI - 400097

The above loan account is repaid in full and there is no further dues payable against this loan account.

This is also to certify that **Indiabulls Housing Finance Limited** has no claim or right any more whatsoever against you in respect to the said Loan Account.

Address of Borrower -  
(HHEBOR00400945)  
RAJESHKUMAR SHIV BHAJPAI  
C-401 AMBIKA TOWER  
JIJAMATA ROAD ANDHERI EAST NEAR PUMP HOUSE MUMBAI  
MUMBAI-400059  
MAHARASHTRA



For Indiabulls Housing Finance Limited

This is system generated letter and requires no signature .

Date : 26/11/2021

## NO DUE CERTIFICATE - HOME LOAN

TO WHOMSOEVER IT MAY CONCERN

This is to certify that : **Mr. RAJESHKUMAR SHIV BHAJPAI**  
**MRS CHETNA RAJESH BAJPAI, RAJESH BAJPAI**

Has/have been granted a HOME LOAN - IHFL of Rs 12500000 vide Loan Account Number HHLBOR00398899 where in the following property has been kept as security for repayment of the loan amount:-

FLAT NO 2605/06 26TH FLOOR C WING,  
SIGNET BUILDING KOKANIPADA KURAR VILLAGE,  
MALAD EAST MUMBAI MAHARASHTRA 400097,  
MUMBAI - 400097

The above loan account is repaid in full and there is no further dues payable against this loan account.

This is also to certify that **Indiabulls Housing Finance Limited** has no claim or right any more whatsoever against you in respect to the said Loan Account.

Address of Borrower -  
(HHLBOR00398899)  
RAJESHKUMAR SHIV BHAJPAI  
C-401 AMBIKA TOWER  
JIJAMATA ROAD ANDHERI EAST NEAR PUMP HOUSE MUMBAI  
MUMBAI-400059  
MAHARASHTRA



For **Indiabulls Housing Finance Limited**

This is system generated letter and requires no signature .

Date: 01<sup>st</sup> December, 2021

To  
The Branch Manager  
State Bank of India  
21117-RASMECC Panvel

Dear Sir/Madam

I/We Era Realtors Private Limited (Name of the builder/seller), here by certify that:

1. I/We have agreed to sell the property described below, to **Mr. Rajesh Kumar Bajpai and Ms. Chetna Rajesh Bajpai** (Name of the Borrowers) herein after referred to as "The Purchasers", for a total consideration of **Rs. 1,75,27,500/- (Rupees One Crore Seventy Five Lakhs Twenty Seven Thousand Five Hundred Only)** subject to the due and proper performance and compliances of Agreement of Sale dated **08<sup>th</sup> December, 2017** (herein after referred to as the "Sale document")

Description of the Property:

Flat No./House No.	C-2605-2606
Building No./Name	Signet
Plot No.	C. T. S. No. 824(Part), 821(Part) and 825 (part)
Street No./Name	
Locality Name	Taluka Borivali
Area Name	Village Malad,
City Name	Malad (East)
Pin Code	400-097

1. The title of the property described above is clear, marketable and free from all encumbrances and doubts.
2. I/We confirm that I/We have no objection whatsoever to the said purchasers, at their own costs, chargers, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "The Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

Save and except the charge created in favour of **M/s. Indiabulls Housing Finance Limited**, we have not borrowed from any financial institution for the purchase/development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





3. After creation of charge/mortgage and after receipt of the copies thereof, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
4. Please note that the payment for this transition should be made by crossed Cheque/Transfer of funds favouring "**Era Realtors Private Limited- Alta Monte-Master Account**" (Name) **Bank Of Baroda** (Bank Name) **Altamount Road, Mumbai** Branch, Account No. **03790200001054**".
5. In case of cancellation of the sale -agreement for any reason, I/We shall refund the amount disbursed by the Bank by crossed Cheque favouring the Bank A/c "**Mr. Rajesh Kumar Bajpai and Ms. Chetna Rajesh Bajpai**" (name of the purchaser)", and forward the same to you directly.
6. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **Era Realtors Private Limited** (description of document of delegation of authority to the signatory.)

Yours faithfully,

**For Era Realtors Private Limited**



**Authorized Signatory**



Dated : 28-Oct-2021

To,  
The Manager,  
Indiabulls Housing Finance Limited

Subject : List of document

LanNo	Customer Name & PropertyAddress
HHEBOR00400945	MR. RAJESHKUMAR SHIV BHAI,FLAT NO 2605/06 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097
HHLBOR00398899	MR. RAJESHKUMAR SHIV BHAI,FLAT NO 2605/06 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097

Dear Sir,

Please acknowledge the title documents of property submitted for your safe custody

1	Org of payment receipt no. REC 23725 Amount 1633730 /-
2	Original Demand Letter dated 03.04.2018 of Rs. 657281 /- for Initiation of Plinth.
3	Original Demand letter dated 14.08.2018 of Rs. 876375/- for completion of 2nd slab.
4	Original payment receipt no. REC15905 of Rs. 500000/-on booking.
5	Original payment receipt no. REC21897 of Rs. 3047059/-Against Milestone.
6	Original payment receipt no. REC23725 of Rs. 1633730/-Against Milestone.
7	ORG OCR RECIEPT OF RS.500000/-
8	ORG PROJECT FUNDING NOC DT.20TH JUL 2017
9	ORG DEMAND LETTER DT.14.07.2017 OF RS.4059124/- WITH COST SHEET
10	ORG NOC FROM BUILDER DT.27TH DEC 2017
11	Registered agreement For sale dated 08-12-2017 (BRL-1-13911-2017 )between Era Realtors Pvt. Ltd. AND Mr. Rajesh Bajpai And Ms. Chetna Bajpai, RR- RR -16110 DATED 08-12-2017, SDR- amounting to Rs 876400/- dated 07-12-2017, Index-II dated 08-12-2017 ( 13911-2017)
12	ORG PAYMENT RECIEPT RS. 887299/-

Thanking You

(Borrower signature)

Received as per list

Signature & Stamp (Indiabulls Official)

Emp. No :

Name : Vidya Sanjay Jadhav

Designation :

Disclaimer: The above list is issued as per details available with us.

For any clarifications, the customers are requested to contact us within 7 days of receipt of this list. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.

**ERA REALTORS PVT. LTD.**

Application Ledger

As on 29.10.2021

GST No : 27AABCE9746R1ZR

Run Date: 29.10.2021

Run Time: 10:50:32

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Project		Omkar Signet		
Customer Name		Mr. Rajesh Application No : 1069310 GST No. : Co-Allotees :		Booking No:30003392
Property Details		Block/Tower : Tower C Unit No : C-2605/2606 Agreement Value : 17,527,500.00		Floor No. 1st Floor
SAP Demand Raised as on 29.10.2021		16,379,444.50 = ( 15,336,562.50 + 1,042,882.00 )		Amount + Tax
Date	Particulars	Debit	Credit	Balance
30.06.2017	Receipt Ref : 1500003625 Instrument No: 000065 Drawn on: HDFC BANK Instrument Dt: 20.05.2017		500,000.00	500,000.00
30.06.2017	VAT Demand-1% 1300000967	8,475.00		491,525.00
30.06.2017	On Booking INV :- 9131015624 (876,375.00 + S.T : 26,291.00 )	902,666.00		411,141.00
30.06.2017	Within 21 days INV :- 9131015625 (3,505,500.00 + S.T : 105,167.00 )	3,610,667.00		4,021,808.00
30.06.2017	Demand Reversal 2400001030 2400001032		847,496.00	3,174,312.00
30.06.2017	Demand Reversal 2400001040 2400001041		3,389,980.00	215,628.00
30.06.2017	Demand Reversal 2400001045 2400001047		902,666.00	1,118,334.00
24.08.2017	reversal reversed 2400001030	847,496.00		270,838.00
24.08.2017	reversal reversed 2400001040	3,389,980.00		3,119,142.00
19.09.2017	reversal reversed 2400001045	902,666.00		4,021,808.00
01.10.2017	VAT Rectification 1% 1300001550	37,316.00		4,059,124.00
02.01.2018	Initiation of Basement INV :- 9131016819 (876,375.00 + GST : 105,166.00 )	981,541.00		5,040,665.00
08.01.2018	Receipt Ref : 1500005958 Instrument No: 499708 Drawn on: AXIS BANK LTD Instrument Dt: 31.12.2017		3,047,059.00	1,993,606.00
01.02.2018	Credit Note 1400001332		35,055.00	1,958,551.00
28.02.2018	Receipt Ref : 1500006993 Instrument No: 668364 Drawn on: AXIS BANK LTD Instrument Dt: 24.02.2018		1,633,730.00	324,821.00
15.03.2018	4 % Discount Given By Omk 1400001943		26,291.00	298,530.00
20.03.2018	On Initiation of Plinth INV :- 9131020362 (657,281.25 + GST : 52,582.00 )	709,863.25		1,008,393.25
06.06.2018	4 % Discount Given By Omk 1400000577		26,291.00	982,102.25
16.07.2018	Receipt Ref : 1500002202 Instrument No: 756409 Drawn on: AXIS BANK LTD Instrument Dt: 07.07.2018		887,299.00	94,803.25
14.08.2018	On Initiation of 2nd slab INV :- 9131024345 (876,375.00 + GST : 70,110.00 )	946,485.00		1,041,288.25
14.08.2018	4% Discount Given By Omka 1400001389		35,055.00	1,006,233.25
28.09.2018	Receipt Ref : 1500003626 Instrument No: Drawn on: Instrument Dt: 26.09.2018		804,905.00	201,328.25
11.10.2018	4 % Discount Given By Omk 1400001799		26,291.00	175,037.25
12.10.2018	On Initiation of 4th slab INV :- 9131025413 (657,281.25 + GST : 52,582.00 )	709,863.25		884,900.50
22.11.2018	Receipt Ref : 1500004514 Instrument No: R52017120759718877 Drawn on: RTGS Instrument Dt: 07.12.2017		307,877.00	577,023.50
25.01.2019	Receipt Ref : 1500005214 Instrument No: 028570 Drawn on: YES BANK Instrument Dt: 17.01.2019		806,941.00	229,917.50
25.12.2019	SUBVENTION CREDIT AUG-19 1400002904		77,059.00	306,976.50
01.01.2020	SUBVENTION AUG-19 8000000535	77,059.00		229,917.50

**ERA REALTORS PVT. LTD.**

**Application Ledger**

As on 29.10.2021

GST No : 27AABCE9746R1ZR

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Date	Particulars	Debit	Credit	Balance
04.01.2020	4 % Discount Given By Omkar 1400003013		26,291.00	256,208.50
10.01.2020	On Initiation of 6th slab INV :- 9131029796 (657,281.25 + GST : 52,582.00 )	709,863.25		453,654.75
31.01.2020	SUBVENTION payment -Sept19 123641 8000000774	77,059.00		530,713.75
31.01.2020	SUBVENTION CREDIT SEP-19 1400004554		77,059.00	453,654.75
20.03.2020	Reciept Reversal : 1300000629		26,291.00	427,363.75
20.03.2020	SUBVENTION CREDIT 1400004812	26,291.00		453,654.75
20.03.2020	SUBVENTION CREDIT 1400004807		458,441.00	4,786.25
20.03.2020	SUBVENTION CREDIT 1400004808		219,655.00	224,441.25
20.03.2020	SUBVENTION CREDIT 1400004809		94,803.00	319,244.25
20.03.2020	SUBVENTION CREDIT 1400004810		71,470.00	390,714.25
20.03.2020	SUBVENTION CREDIT 1400004811		51,668.00	442,382.25
20.03.2020	4 % Discount Given By Omkar revers 1400004813	26,291.00		416,091.25
30.10.2020	SUBVENTION CREDIT OCT-19 1400001499		77,059.00	493,150.25
30.10.2020	Subvention credit 1400001508		77,059.00	570,209.25
30.10.2020	SUBVENTION CREDIT DEC-19 1400001539		77,059.00	647,268.25
30.10.2020	SUBVENTION CREDIT JAN-20 1400001603		77,059.00	724,327.25
30.10.2020	SUBVENTION CREDIT FEB-20 1400001709		77,059.00	801,386.25
30.10.2020	SUBVENTION CREDIT MAR-20 1400001831		77,059.00	878,445.25
06.11.2020	SUBVENTION payment 8000000147	462,354.00		416,091.25
10.11.2020	4 % Discount Given By Omk 1400002101		26,291.00	442,382.25
10.11.2020	On Initiation of 8th slab INV :- 9131031368 (657,281.25 + GST : 52,582.00 )	709,863.25		267,481.00
21.11.2020	4 % Discount Given By Omk 1400002734		26,291.00	241,190.00
05.12.2020	SUBVENTION CREDIT OCT-20 1400002369		77,059.00	164,131.00
07.12.2020	SUBVENTION payment 8000000227	77,059.00		241,190.00
21.12.2020	On Initiation of 10th slab INV :- 9131032162 (657,281.25 + GST : 52,582.00 )	709,863.25		951,053.25
23.12.2020	Receipt Ref : 1500001621 Instrument No: N356201346866903 Drawn on: NEFT Instrument Dt: 21.12.2020		26,291.00	924,762.25
29.12.2020	Receipt Ref : 1500001687 Instrument No: 572505 Drawn on: NEFT Instrument Dt: 21.12.2020		241,190.00	683,572.25
05.01.2021	On Initiation of 12th slab INV :- 9131032501 (657,281.25 + GST : 52,582.00 )	709,863.25		1,393,435.50
05.01.2021	4 % Discount Given By Omkar 1400003182		26,291.00	1,367,144.50
02.02.2021	SUBVENTION CREDIT NOV-20 1400003462		77,059.00	1,290,085.50
03.02.2021	SUBVENTION PAYMENT 8000000421	77,059.00		1,367,144.50
04.02.2021	On Initiation of 14th slab INV :- 9131033102 (657,281.25 + GST : 52,582.00 )	709,863.25		2,077,007.75
04.02.2021	4 % Discount Given By Omkar 1400003898		26,291.00	2,050,716.75
06.02.2021	Receipt Ref : 1500002290 Instrument No: 638934 Drawn on: ICICI BANK Instrument Dt: 30.01.2021		1,314,562.00	736,154.75
12.02.2021	Receipt Ref : 1500002360 Instrument No: N042211404737064 Drawn on: EFT Instrument Dt: 11.02.2021		52,583.00	683,571.75
24.02.2021	On Initiation of 16th slab INV :- 9131033635 (657,281.25 + GST : 52,582.00 )	709,863.25		1,393,435.00
25.02.2021	4 % Discount Given By Omkar 1400004167		26,291.00	1,367,144.00
01.03.2021	SUBVENTION CREDIT DEC-20 1400004271		77,059.00	1,290,085.00
01.03.2021	SUBVENTION CREDIT JAN-21 1400004299		78,042.00	1,212,043.00

**ERA REALTORS PVT. LTD.**

**Application Ledger**

As on 29.10.2021

GST No : 27AABCE9746R1ZR

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Date	Particulars	Debit	Credit	Balance
01.03.2021	SUBVENTION CREDIT FEB-21 1400004324		81,442.00	1,130,601.00
01.03.2021	SUBVENTION 8000000569	236,543.00		1,367,144.00
09.03.2021	4 % Discount Given By Omkar 1400004444		26,291.00	1,340,853.00
10.03.2021	On Initiation of 18th slab INV :- 9131034007 (657,281.25 + GST : 52,582.00 )	709,863.25		2,050,716.25
19.03.2021	Receipt Ref : 1500002763 Instrument No: Drawn on: Instrument Dt: 13.03.2021		1,340,853.00	709,863.25
05.04.2021	On Initiation of 20th slab INV :- 9131034718 (657,281.25 + GST : 52,582.00 )	709,863.25		1,419,726.50
05.04.2021	4 % Discount Given By Omk 1400000095		26,291.00	1,393,435.50
22.04.2021	On Initiation of 22nd slab INV :- 9131035489 (657,281.25 + GST : 52,582.00 )	709,863.25		2,103,298.75
22.04.2021	4 % Discount Given By Omk 1400000442		26,291.00	2,077,007.75
26.05.2021	On Initiation of 24th slab INV :- 9131036359 (657,281.25 + GST : 52,582.00 )	709,863.25		2,786,871.00
26.05.2021	4 % Discount Given By Omk 1400001177		26,291.00	2,760,580.00
08.06.2021	Receipt Ref : 1500001007 Instrument No: N158211525923000 Drawn on: HDFC BANK Instrument Dt: 07.06.2021		683,572.00	2,077,008.00
12.07.2021	SUBVENTION CREDIT MAR-21 1400001617		91,903.00	1,985,105.00
15.07.2021	Subvention 8000000298	91,903.00		2,077,008.00
07.10.2021	On Initiation of 26th slab INV :- 9131037810 (657,281.25 + GST : 52,582.00 )	709,863.25		2,786,871.25
07.10.2021	4 % Discount Given By Omk 1400002172		26,291.00	2,760,580.25
18.10.2021	On Initiation of 28th slab INV :- 9131038201 (657,281.25 + GST : 52,582.00 )	709,863.25		3,470,443.50
18.10.2021	4 % Discount Given By Omk 1400002383		26,291.00	3,444,152.50
22.10.2021	Receipt Ref : 1500002078 Instrument No: R52021102172317465 Drawn on: RTGS Instrument Dt: 21.10.2021		1,014,551.00	2,429,601.50
	<b>Totals</b>	22,716,995.50	20,287,394.00	2,429,601.50
	<b>Balance C/F from old system (F)</b>	0.00	0.00	0.00
	<b>Grand Total</b>	22,716,995.50	20,287,394.00	2,429,601.50
			<b>E.&amp;O.E</b>	

**Note :-**

The GST payable by the customer till date is the GST break up mentioned corresponding to the demands that have been raised till date. However, in case of any advance payment made by the customer, GST is paid on the advance payment and it is set off against GST payable at the time demand corresponding to the advance payment is raised. You can contact your relationship manager in case of any clearance.



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800010463**

**Project: Alta Monte and Signet** , Plot Bearing / CTS / Survey / Final Plot No.: **811 A/7pt 812 813 814 A/1 to A/4 821pt 824pt 825pt 844pt at Borivali, Borivali, Mumbai Suburban, 400097;**

1. **Era Realtors Private Limited** having its registered office / principal place of business at **Tehsil: Ward FNorth**  
**District: Mumbai City, Pin: 400022.**
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - o The Registration shall be valid for a period commencing from **27/08/2017** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date:09-09-2021 16:34:45

Dated: **09/09/2021**  
Place: **Mumbai**

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

Dated : 24-Nov-2020

To,  
The Manager,  
Indiabulls Housing Finance Limited

Subject : List of document

LanNo	Customer Name & Property Address
HHEBOR00400945	MR. RAJESHKUMAR SHIV BHAJPAI, FLAT NO : 605/05 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097
HHLBOR00366899	MR. RAJESHKUMAR SHIV BHAJPAI, FLAT NO : 605/05 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097

Dear Sir,

Please acknowledge the title documents of property submitted for your safe custody

1	Org of payment receipt no. REC 23725 Amount 1633730 /-
2	Original Demand Letter dated 03.04.2018 of Rs. 657281 /- for Initiation of Plinth.
3	Original Demand letter dated 14.08.2018 of Rs. 876375/- for completion of 2nd slab.
4	Original payment receipt no. REC15905 of Rs. 500000/- on booking.
5	Original payment receipt no. REC21897 of Rs. 3047059/- Against Milestone.
6	Original payment receipt no. REC23725 of Rs. 1633730/- Against Milestone.
7	ORG OCR RECEIPT OF RS 500000/-
8	ORG PROJECT FUNDING NOC DT. 20TH JUL 2017
9	ORG DEMAND LETTER DT. 14.07.2017 OF RS 4059124/- WITH COST SHEET
10	ORG NOC FROM BUILDER DT. 27TH DEC 2017
11	Registered agreement For sale dated 08-12-2017 (BRL-1-13911-2017) between Era Realtors Pvt. Ltd. AND Mr. Rajesh Bajpai And Ms. Chetna Bajpai. RR- RR -16110 DATED 08-12-2017, SDR- amounting to Rs 876400/- dated 07-12-2017. Index-II dated 08-12-2017 ( 13911-2017)
12	ORG PAYMENT RECEIPT RS. 887299/-

Thanking You .

(Borrower signature)

Received as per list  
Signature & Stamp  
Emp. No.  
Name  
Designation

Indiabulls Official)

Name : Shri. Bahavadh Vishwakarma  
Designation :

Disclaimer: The above list is issued as per details available with us.  
For any clarifications, the customers are requested to contact us within 7 days of receipt of this list. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.

Dated : 28-Oct-2021

To,  
The Manager,  
Indiabulls Housing Finance Limited

Subject : List of document

LanNo	Customer Name & PropertyAddress
HHEBOR00400945	MR. RAJESHKUMAR SHIV BHAJPAI, FLAT NO 2605/06 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097
HHLBOR00398839	MR. RAJESHKUMAR SHIV BHAJPAI, FLAT NO 2605/06 26TH FLOOR C WING SIGNET BUILDING KOKANIPADA KURAR VILLAGE MALAD EAST MUMBAI MAHARASHTRA 400097 MUMBAI 400097

Dear Sir,  
Please acknowledge the title documents of property submitted for your safe custody

1	Org of payment receipt no. REC 23725 Amount 1633730 /-
2	Original Demand Letter dated 03.04.2018 of Rs. 657281 /- for Initiation of Plinth.
3	Original Demand letter dated 14.08.2018 of Rs. 876375/- for completion of 2nd slab.
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5	Original payment receipt no. REC21897 of Rs. 3047059/- Against Milestone.
6	Original payment receipt no. REC23725 of Rs. 1633730/- Against Milestone.
7	ORG OCR RECIEPT OF RS.500000/-
8	ORG PROJECT FUNDING NOC DT.20TH JUL 2017
9	ORG DEMAND LETTER DT.14.07.2017 OF RS.4059124/- WITH COST SHEET
10	ORG NOC FROM BUILDER DT.27TH DEC 2017
11	Registered agreement For sale dated 08-12-2017 (BRL-1-13911-2017 )between Era Realtors Pvt. Ltd. AND Mr. Rajesh Bajpai And Ms. Chetna Bajpai, RR- RR -16110 DATED 08-12-2017, SDR- amounting to Rs 876400/- dated 07-12-2017, Index-II dated 08-12-2017 ( 13911-2017)
12	ORG PAYMENT RECIEPT RS. 887299/-

Thanking You  
(Borrower signature)



Received as per list  
Signature & Stamp (Indiabulls Official)  
Emp. No :  
Name : Vidya Sanjay Jadhav  
Designation :

Disclaimer: The above list is issued as per details available with us.  
For any clarifications, the customers are requested to contact us within 7 days of receipt of this list. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.



## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SHA/ENG/2795/PN/PL & STGL/AP

27 DEC 2015

COMMENCEMENT CERTIFICATE

SALE I.T. BLDG.

TO,

M/s. Umkar Realtors & Developers Pvt. Ltd.  
Umkar Esquare, Cff. Eastern Express Highway,  
Opp. Sion Chupabhatti Signal, Sion,  
Mumbai-400 022.

Sir,

With reference to your application No. 1283 dated 25/10/2011 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S. No. 811A/7(pt.), 812, 813, 814A-1, 814A-2, 814A-3, 814A-4, 821, 824, 825(pt.) & 844

of vilage Malad (E) T.P.S. No. \_\_\_\_\_  
ward P/N. Situated at Malad.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SHA/ENG/1759/PN/PL & STGL/LOI dt 13/08/2014  
IDA U/R No. SHA/ENG/2795/PN/PL & STGL/AP dt 27/12/2011  
and on following conditions.

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

The C.E.O. (SRA) has appointed SHRI A.S. RAO  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level i.e. upto top slab of 2nd parking floors (including 4 level basement + Ground/Stilt).

For and on behalf of Local Authority  
The Slum Rehabilitation Authority


Executive Engineer (SRA) W.S.  
FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



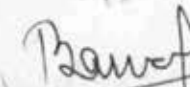
SRA/ENG/2795/PN/PL & STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level (including Basement), as per approved amended plans under No. SRA/ENG/2795/PN/PL & STGL/AP dated 16.05.2017 for Sale Residential Building No.2.

  
16/5/17  
Executive Engineer  
Slum Rehabilitation Authority

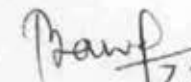
SRA/ENG/2795/PN/PL & STGL/AP 26 DEC 2017

This C.C. is re-endorsed upto the plinth level (including Basement) as per approved amended plans under No. SRA/ENG/2795/PN/PL & STGL/AP dated 21/12/2017 for Sale Residential Building No.2

  
26.12  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2795/PN/PL & STGL/AP 17 MAY 2018

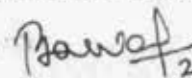
This C.C. is further extended upto 12<sup>th</sup> upper floors to wing A, B & C of sale Building No 2. As per approved amended plan issued under SRA/ENG/2795/PN/PL & STGL/AP dtd. 21/12/2017.

  
17.5.18  
Executive Engineer  
Slum Rehabilitation Authority

23 JUN 2020

SRA/ENG/2795/PN/PL & STGL/AP

This C.C. is further extended i.e wing 'A' for 8th floor, wing 'B' for 11th & 12th floor & wing 'C' 4th floor which is carried out after issuance of stop work Notice by way of regularization, as per approved plans under no. SRA/ENG/2795/PN/PL & STGL/AP dtd 21/12/2017 for sale building no. 2 & C.C. for wing A, B & C is re-endorsed & reinstated upto 12th floor.

  
23/06/2020  
Executive Engineer  
Slum Rehabilitation Authority

SRA/ENG/2795/PN/PL & STGL/AP 11 7 AUG 2020

This C.C is further extended for full height i.e upto 33rd upper floor (including L.M.R & OHT) to wing A, B & C of sale building No.02 as per last approved amended plan u/no SRA/ENG/2795/PN/PL/STGL/AP dtd 21/12/2017.

*Pawaf*  
17/08/2020

Executive Engineer  
Slum Rehabilitation Authority

# Indiabulls HOME LOANS

DATE: 28-Oct-2021

TO,

RAJESHKUMAR SHIV BHAI PAI

C-401 AMBIKA TOWER JIJAMATA ROAD ANDHERI EAST NEAR PUMP HOUSE MUMBAI

MUMBAI-400059

MAHARASHTRA

Dear Sir / Madam,

Ref: Prepayment of your Home Loan(HL)

Account No : HHLBOR00398899

Linked Account No: HHEBOR00400945

With reference to your request for the above, we enclose here with the following amount payable for your loan

Principal O/S	:	1,08,72,576.00
Interest For the Month	:	94,227.00
Foreclosure charges @2% at O/S Principal	:	2,19,451.52
CGST @9%	:	19,750.64
SGST @9%	:	19,750.64
Refunds	:	-76,511.00
<b>Total Amount Payable</b>	:	<b>1,12,49,244.80</b>

**Note:-**

1. This quote assumes that your last EMI has cleared.
2. The date of foreclosure considered in above calculation is 31-Oct-2021. For each day beyond this date an additional interest will be charged at the rate of Rs 3489.89 per day.
3. Interest amount is the interest run only till 31-Oct-2021. Kindly ensure funds are realized in your loan account on or before 31-Oct-2021. Please take into account three working days for cheque/DD clearance.
4. If the loan foreclosure is initiated after the 15th day of the month, subsequent month's EMI may be presented.
5. On prepayment of the loan, we shall try to prevent banking the subsequent month's installment. As a precaution, we advise you to make a "Stop Payment Request", for your next month's installment. In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance.
6. The above mentioned amount is valid subject to clearance of all the cheque /installments till date.
7. Applicability of foreclosure charges is subject to final validation of the foreclosure norms at the time of closure of loan.
8. In case, payment is made through cash and is in excess of Rs 50,000. Kindly provide PAN No. or the form 60/61.
9. We will accept a single cheque/Draft of full payable amount, favoring "Indiabulls Housing Finance Limited"
10. This foreclosure statement is valid till 30th/31st day of the current month.
11. Any mortgaged property that has not been fully constructed at the time of foreclosure of loan will not receive the benefit of PMAY subsidy. PMAY subsidy which has already been received from NHB would be returned back due to lack of property completion certificate. In order to avoid this, we request you to submit the same before foreclosure of loan.
12. Any mortgaged property that has not been constructed as per the bylaws, will not receive the benefit of PMAY subsidy. PMAY subsidy which has already been received from NHB would be returned back due to non-compliance of construction norms.

Kindly submit the above to the Indiabulls Housing Finance Limited at the below mentioned address and for further details please call the customer care desk, who would be glad to assist you.

Thanking you and soliciting your patronage in future.

This is a system generated letter and requires no signature.

For any clarifications, customers are requested to contact us within 7 days of receipt of this statement. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.

Please quote your Loan Account Number whenever you contact us.

For any further clarifications you are requested to contact respective Home Branch.

At: Indiabulls Commercial Credit Limited, INDIABULLS HOUSING FINANCE LIMITED 1ST FLOOR, 25, NAJAFGARH ROAD, INDUSTRIAL AREA, OPP. DLF MAIN ROAD, SHIVAJI MARG, MOTI NAGAR, NEW DELHI 110015. NEW DELHI - 110015 Phone No. 25105171

Or Call us at our Customer Service Department on Toll Free No: 1800-572-7777; Fax: (022)-30491730

Email to: [customerservice@indiabulls.com](mailto:customerservice@indiabulls.com) [www.indiabulls.com](http://www.indiabulls.com), Mon-Sat 08:30AM to 06:30PM. CIN -U65923DL2006PLC150632



DATE: 28-Oct-2021

TO,

RAJESHKUMAR SHIV BHAJPAL

C-401 AMBIKA TOWER JIJAMATA ROAD ANDHERI EAST NEAR PUMP HOUSE MUMBAI

MUMBAI-400059

MAHARASHTRA

Dear Sir / Madam,

Ref. Prepayment of your HOME EQUITY(HE)

Account No : HHEBOR00400945

Linked Account No: HHLBOR00398899

With reference to your request for the above, we enclose here with the following amount payable for your loan

Principal O/S	:	6,75,429.05
Interest For the Month	:	6,053.52
Foreclosure charges @3% at O/S Principal	:	20,262.87
CGST @9%	:	1,823.66
SGST @9%	:	1,823.66
Total Amount Payable	:	<u>7,05,392.76</u>

Note:-

1. This quote assumes that your last EMI has cleared.
2. The date of foreclosure considered in above calculation is 31-Oct-2021. For each day beyond this date an additional interest will be charged at the rate of Rs 224.2 per day.
3. Interest amount is the interest run only till 31-Oct-2021. Kindly ensure funds are realized in your loan account on or before 31-Oct-2021. Please take into account three working days for cheque/DD clearance.
4. If the loan foreclosure is initiated after the 15th day of the month, subsequent month's EMI may be presented.
5. On prepayment of the loan, we shall try to prevent banking the subsequent month's installment. As a precaution, we advise you to make a "Stop Payment Request", for your next month's installment. In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance.
6. The above mentioned amount is valid subject to clearance of all the cheque installments till date.
7. Applicability of foreclosure charges is subject to final validation of the foreclosure norms at the time of closure of loan.
8. In case, payment is made through cash and is in excess of Rs 50,000. Kindly provide PAN No. or the form 60/61.
9. We will accept a single cheque/Draft of full payable amount, favoring "Indiabulls Housing Finance Limited"
10. This foreclosure statement is valid till 30th/31st day of the current month.
11. Any mortgaged property that has not been fully constructed at the time of foreclosure of loan will not receive the benefit of PMAY subsidy. PMAY subsidy which has already been received from NHB would be returned back due to lack of property completion certificate. In order to avoid this, we request you to submit the same before foreclosure of loan.
12. Any mortgaged property that has not been constructed as per the bylaws, will not receive the benefit of PMAY subsidy. PMAY subsidy which has already been received from NHB would be returned back due to non-compliance of construction norms

Kindly submit the above to the Indiabulls Housing Finance Limited at the below mentioned address and for further details please call the customer care desk, who would be glad to assist you.

Thanking you and soliciting your patronage in future.

This is a system generated letter and requires no signature.

For any clarifications, customers are requested to contact us within 7 days of receipt of this statement. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.

Please quote your Loan Account Number whenever you contact us.

For any further clarifications you are requested to contact respective Home Branch.

At: Indiabulls Commercial Credit Limited, INDIABULLS HOUSING FINANCE LIMITED 1ST FLOOR, 25, NAJAFGARH ROAD, INDUSTRIAL AREA, OPP. DLF MAIN ROAD, SHIVAJI MARG, MOTI NAGAR, NEW DELHI 110015, NEW DELHI - 110015 Phone No. 25105171

Or Call us at our Customer Service Department on Toll Free No: 1800-572-7777, Fax: (022)-30491730

Email to: customerservice@indiabulls.com www.indiabulls.com, Mon-Sat 08:30AM to 06:30PM, CIN -U65923DL2006PLC150632



## DEMAND INVOICE

To,  
**Mr. Rajesh Bajpai**  
C-401, Ambika Tower,  
Near. Pump House, Jijamata Road,  
Andheri (East), Mumbai -400093  
India.  
Ph.no:-+919892601414  
**Customer Code : 1069310**  
State Name : Maharashtra  
State Code : 27

Invoice No : RV1110002211  
Invoice Date : 18.10.2021  
Due Date : 01.11.2021  
Customer GST :

Note:- Whether the tax is payable on reverse charge basis - No

IRN :

Sub : Demand for payment installment towards C-2605/2606 , in Tower C , Omkar Signet , situated at Malad - , Maharashtra , India .

This is to inform you that as per the agreed payment schedule, the following amount is due and payable by you towards your flat.

HSN Code	Milestone	Amount(Rs.)	Amount(Rs.)
995411	<b>On Initiation of 28th slab</b>		
	Unit Charges	657,281.25	
	Total	657,281.25	
	Less: Land Deduction(1/3 <sup>rd</sup> of Value)	219,092.00	
	Taxable Value	438,189.25	
	SGST @ 6%		26,291.00
	CGST @ 6%		26,291.00
	Abatement		
	<b>Total Installment Amount</b>	657,281.00	52,582.00
	<b>Total Demand amount including GST - A</b>		709,863.00
	<b>Less: Reduction due to Anti-Profitteering @4%</b>		(-) 26,291.25
	<b>Total Amount - B</b>		683,571.75
	<b>Amount Received in Advance - C</b>		-
	<b>Total Amount - B-C = D</b>		683,571.75
	<b>Previous installment Dues Outstanding - E</b>		1,746,029.75
	<b>Total Due Amount - D + E</b>		2,429,601.50

Amount in Words (Rupees Twenty Four Lakh Twenty Nine Thousand Six Hundred One Fifty Paise Only)

To,  
**Mr. Rajesh Bajpai**  
C-401, Ambika Tower,  
Near. Pump House, Jijamata Road,  
Andheri (East), Mumbai -400093  
India.  
Ph.no:-+919892601414  
**Customer Code : 1069310**  
**State Name : Maharashtra**  
State Code : 27

Invoice No : RV1110002211  
Invoice Date : 18.10.2021  
Due Date : 01.11.2021  
Customer GST :

Note:- Whether the tax is payable on reverse charge basis - No

Note : **For Customer Information**

TDS For Current Demand

6,572.81

\*Interest As may be Applicable.

\*GST Applicable on Interest Amount

**Notes:**

- 1) Please deduct 1% TDS from the demand payment and pay to the government within prescribed due date.
- 2) TDS credit will be given upon submission of Form No.16B within 7 days from the end of the month in which payment is made to avoid penal charges.
- 3) Form No.16B pertaining to any other earlier Financial year will not be accepted.
- 4) Please mention Customer Name, Project Name, Unit Number and Payment Details behind your cheque and DD.
- 5) Charges for dishonored Cheque/DD will be Rs.1,500/- + applicable GST
- 6) \*As per terms of Application/Allotment/Agreement, Interest shall be levied on delayed payments from the date of default till actual realization @SBI PLR +2% or as agreed between us.
- 7) All payments received shall be appropriated in the following order :
  - a) Firstly, towards any bounce Cheque charge in case of dishonor of Cheque
  - b) Secondly towards interest as on date of delayed payments if any
  - c) Thirdly, towards taxes due.
  - d) Fourthly towards demand for your Unit.
- 8) If your account does not tally with our records please contact our office immediately on board line number +9122-49455666/ +9122-49447200
- 9) In case of property loan, the bank will only be disbursing the slab amount. Payment towards GST or interest For delayed payments needs to be made from your personal funds along with the bank disbursement In case of Non- receipt of the aforesaid payments from your personal funds, we shall be constrained to apportion the bank Disbursement towards interest for delayed payments and GST and interest would be charged on the unpaid amounts towards consideration value and/or ServiceTax thereof.
- 10) GST No : 27AABCE9746R1ZR

**Details of online payment**

Particulars	Payment of Flat Cost/S. Tax/Interest
Cheque favoring	ERA REALTORS PRIVATE LIMITED-ALTA MONTE-MASTER AC.
Escrow Account No	03790200001054
Name of the Bank	BANK OF BARODA
Bank Address	ALTAMOUNT RD BRANCH, CRYSTAL BLDG . ALTAMOUNT ROAD, MUMBAI.
IFSC Code	BARB0ALTAMO
MICR Code	400012002
SWIFT Code	BARBINBBXXX

For, ERA REALTORS PVT. LTD.

Authorized Signatory



**Era Realtors Pvt. Ltd.**  
Omkar House, Off eastern express Highway  
Opp. Sion-Chunnabhatti signal, Mumbai-400022  
GST NO : 27AABCE9746R1ZR

1

## RECEIPT

**Received with Thanks from**

**First Allottee:** Mr. Rajesh Kumar Bajpai  
C-401, Amb  
Jijamata Road,  
Near. Pump House,  
Andheri (East) Mumbai-400059  
Contact No-67423333

Receipt No. : REC23725  
Advance No. :-  
Date : 28.02.2018  
Application No. : 30003392  
Customer ID : 1069310

**Co Allottee :**

**GST No :**  
**STATE NAME :** Maharashtra  
**STATE CODE :** 27

**Note : Whether the Tax is payable on reverse charge basis - No**

Payment in respect of Unit No - C-2605 at Tower C, in Project Omkar Signet.

vide **Cheque No. 668364 Dated 24.02.2018 Drawn on : AXIS BANK LTD.**

Description of Services	Amount(Rs.)
AGAINST MILESTONE	1,633,730.00

**Rupees Sixteen Lakh Thirty Three Thousand Seven Hundred Thirty Only**

1,633,730.00

\*\*\* Taxes, as applicable, will be deducted from the amount paid.

GST No :- 27AABCE9746R1ZR

\*Receipt is valid subject to realization of cheque.  
\*Acceptance of this payment won't guarantee  
Transfer of ownership of unit till final payment is  
received.

System User  
(Prepared by)

For Era Realtors Pvt. Ltd.



Authorized Signatory





## DEMAND INVOICE

To,  
**Mr. Rajesh Kumar Bajpai**  
C-401, Amb  
Jijamata Road,  
Near: Pump House,  
Andheri (East) Mumbai -400059  
India.  
Ph.no:-67423333 /9892601414  
**Customer GST No :**  
**State Name :** Maharashtra  
**State Code :** 27

Customer Code : 1069310  
Invoice No : RV1110002300  
Invoice Date : 14.08.2018  
Due Date : 28.08.2018

**Note:- Whether the tax is payable on reverse charge basis - No**

Dear Sir / Madam,

**Sub :** Demand for payment installment towards C-2605 , in Tower C , Omkar Signet , situated at Malad - , Maharashtra , India .

This is to inform you that as per the agreed payment schedule, the following amount is due and payable by you towards your flat.

HSN Code	Milestone	Amount(Rs.)	Amount(Rs.)
995411	<b>On Initiation of 2nd slab</b>		
	Unit Charges	876,375.00	
	Total	876,375.00	
	Less: Land Deduction(1/3 <sup>rd</sup> of Value)	292,122.00	
	Taxable Value	584,253.00	
	SGST @ 6%		35,055.00
	CGST @ 6%		35,055.00
	Abatement		
	<b>Total Installment Amount</b>	876,375.00	70,110.00
	<b>Less: Reduction due to Anti-Profitteering @4%</b>		35,055.00
	<b>Total Demand amount including GST - A</b>		911,430.00
	<b>Amount Received in Advance - B</b>		
	<b>Total Amount - A-B = C</b>		911,430.00
	Previous installment Dues Outstanding - D		94,803.00
	<b>Total Due Amount - C + D</b>		1,006,233.00

**Amount in Words (Rupees Ten Lakh Six Thousand Two Hundred Thirty Three Only)**

<b>Note : For Customer Information</b>	
Interest Applicable.	0.00



**Notes:**

- 1) Please deduct 1% TDS from the demand payment and **pay to the government within prescribed due date.**
- 2) TDS credit will be given upon submission of form no. 16B. Form No. 16B pertaining to Financial year **2018-2019** will be accepted till **31st May 2019.**
- 3) Form No. 16B pertaining to any other earlier Financial year will not be accepted.
- 4) The company will not be responsible for any interest or penalty charged to you by Income Tax department due /non filling/ incorrect submission of TDS payment.
- 5) Please mention Customer Name, Project Name, Unit Number and Payment Details behind your cheque and DD.
- 6) Charges for dishonored Cheque/DD will be Rs 1,500/-
- 7) Bank charges (if any) will also be payable
- 8) \*\* Taxes as applicable
- 9) As per terms of Application/Allotment/Agreement, Interest shall be levied on delayed payments from The date of default till actual realization
- 10) All payments received shall be appropriated in the following order
  - a) Firstly, towards any bounce Cheque charge in case of dishonor of Cheque
  - b) Secondly towards interest as on date of delayed payments if any
  - c) Thirdly, towards cost & expenses for enforcement of this agreement & recovery of the total consideration, dues & Taxes payable in respect of the unit if any
  - d) Fourthly towards outstanding dues including total consideration in respect of the Unit or under the agreement.
- 11) If your account does not tally with our records please contact our office immediately on board line number +9122-30155666 / +9122-49447200
- 12) In case of property loan, the bank will only be disbursing the slab amount. Payment towards service tax or interest For delayed payments needs to be made from your personal funds along with the bank disbursement In case of Non- receipt of the aforesaid payments from your personal funds, we shall be constrained to apportion the bank Disbursement towards interest for delayed payments and service tax and interest would be charged on the unpaid amounts towards consideration value and/or Service Tax thereof.

**Details of online payment**

Particulars	Payment of Flat Cost/S. Tax/Interest
Cheque favoring	ERA REALTORS PRIVATE LIMITED-ALTA MONTE-MASTER AC.
Escrow Account No	03790200001054
Name of the Bank	BANK OF BARODA
Bank Address	ALTAMOUNT RD BRANCH, CRYSTAL BLDG. , ALTAMOUNT
IFSC Code	BARB0ALTAMO
MICR Code	400012002
SWIFT Code	BARBINBBXXX

For ERA REALTORS PVT. LTD.

Authorized Signatory

3



Era Realtors Pvt. Ltd.  
Omkar House,  
Off eastern express HighwayOpp. Sion-Chunnabhatti signal,  
Mumbai-400022

RECEIPT

Received with Thanks from  
First Allottee: Mr. Rajesh Kumar Bajpai  
C-401, Amb  
Jijamata Road,  
Near. Pump House,  
Andheri (East) Mumbai-400059  
Contact No-67423333

Receipt No. : REC00000000015905  
Date : 30.06.2017  
Application No : 30003392  
Customer ID : 1069310

Co Allottee(s): Ms. Chetna Rajesh Bajpai

Payment in respect of C-2605/06 at Tower C, in Omkar Signet, ,

vide Cheque No. 000065 Dated 20.05.2017 Drawn on : HDFC

BANK.

Description	Amount(Rs.)
ONBOOKING	500,000.00

Rupees Five Lakh Only

500,000.00

\*\*\* Taxes, as applicable, will be deducted from the amount paid.

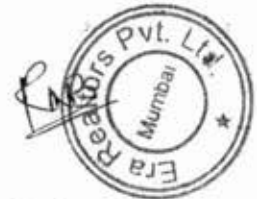
Service tax No.:

\*Receipt is valid subject to realization of cheque.

\*Acceptance of this payment won't guarantee

Transfer of ownership of Unit till final payment is received.

For Era Realtors Pvt. Ltd.



System User  
(Prepared by)

This is system generated statement, No signature required.

Authorized Signatory



**Era Realtors Pvt. Ltd.**  
Omkar House, Off eastern express Highway  
Opp. Sion-Chunnabhatti signal, Mumbai-400022  
GST NO : 27AABCE9746R1ZR

(4)

## RECEIPT

**Received with Thanks from**

**First Allottee:** Mr. Rajesh Kumar Bajpai  
C-401, Amb  
Jijamata Road,  
Near. Pump House,  
Andheri (East) Mumbai-400059  
Contact No-67423333

Receipt No. : **REC21897**  
Advance No. : -  
Date : **08.01.2018**  
Application No. : **30003392**  
Customer ID : **1069310**

**Co Allottee :**

**GST No :**  
**STATE NAME :** Maharashtra  
**STATE CODE :** 27

**Note : Whether the Tax is payable on reverse charge basis - No**

Payment in respect of Unit No - **C-2605** at **Tower C**, in Project **Omkar Signet**.

vide **Cheque No. 499708** Dated **31.12.2017** Drawn on : **AXIS BANK LTD.**

Description of Services	Amount(Rs.)
AGAINST MILESTONE	3,047,059.00

**Rupees Thirty Lakh Forty Seven Thousand Fifty Nine Only**

**3,047,059.00**

\*\*\* Taxes, as applicable, will be deducted from the amount paid.

GST No :- **27AABCE9746R1ZR**

\*Receipt is valid subject to realization of cheque.  
\*Acceptance of this payment won't guarantee  
Transfer of ownership of unit till final payment is  
received.

System User  
(Prepared by)

For Era Realtors Pvt. Ltd.



Authorized Signatory



(5)

**Era Realtors Pvt. Ltd.**  
Omkar House, Off eastern express Highway  
Opp. Sion-Chunnabhatti signal, Mumbai-400022  
GST NO : 27AABCE9746R1ZR

## RECEIPT

**Received with Thanks from**  
**First Allottee:** Mr. Rajesh Kumar Bajpai  
C-401, Amb  
Jijamata Road,  
Near. Pump House,  
Andheri (East) Mumbai-400059  
Contact No-67423333

Receipt No. : REC15905  
Advance No. : -  
Date : 30.06.2017  
Application No. : 30003392  
Customer ID : 1069310

**Co Allottee :**  
**GST No :**  
**STATE NAME :** Maharashtra  
**STATE CODE :** 27

**Note : Whether the Tax is payable on reverse charge basis - No**

Payment in respect of Unit No - C-2605 at Tower C, in Project Omkar Signet.

vide Cheque No. 000065 Dated 20.05.2017 Drawn on : HDFC BANK.

Description of Services	Amount(Rs.)
ONBOOKING	500,000.00

**Rupees Five Lakh Only**

**500,000.00**

\*\*\* Taxes, as applicable, will be deducted from the amount paid.

GST No :- 27AABCE9746R1ZR

\*Receipt is valid subject to realization of cheque.  
\*Acceptance of this payment won't guarantee  
Transfer of ownership of unit till final payment is  
received.

System User  
(Prepared by)

For Era Realtors Pvt. Ltd.



Authorized Signatory

# Indiabulls

## HOUSING FINANCE

6

To,

Date: 20-Jul-2017

**i. M/s. Era Realtors Private Limited**

Omkar House, Esquare,  
Off Eastern Express Highway,  
Sion, Mumbai – 400022

**ii. M/s. Omkar Realtors & Developers Private Limited**

Omkar House, Esquare,  
Off Eastern Express Highway,  
Sion, Mumbai – 400022

**Subject:** Your Letter Dated 17-Jul-2017 Seeking Our No-Objection For Entering Into Agreement To Sell Of The Flat No. C-2605 / C-2606, Located on Floor No.26, Admeasuring 634 in Tower 'C' Situated at "Signet" ("Unit") with Mr. Rajesh Kumar Bajpai ("Buyer(s)") for Rs. 16220000.00 (Rupees One Crore Sixty Two Lakh Twenty Thousandonly).

Dear Sir,

This has reference to the loan agreement(s) executed between (a) the Borrower(s) more particularly mentioned in Schedule I hereunder, and (b) Indiabulls Housing Finance Limited ("Lender") for the Loan(s) more particularly mentioned in Schedule I hereunder and/or any amendment(s)/addendum(s) thereto ("Loan Agreement(s)") and/or other Loan Documents.

The Unit is part of the Mortgaged Properties situated at Village Malad (East), Taluka Borivali, District Mumbai Suburban within the Registration Sub-District and District of Mumbai City and Mumbai Suburban forming part of the slum rehabilitation scheme jointly developed/to be developed thereon by M/s. Omkar Realtors & Developers Private Limited and M/s. Era Realtors Private Limited, which are mortgaged/ agreed to be mortgaged in favour of the Lender.

In view of your request made in your captioned letter and pursuant to the Loan Documents, we hereby accord our no objection to you for entering into an agreement to sell for the Unit with the Buyer(s), provided that the entire sale proceeds and/or other proceeds received/to be received for the Unit from the Buyer(s) are forthwith deposited directly into the below mentioned Account:

**Era Realtors Private Limited – Escrow Account**

**Bank Account Number:** 916020069458486

**Bank:** Axis Bank Limited

**Branch:** Sion, Mumbai – 400 022

or such other account(s) of the Lender as may be specified by the Lender from time to time.

In case such proceeds (or any part thereof) are not deposited in the above mentioned manner then our aforesaid no-objection in connection with the Unit shall stand terminated/withdrawn automatically without any notice to you and/or to the Buyer(s).

Subject to the aforesaid, please note that upon execution of the sale deed for the Unit in favour of the Buyer(s), our charge/mortgage over the Unit would stand released. However, such a release of the charge/mortgage shall in no manner affect the charge/mortgage in favour of the Lender over the remaining portion of the Mortgaged Properties (i.e. the Mortgaged Properties except the Unit) and the charge/mortgage created in favour of the Lender over the remaining portion of the Mortgaged Properties and other Security shall continue to subsist till all the obligations of



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### DEMAND INVOICE

To,  
**Mr. Rajesh Kumar Bajpai**  
**Ms. Chetna Rajesh Bajpai**  
 C-401, Amb  
 Jijamata Road,  
 Near Pump House,  
 Andheri (East) Mumbai -400059  
 India.  
 Ph.no:-67423333 /9892601414

Customer Code : 1069310  
 Invoice No : 9131015625  
 Invoice Date : 30.06.2017  
 Due Date : 14.07.2017

Dear Sir / Madam,

Sub : Demand for payment installment towards C-2605/06 , in Tower C , Omkar Signet , situated at Malad - , Maharashtra ,

India . This is to inform you that as per the agreed payment schedule, the following amount is due and payable by you towards

Milestone	Amount	Service Tax
<b>Within 21 days</b>		
Unit Charges	3,505,500.00	
Service Tax (4.2%)		98,155.00
SBC @ 0.15%		3,506.00
KKC @ 0.15%		3,506.00
<b>Total Installment Amount</b>	<b>3,505,500.00</b>	<b>105,167.00</b>
<b>Total Installment amount including Service Tax (A)</b>		<b>3,610,667.00</b>
<b>Amount received in Advance (B)</b>		
<b>Total Amount (A-B) =(C)</b>		<b>3,610,667.00</b>
A) Previous Installment Dues Outstanding		448,457.00
B) Interest Outstanding		
<b>Total Due Amount (D)</b>		<b>448,457.00</b>
<b>Gross Amount (C+D)</b>		<b>4,059,124.00</b>
<b>Amount in Words (Rupees Forty Lakh Fifty Nine Thousand One Hundred Twenty Four Only)</b>		

**Notes:**

- 1) Please deduct 1% TDS from the demand payment and pay to the government within prescribed due date.
- 2) TDS credit will be given upon submission of form no. 16B. Form No. 16B pertaining to Financial year 2017-2018 will be accepted till 31st May 2018.
- 3) Form No. 16B pertaining to any other earlier Financial year will not be accepted.
- 4) The borrower will not be responsible for any interest or penalty charged to you by Income Tax department due to non filling/incorrect submission of TDS payment.
- 5) Please mention Customer Name, Project Name, Unit Number and Payment Details behind your cheque and DD.
- 6) Charges for dishonored Cheque/DD will be Rs 5,000/-
- 7) Bank charges (if any) will also be payable
- 8) \*\* Taxes as applicable
- 9) As per terms of Application/Allotment/Agreement, Interest shall be levied on delayed payments from The date of default till actual realization
- 10) All payments received shall be appropriated in the following order
  - a) Firstly, towards any bounce Cheque charge in case of dishonor of Cheque
  - b) Secondly towards interest as on date of delayed payments if any
  - c) Thirdly, towards cost & expenses for enforcement of this agreement & recovery of the total consideration, dues & Taxes payable in respect of the unit if any
  - d) Fourthly towards outstanding dues including total consideration in respect of the Unit or under the agreement.
- 11) If your account does not tally with our records please contact our office immediately on board line number 022-66254300
- 12) In case of property loan, the bank will only be disbursing the slab amount. Payment towards service tax or interest For delayed payments needs to be made from your personal funds along with the bank disbursement In case of Non- receipt of the aforesaid payments from your personal funds, we shall be constrained to apportion the bank Disbursement towards interest for delayed payments and service tax and interest would be charged on the unpaid amounts towards consideration value and/or Service Tax thereof.

**Details of online payment**

Particulars	Payment of Flat Cost/S. Tax/Interest
Cheque favoring	ERA REALTORS PRIVATE LIMITED-ALTA MONTE-MASTER AC.
Escrow Account No	03790200001054
Name of the Bank	BANK OF BARODA
Bank Address	ALTAMOUNT RD BRANCH, CRYSTAL BLDG. , ALTAMOUNT
IFSC Code	BARB0ALTAMO
MICR Code	400012002
SWIFT Code	BARBINBBXXX

For, ERA REALTORS PVT. LTD.



Service Tax Regn. No:



Date: 27/12/2017

**TO WHOMSEVER IT MAY CONCERN**

Subject : Cost sheet of flat no. C-2605/06 at "Signet" project situated at Village Malad, Taluqa Borivali situated at Malad (East), Mumbai- 400 097.

Dear Sir/Madam,

Please find below cost sheet of flat no.C-2605/06 booked by  
Mr. Rajesh Kumar Bajpai  
Ms. Chetna Rajesh Bajpai

Description	Amount (Rs.)
Agreement value (Rs.)	17,527,500.00
S.T/GST (Rs.) *	1,774,659.38
Stamp Duty (Rs.)*	876,400.00
Registration Fees (Rs)*	30,000.00
Other Charges (Rs)*	100,600.00
Maintenance (Rs)*	60,000.00
Total Amount	20,369,159.38

Rupees Two Crores Three Lakhs Sixty Nine Thousand One Hundred Fifty Nine and Paise Thirty Seven Only

\*taxes & Maintenance are subject to change as per government notification

Yours Faithfully,

  
Authorised Signatory



**Era Realtors Pvt. Ltd.**  
Omkar House, Off eastern express Highway  
Opp. Sion-Chunnabhatti signal, Mumbai-400022  
GST NO : 27AABCE9746R1ZR

8

## RECEIPT

**Received with Thanks from**  
**First Allottee:** Mr. Rajesh Kumar Bajpai  
C-401, Amb  
Jijamata Road,  
Near. Pump House,  
Andheri (East) Mumbai-400059  
Contact No-67423333

Receipt No. : **REC28193**  
Advance No. :-  
Date : **16.07.2018**  
Application No. : **30003392**  
Customer ID : **1069310**

**Co Allottee :**  
**GST No :**  
**STATE NAME :** Maharashtra  
**STATE CODE :** 27

**Note : Whether the Tax is payable on reverse charge basis - No**

Payment in respect of Unit No - **C-2605** at **Tower C**, in Project **Omkar Signet**.

vide **Cheque No. 756409** Dated **07.07.2018** Drawn on : **AXIS BANK LTD.**

Description of Services	Amount(Rs.)
AGAINST MILESTONE	887,299.00

**Rupees Eight Lakh Eighty Seven Thousand Two Hundred Ninety Nine Only**

887,299.00

GST No :- 27AABCE9746R1ZR

\*Receipt is valid subject to realization of cheque.  
\*Acceptance of this payment won't guarantee  
Transfer of ownership of unit till final payment is  
received.

System User  
(Prepared by)

For Era Realtors Pvt. Ltd.



Authorized Signatory

Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Leg.l Consultants

(In reply please quote our Ref. No.)

B/5065/TC02 /2012

Date :

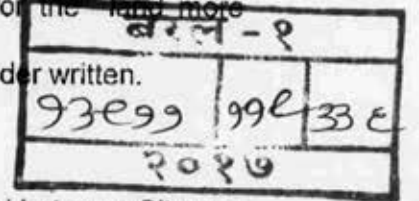


TO WHOMSOEVER IT MAY CONCERN

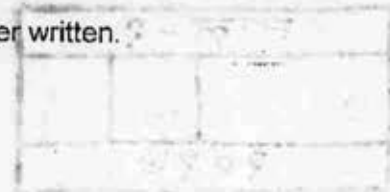
TITLE CERTIFICATE

1. Our client M/s. Omkar Realtors & Developers Private Limited having their office at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhatti Junction, Sion (East), Mumbai -- 400 022 (hereinafter referred to as "the said Omkar ") have Purchased various properties more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly and Sixthly in the First Schedule hereunder written and hereinafter referred to as "the said property" by various Deeds of Conveyance as stated down:

(i) Deed of Conveyance dated 15<sup>th</sup> June, 2007 executed between the legal heirs of Janu Bhoje (Deceased) and said Omkar and registered with the Office of Sub-Registrar Borivali - 6 under Sr. no. BDR12-4652-2007 for the land more particularly described in Secondly in the First Schedule hereunder written.



(ii) Deed of Conveyance dated 22<sup>nd</sup> October, 2010 executed between Sitaram Sukhtankar and the said Omkar and registered with the office of Sub-Registrar Borivali - 6 under Sr. no. BDR-12-09866-2006 for the land more particularly described in Fourthly in the First Schedule hereunder written.



Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khona  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5065/TC02/2012



Deed of Conveyance dated 5<sup>th</sup> October, 2007 executed between Malkani and the said Omkar and registered with the Office of sub-Registrar under Sr. no. BDR-10-07230-2007 for the land more particularly described Firstly in the First Schedule hereunder written...

(iv) Deed of Conveyance dated 10<sup>th</sup> May 2010 executed between F. E. Dinshaw Trust, Haroon Malkani and the said Omkar and registered with the Office of the Sub-Registrar Borivali - 6. Under Sr. no. BDR-12-5032-2010 on 17th May, 2010 for the land more particularly described in Thirdly in the First Schedule hereunder written.

(v) Deed of Conveyance dated 19<sup>th</sup> January, 2008 between Arun Mhatre & 3 Ors. and the said Omkar and registered with the office of Sub-Registrar Borivali - 1 under Sr. no. BDR-2-01421-2008 on 20th February, 2008 for the land more particularly described in Fifthly in the First Schedule hereunder written;

(vi) Deed of Conveyance dated 26<sup>th</sup> June, 2008 executed between Ramesh Mhate & 2 Ors. and the said Omkar and registered with the Office of the Sub-Registrar, Borivali - 6 under Sr. no. BDR-12-05066-2008 on 26th June, 2008 for

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Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

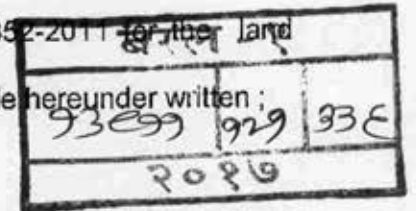
B/5065/TC02 /2012

the land more particularly described in Fifthly in the First Schedule hereunder written.

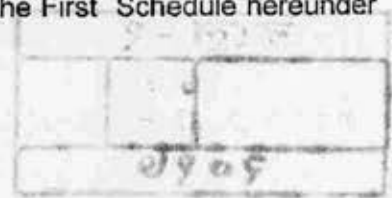


(vii) Deed of Conveyance dated 4<sup>th</sup> June, 2010 executed between Ramesh Moreshwar Patil & 11 Ors, M/s. Alka Construction Co. and the said Omkar and registered with the office of the Sub-Registrar Borivali-6 under Sr. no. BDR-12-05651-2010 for the land more particularly described in Sixthly in the First Schedule hereunder written;

(viii) Deed of Conveyance dated 22<sup>nd</sup> March, 2011 executed between Sara Anikat Patil and Alka construction Co. & Said Omkar registered with the office of the Sub-Registrar Borivali - 6 under Sr. no. BDR-12-02352-2011 for the land more particularly described in Sixthly in the First Schedule hereunder written ;



(ix) Deed of Conveyance dated 22<sup>nd</sup> March, 2011 executed between Aadit Anirudha Patil ,M/s. Alka construction Co. and the said Omkar and registered with the office of the Sub-Registrar Borivali - 6 under Sr. no. BDR-12-02353-2011 for the land more particularly described in Sixthly in the First Schedule hereunder written ;



Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khona  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5065/TC02 /2012



By all the above mentioned Deeds of Conveyance the said Omkar became the owner of the said property.

The property bearing CTS No. 821 (part) admeasuring 5987.60 square meters and more particularly described in the Second Schedule hereunder written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM"). The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written.

3. The property bearing CTS No. 825 (Part) admeasuring 7,111 square meters and more particularly described in the Third Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written.

4. The properties more particularly described in the First Schedule, Second Schedule and Third Schedule are hereinafter collectively referred to as "the said properties".

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93099	821	330
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Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

B/5065/TC02 /2012

5. By Indenture of Mortgage-Cum-Charge dated 23rd September, 2010 executed between the said Omkar and Allahabad Bank, the said Omkar has created a charge on the right, interest & title on the free sale area constructed/proposed to be constructed thereon together with notionally divided free sale plot 27,059 sq. mtrs. Or thereabouts or such free sale plot as may be earmarked on the total plot of 49,983 sq. meters of the said property for securing repayment of Mortgage Debt to the tune of Rs.160Crores ( Rupees One Hundred Sixty Crores Only) & on the terms and conditions set out in the said Mortgage. The said Mortgage is duly registered with the Sub-Registrar of Assurances of Mumbai under Sr.No.BDR16/9975/2010.
6. By a "Deed of Accession" dated 6th October, 2010 to the aforesaid 

संख्या - २		
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१००२७		

 Mortgage -cum-Charge dated 23rd September, 2010 executed between the said Omkar and the Oriental Bank of Commerce, the said Oriental Bank of Commerce has granted a loan of Rs.138 Crores(Rupees One Hundred and Thirty Eight Crores Only) to the said Omkar, aggregating to total loan of Rs.298 Crores(Rupees Two Hundred and Ninety Eight Crores Only).



Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

Date :

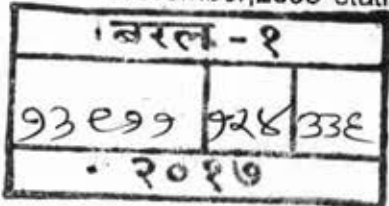
B/5065/TC02 /2012



8. From time to time we have caused searches to be taken of the said properties in relevant Sub Registry. Our search clerk has informed us that the records of the said Malad (E) Division is either partly or completely in torned condition at Bandra S.R. Office : for the year 1962 to 1965, 1968, 1971 to 1976, 1977 to 1981 and from 1983 to 1996. 2) At Bombay S.R. Office fro the year 1963 to 1965, 1971 to 1976, 1977 to 1981 and from 1983 to 1995.

9. Mr. Gaurav V. Gupta, Director of the said Omkar , has made and executed Declaration Cum Indemnity dated 7th April, 2012 regarding Omkar's Title to the said properties.

10. The Public Notice was inserted in Free Press Journal ( English Daily Newspaper) dated 22<sup>nd</sup> October, 2008 and Nav Shakti ( Marathi Daily Newspaper ) also dated 22<sup>nd</sup> October, 2008 inviting claims and objections. Pursuant to the said Notices one objection was received from M/s. Deserve Infrastructure Pvt. Ltd. dated 20<sup>th</sup> November, 2008 stating that Two Agreements dated 12<sup>th</sup> January, 2007 and 15<sup>th</sup>



6



Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Legal Consultants

(In reply please quote our Ref. No.)

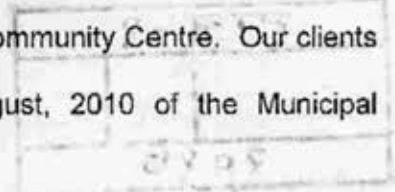
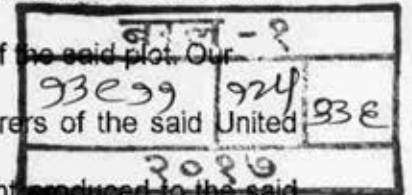
Date :

B/5065/TC02 /2012



March, 2007 respectively read with Addendums thereto and other documents executed between the said Omkar and M/s. Deserve Infrastructure Pvt. Ltd. in respect of distribution of the constructed area and other benefits in the projects undertaken on the said properties and payment of consideration by the said Omkar to M/s. Deserve Infrastructure Pvt. Ltd are still valid, subsisting and binding.

11. The Public Notice was inserted in Free Press Journal ( English Daily Newspaper) dated 14th April, 2010 and Nav Shakti ( Marathi Daily Newspaper ) also dated 14th April, 2010 inviting claims and objections. Pursuant to the said Notices one objection was received from United Christian Community Centre dated 5th July, 2010. The said objection was not with regard to title of the Municipal Corporation of Greater Mumbai to the property more particularly mentioned in the Second schedule hereunder written. It was with regard to the user of the said plot. Our client's representative had a meeting with five Office Bearers of the said United Christian Community Centre. In the said meeting our clients produced to the said office bearers 7/12 Entry of Record, Mutation Entry No. 1588 and Resolution No. 1546 dated 24th February, 1977 of the Standing Committee of the Municipal Corporation of Greater Mumbai and the same was recorded by our letter dated 2nd July, 2010 addressed to the United Christian Community Centre. Our clients have also produced to us letter dated 18th August, 2010 of the Municipal



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Corporation of Greater Mumbai addressed to Shri Rajendra R. Gurav. The said  
order reads as under:-



That approval be given, under section 437 of the BMC Act, read with  
Rule No. 7 (a) (ii) of the Development Control Rules for Greater Bombay to  
cemetery for Hindus, being established on the plot of land measuring 5,987.6 sq.  
mtrs. in S.No. 282 , Kurar, Malad ( East) as proposed".

12. After inserting public notices in Free Press Journal ( English language)  
dated 22/04/2011 and Nav Shakti ( Marathi language ) dated 22/04/2011.  
Objection and claim from Smt. Shashikala Sakharam Keni was received . She  
has sent her letter dated 30th April, 2011 to us in Marathi language. However, one  
Mr. Parshuram Khanderao Patil brother of said Ms. Shashikala S. Keni (daughter  
of Khanderao Gopal Patil) has made a Declaration dated 4th June, 2010, wherein  
he has stated that the property more particularly described in Sixthly in the First  
Schedule hereunder written belongs to Mr. Moreshwar Gopal Patil's family and  
not to Mr. Khanderao Gopal Patil's family.

13. Subject to aforesaid Mortgages, Charges, and subject to no adverse document  
being found to be registered in the years when the records of the Sub-Registrar

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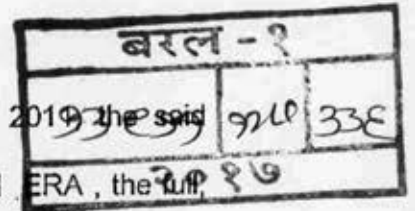
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are torn or partly torned or are not available and subject to aforesaid Objections and claims , we certify that the title of M/s. Omkar Realtors & Developers Private Limited to the properties more particularly described in the First Schedule hereunder written is clear, marketable and free from encumbrances.



14. By Development Agreement dated 30<sup>th</sup> November,2011 executed between the said Omkar and M/s. ERA Realtors Private Limited(hereinafter referred to as "the said ERA") registered with the Sub-Registrar of Borivali-7 ,Mumbai bearing serial no. BDR/1275/2012 with respect to the full and exclusive development rights with respect to the Free Sale Land admeasuring approximately 19,253.46square-meters and more particularly described in the **Fourth Schedule** hereunder written and which is hereinafter called the said Free Sale Land.

15. Under the said Development Agreement dated 30<sup>th</sup> November 2011 the said Omkar has assigned and granted unto and in favour of the said ERA , the free, unrestricted, uninterrupted, and exclusive development rights with respect to the Free Sale Land being a portion of the said property which portion admeasures approximately 19,253.46 square meters and more particularly described in the Fourth Schedule hereunder written (which is hereinafter called "the said Sale Plot as per the Development Agreement") by the utilization of the Free Sale Component being 51,305.31 square meters or such further built-up area as



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may be sanctioned from time to time to be utilised in-situ on the Free Sale Land and/or the amendments and revisions to be made thereon from time to time including the DR benefits there from.

We have issued public notices inviting claims from the Public in Free Press Journal on 24th February, 2012 and Nav Shakti also on 24th February, 2012. We have not received any claims or demands or Objection pursuant to the publication of the said notices.

17. Mr. Kamal Kishor Gupta, Director of the said ERA, has made and executed Declaration Cum Indemnity dated 7th April, 2012 regarding Era's right to sell flats and Omkar's title to the property as more particularly mentioned in the Fourth Schedule.

18. The Slum Rehabilitation Authority has granted its LOI bearing no. 1) SRA/Eng/1759/PN/PL/LOI dated 5.07.2008, 2) SRA/ENG/1759/PN/PL/LOI dated 26th March, 2010 and 3) SRA/Eng/1759/PN/PL/LOI dated 15th June, 2011 to the said Omkar for the redevelopment of the said property under the provisions of D.C. Regulation No 33 (10) read with Appendix IV to the said Omkar for redevelopment of the said property under Slum Rehabilitation Scheme. The Slum

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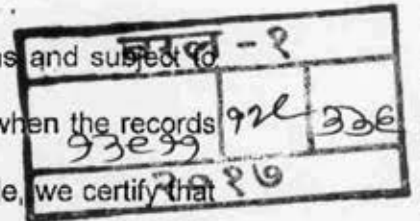
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Rehabilitation Authority has issued its further LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL/LOI ( hereinafter called the said fourth LOI ) to the said Omkar and the said ERA (For Sale Building) dated 21st December 2011 for redevelopment of property under Slum Redevelopment Scheme which property is more particularly described in the Fifth Schedule hereunder written and which is hereinafter called the said fourth LOI property . The said fourth LOI property is a part of the said property. The said Omkar and the said ERA will apply for inclusion of the remaining portions of the said property in the LOI which will be revised and issued by The Slum Rehabilitation Authority.



19. Subject to aforesaid Mortgages, Charges, Claims and objections and subject to no adverse document being found to be registered in the years when the records of the Sub-Registrar are torn or partly torn or were not available, we certify that under the said Development Agreement dated 30th November, 2011 M/s. ERA Realtors Private Limited has the right to sale the flats as constructed on the property more particularly described in Fourth Schedule hereunder written.



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The First Schedule Above Referred To:

(Ownership of Omkar )



Firstly.  
All that piece of parcel of land admeasuring about 6020 square meters or thereabout bearing CTS No. 824(Part), Malad (East), Survey No.284/1( Part) Village Malad with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

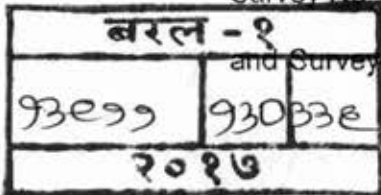
On or towards the East : by Land bearing CTS No. 821(Part)  
On or towards the West : by Western Express Highway  
On or towards the North : by Land bearing CTS No.824 (Part) &  
On or towards the South : by Land bearing CTS No.823 (Part)

Secondly:-

(I):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 21938.2 square yards equivalent to 18342.97 square meters or thereabouts and bounded as follows: that is to say on or towards the North by Survey No. 281 and Tank on or towards the South by Survey No. 282, Hissa No. 1

and Survey No. 282 (part) and Survey No. 283 Hissa No. 2 (part) on or towards

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the East by Survey No. 273 (part) and Survey No. 283 (part) and on or towards the  
West by Survey No. 282 (part) Survey No. 284 Hissa No. 1 (part).

(II):- All that piece or parcel of land or ground situate lying and being at Malad  
being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the  
District of Bombay City and Bombay Suburban now within the limits of Greater  
Bombay admeasuring 10673 sq.yds. equivalent to 8924 sq. meters or thereabouts  
and bounded as follows: that is to say on or towards the North by Survey No. 273  
(part) and on or towards the South by Survey No. 283 (part), on or towards the  
East by Survey No. 273 Hissa No. 1 part on or towards the West by Survey No.  
282 (part).

Thirdly:-

All that piece or parcel of land admeasuring 4730 square meters or thereabouts  
and bearing CTS no. 821(pt), Malad (E), Survey No. 282(pt) Malad (E), Taluka  
Borivali, Mumbai Suburban district and situate at Malad, in the registration  
District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the East : by S. No. 282(pt) CTS No. 821(pt), Malad (E);  
On or towards the West : by S. No. 284, Hissa No. 1(pt), CTS  
No.824(pt) and 823 Malad (E);  
On or towards the North : by 30 ft. wide D.P. Road further up  
Shantaram Tank & CTS No. 825, Malad(E)

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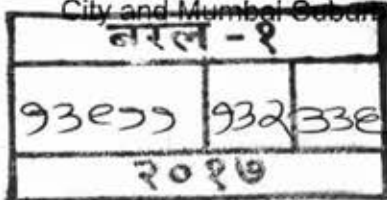
On or towards the South : by S. No. 282(pt), CTS No. 823(pt)Malad (E)

Fourthly  
All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban with hutments / structures standing thereon and bounded as follows:-

On or towards the West : partly by CTS No. 811 A/7(pt) with existing building thereon known as "Green Point Building";  
On or towards the East : by property of the Malad bearing CTS No. 805;  
On or towards the North : by CTS No. 811 A/7, (part) with existing building known as "Highway View-11 Apartments"; and  
On or towards the South : by CTS No. 821(pt), 812 and 813 of Malad.

Fifthly:-

All that piece and parcel of plot of land and admeasuring 1458.5 square meters situated at Kokani Pada, Kurar, Malad ( East), Mumbai – 400 097 on a land bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad ( East)Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.



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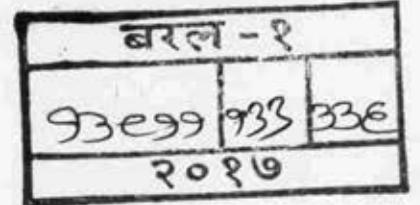
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Sixthly:-

All that piece or parcel of land or ground situate at Village Malad (E), Taluka Borivali, Mumbai Suburban Dist. bearing Survey no. 283 , Hissa No. 1/4, CTS No. 814 ( Part) viz. 814 A/1 to A4 admeasuring 2350.5 square meters or thereabouts as per 7/12 Extract and corresponding mutation entry and as per Property Card on survey of property is 2923.6 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards East : by CTS NO. 783;  
On or towards West : by CTS no. 821 and CTS no. 844(P);  
On or towards North : by CTS No. 812;  
On or towards South : by CTS No. 814 (Part)



The Second Schedule Above Referred To:-

("The said MCGM property")

All that piece and parcel of land bearing Survey No. 282 (pt) corresponding to CTS No. 821(part) of Village Malad (E) admeasuring about 5987.60 square meters or thereabouts with the structures standing thereon within Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the West : by CTS No.821 (pt), 824 of Village Malad (E);  
On or towards the East : by CTS No.821 (pt), 812, 813 of Village Malad (E);

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On or towards the North : by CTS No.811 A/7 of Village Malad (E),

On or towards the South : by CTS No.821 (pt) of Village: Malad (E)

The Municipal Corporation is the owner of the property more particularly described in this schedule



The Third Schedule Above Referred To:-

("The said Maharashtra Government property")

that piece or parcel of land situate at village Malad (E), Taluka Borivali, Bombay Suburban District bearing C.T.S. No. 825(part) admeasuring 7,111 square meters with structures standing thereon within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the East : by CTS No. 811 A/7 of Village Malad (E);

On or towards the West : by CTS No. 501 of Village Malad (E);

On or towards the North : by CTS No. 826 of Village Malad (E);

On or towards the South : by CTS No. 824 of Village Malad (E);

The Fourth Schedule Above Referred To:

("the said Sale Plot as per the Development Agreement")

Firstly:-

(I):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of

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Bombay City and Bombay Suburban now within the limits of Greater Bombay  
admeasuring 9335.77 square meters or thereabouts.

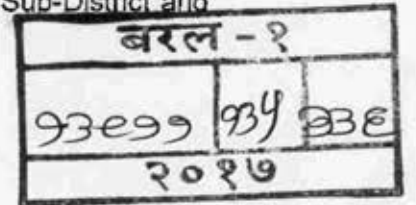
(II):- All that piece or parcel of land or ground situate lying and being at Malad being  
Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration  
District of Bombay City and Bombay Suburban now within the limits of Greater  
Bombay admeasuring 7348.37 sq. meters or thereabouts.

Secondly:-

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding  
to CTS No. 811A/7 (part) admeasuring about 1439.62 square meters or  
thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and  
District of Mumbai City and Mumbai Suburban .

Thirdly :-

All that piece and parcel of plot of land bearing Survey No.283 , Hissa No.2/2,  
C.T.S. No.844 admeasuring 1129.7 square meters situated at Kokani Pada,  
Kurar, Malad ( East), Mumbai – 400 097 of Revenue Village, Malad (East) Taluka,  
Borivali within the Registration Sub- District and District of Mumbai City and  
Mumbai Suburban.



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The Fifth Schedule Hereinabove Referred To:

(the said fourth LOI property")

(I):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 282 (part) and CTS No. 821 (part) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 29060.54 square meters or thereabouts

(II):- All that piece or parcel of land or ground situate lying and being at Malad being Survey No. 273 (part) and CTS No. 812 and CTS No. 813 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Bombay admeasuring 8924 sq. meters or thereabouts.

**Secondly:-**

All that piece and parcel of plot of land bearing Survey No. 281(pt) Corresponding to CTS No. 811A/7 (part) admeasuring about 1530.85 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

**Thirdly :-**

All that piece and parcel of plot of land and admeasuring 1458.50 square meters situated at Kokani Pada, Kurar, Malad ( East), Mumbai – 400 097 on a land

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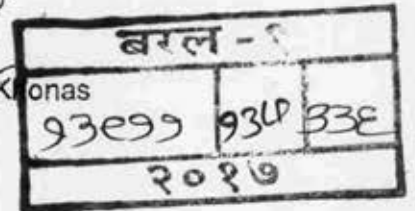
bearing Survey No.283 , Hissa No.2/2, C.T.S. No.844 of Revenue Village, Malad ( East) Taluka Borivali within the Registration Sub- District and District of Mumbai City and Mumbai Suburban.

Fourthly:-

All that piece and parcel of plot of land bearing Survey No. 284 (part) Corresponding to CTS No. 824 (part) admeasuring about 6,020 square meters or thereabouts of Village Malad, Taluka Borivali, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban .

Mumbai , dated this 26<sup>th</sup> day of April,2012

For. M/s. Law Firm Of Khonas



Partner

Solicitors & Legal Consultants  
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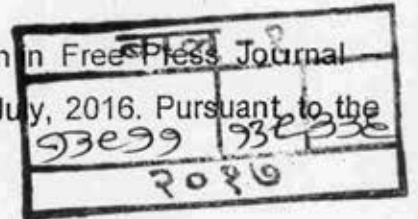
**CERTIFICATE OF TITLE  
TO WHOMSOEVER IT MAY CONCERN**



1. Our clients M/s. Omkar Realtors & Developers Pvt., Limited (hereafter called Omkar) has instructed us to issue our Title Certificate in respect of the property situated at Malad (East) and more particularly described in the Schedule hereunder written is and hereinafter called the "said property".

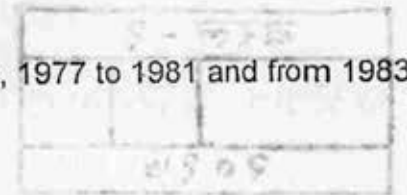
2. Omkar have acquired the said property by Deed of Conveyance bearing no. BRL-6-3786-2016 executed on 19<sup>th</sup> September, 2015 by and between (a). Mr. Nusli Neville Wadia & five Others, the Trustees of F.E. Dinshaw Charities, (b). Mr. Nusli Wadia, Administrator to the estate of late Edulji Framroze Dinshaw and (c). Omkar which was registered on 20<sup>th</sup> April, 2016.

3. We published Public Notices inviting claims or objection in Free Press Journal English Edition and Nav Shakti (Marathi Edition) both dated 19<sup>th</sup> July, 2016. Pursuant to the said publications we have not received any claim or objection.



4. We have caused searches to be taken for the period from 1962 till 2016. Our search clerk informed us that, the record of the Village Malad (East) is either partly or completely in torned condition for the following years:-

i) At Bandra S.R. Office: 1962 to 1965, 1968, 1971 to 1976, 1977 to 1981 and from 1983 to 1999 and 2000 to 2010.



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At Bombay S.R. Office: 1963 to 1965, 1971 to 1976, 1977 to 1981, 1983 to 1999 and 2000 to 2010.

5. Prior to this Slum Rehabilitation Authority (SRA) has granted its LOI bearing no.
- (a) SRA/Eng./1759/PN/PL/LOI dated 5<sup>th</sup> July, 2008 (hereinafter called the said First LOI),
  - (b) SRA/ENG/1759/PN/PL/LOI dated 26<sup>th</sup> March, 2010 (hereinafter called the said second LOI)
  - (c) SRA/Eng./1759/PN/PL/LOI dated 15<sup>th</sup> June, 2011 (hereinafter called the said third LOI) to Omkar for the redevelopment of the properties described therein, under the provisions of D.C. Regulation No. 33 (10) read with Appendix IV to Omkar for redevelopment of properties described therein under Slum Rehabilitation Scheme.
  - (d) The Slum Rehabilitation Authority has issued its further LOI bearing No. LOI NO.SRA/ENG/1759/PN/PL/LOI (hereinafter called the said fourth LOI) to Developer: (Omkar) and to Co-Developer (For Sale Building) M/s. Era Realtors Pvt. Ltd. (hereinafter called the said Era) dated 21<sup>st</sup> December, 2011 for redevelopment of properties described therein, which includes the said property under Slum Redevelopment Scheme and
  - (e) Revised LOI dated 13<sup>th</sup> August 2014 bearing no SRA/ENG/1759/PN/PL & STGL/LOI (hereinafter called the said Fifth LOI).

6. One Development Agreement dated 30<sup>th</sup> November, 2011 was executed between OMKAR and the said ERA which was registered with the Sub-Registrar of Borivali-7, Mumbai bearing serial no. BDR-1275-2012 for the full and exclusive development rights with respect to the Free Sale Land admeasuring approximately 19,253.46 square meters and more particularly described in the Fourth Schedule there under written.

7. Omkar and said ERA executed Indenture of Mortgage, 18<sup>th</sup> June, 2014 duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-8-4327-2014 on 19<sup>th</sup> June, 2014 in favour of L&T Finance Limited, L&T Fincorp Limited, L&T Housing Finance

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Limited and Family Credit Limited (all these four companies are hereinafter referred to as "the said L&T Companies"). Through this Indenture of Mortgage, Omkar and said ERA have created exclusive charge on the mortgaged properties which are more particular described in the said Indenture of Mortgage and inter alia include (i) Free Sale Area of the Immoveable Property together with all land, buildings and structures constructed thereon and there under, both present and future ("the Free Sale Area of the Immoveable Properties"), to secure the repayment of the amounts Rs. 475,00,00,000/- (Rupees Four Hundred Seventy-Five Crores only) sanctioned by the said L&T Companies to Omkar, along with all interest, additional interest, liquidated damages, fee, remuneration, costs, charges, expenses as per the terms and conditions as more particularly set out therein.

8. Omkar and said ERA sold Sixty flats to Shivprasad Realty Pvt. Ltd. via Allotment Letters issued to Shivprasad Realty Pvt. Ltd. The list of sixty flats are described in the second schedule hereunder written. One Debenture Trust Deed dated 18.09.2014 was executed between Shivprasad Realty Pvt. Ltd., OMKAR, said Era, Axis Trustee Services Ltd. & Axis Capital Ltd. bearing registration no. BRL-8-6483-2014 whereby Shivprasad Realty Pvt. Ltd. mortgaged inter alia the said sixty flats. Shivprasad Realty Pvt. Ltd. entered into this Debenture Trust Deed dated 18<sup>th</sup> September, 2014 to raise funds through the issue of Debentures on terms and conditions more specifically contained in the said Debenture Trust Deed.

9. There were certain errors in the said Debenture Trust Deed and the Parties entered into a Deed of Rectification dated 25<sup>th</sup> September, 2014, bearing Registration No. BRL-8-6819-2014, registered on 1<sup>st</sup> October, 2014 (called "First Rectification Agreement") with an intention to correct the said errors by recording certain rectifications to the Debenture Trust Deed in the manner set out therein.

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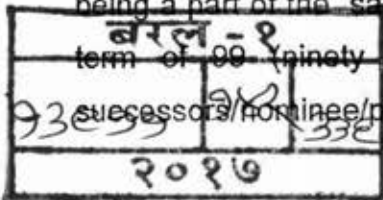


There were certain additional errors in the Debenture Trust Deed which were not recorded by the Parties in the First Rectification Agreement due to inadvertence. Therefore one more Deed of Rectification (second Deed of Rectification) between Shivprasad Realty Pvt. Ltd. OMKAR, said Era and Axis Trustee Services Ltd. and Axis Capital Ltd. bearing registration no. BRL-8-7507-2014 was executed and registered on 14<sup>th</sup> October, 2014 to rectify the said Debenture Trust Deed to correct errors by recording certain rectifications to the said Debenture Trust Deed in the manner set out therein.

11. The said ERA and Omkar are made parties to the said Debenture Trust Deed and two Deeds of Rectifications at the insistence of Shivprasad Realty Pvt. Ltd. and Axis Trustee Services Ltd. & Axis Capital Ltd.

12. Omkar and said ERA executed and duly registered with the Sub-Registrar of Assurances at Borivali, bearing registration no. BRL-8-8877-2015, Supplementary Indenture of Mortgage in favour of the said L&T Companies. Through this Supplementary Indenture of Mortgage Omkar and said ERA have taken Additional Facility of Rs.125,00,00,000/- (Rupees One Hundred and Twenty-Five Crores only) and together with the Existing Facility, against the security of the Mortgaged Properties as more particularly set out in this Supplementary Indenture of Mortgage.

13. An Agreement to Lease was executed and registered on 28<sup>th</sup> December, 2015 bearing registration no. BRL-2-9950-2015 by and between Omkar and Reliance Infrastructure Limited (R Infra, formerly Reliance Energy Limited). Under this agreement Omkar being the Lessor has agreed to grant lease of a piece of land admeasuring about 650 (six hundred fifty) sq. mtrs being a part of the said property, to the Reliance Infrastructure Limited being the Lessee for a term of 99 (ninety nine) years from 28<sup>th</sup> December, 2015 or till Omkar and/or its successors/nominee/permitted assigns including but not limited to the society (s) are supplied



Page 4 of 6

Zarana



Bankimchandra P. Khona  
Ms. Zarana Khona Ahmed

Law Firm of Khonas  
Solicitors & Legal Consultants

Date :

(In reply please quote our Ref. No.)

B/5728/DOC-18/TC01/2016

On or towards the East : CTS no.811 A/7(pt.) and 821(pt.)  
On or towards the West : CTS nos.824(pt.), W.E. Highway;  
On or towards the North : CTS no.825;  
On or towards the South : CTS no.821(pt.), 824(pt.);

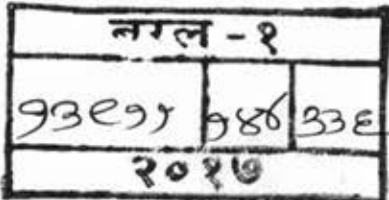
Mumbai dated this 18<sup>th</sup> day of October, 2016.



For, M/s. Law Firm of Khonas

*Zarana*

Partner  
Solicitors & Legal Consultants  
45, M.P.Shetty Marg  
Fort, Mumbai - 400 001  
B/5728/DOC-18/TC01/2016

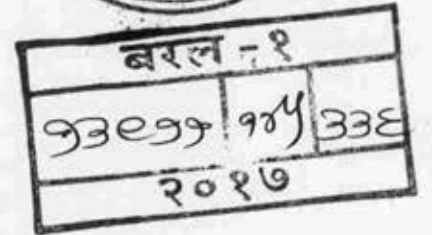


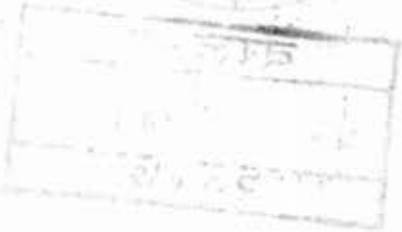
Page 6 of 6

Annexure D

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

1	Revised Letter of Intent
2	Sale Building 1, Alta Monte (Tower B) – Further CC
3	Sale Building 2, SIGNET – Further CC
4	Rehab Building 2, Wing D – Further CC
5	Proposed Sale Building 3 – Intimation of Approval, Plinth CC & Further CC
6	Revised MOEF
7	Amended CFO NOC for Sale Building etc





बाल - १		
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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/1759/PN/PL & STGL/LOI

Date: 16 MAY 2017

To,

1. **Architect** : Shri. Anand V. Dhokay of  
M/s. Anand V. Dhokay Architects & Designer -  
F-63 " Palm Acres",  
Mahatma Phule Road,  
Mulund (East), Mumbai- 400 081.

2. **Developer** : M/s. Omkar Realtors & Developers Pvt. Ltd.  
Omkar Esquare,  
Off Eastern Express Highway,  
Opp. Sion Chunabhatti Signal,  
Sion(East), Mumbai-400 022

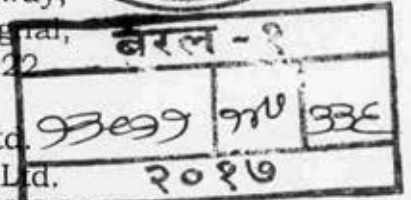
AND

**CO-Developer  
(for Sale Bldgs.)** : M/s. Era Realtors Pvt. Ltd.,  
Omkar Esquare,  
Off Eastern Express Highway,  
Opp. Sion Chunabhatti Signal,  
Sion(East), Mumbai-400 022

3. **Societies** : 1)Janu Bhoys SRA CHS Ltd.  
2)Aikyavardhak SRA CHS Ltd.  
3)Shri Shiv Konkan SRA CHS Ltd.  
4)Rajiv SRA CHS Ltd.  
5)Khot Pragati SRA CHS Ltd.  
6)Shiv Sahayadri SRA CHS Ltd.

Sub : Proposed S. R. Scheme on plot bearing CTS No.811 A/7(pt), 812, 813,  
814 A/1, 814 A/2, 814 A/3, 814 A/4, 821, 824, 825(pt) & 844 of  
Village Malad(East), 'P/N' Ward of MCGM, Mumbai for Janu Bhoys SRA  
CHS Ltd., Aikyavardhak SRA CHS Ltd., Shri Shiv Konkan SRA CHS  
Ltd., Rajiv SRA CHS Ltd., Khot Pragati SRA CHS Ltd., Shiv Sahayadri  
SRA CHS Ltd.

Ref : SRA/ENG/1759/PN/PL&STGL/LOI



SRA/ENG/1759/PN/PL & STGL/LOI

Sir,

With reference to the above mentioned Slum Rehabilitation Scheme on plot bearing CTS No.811 A/7(pt), 812, 813, 814 A/1, 814 A/2, 814 A/3, 814 A/4, 821, 824, 825(pt) & 844 of Village Malad (East), 'P/N' Ward of MCGM, Mumbai, this office is pleased to inform you that this Revised Letter of Intent is considered and approved for the FSI of **4.00** (Four point Zero Zero Only) for slum plot and FSI of **1.00** (One Point Zero Zero Only) for non-slum plot in accordance with provisions of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991, subject to the following conditions.



This LOI is issued in continuation with the earlier Revised LOI issued under SRA/ENG/1759/PN/PL/LOI dated 21/12/2011 & revised LOI issued under even No. dated 13/08/2014 & 05/12/2016. It stands modified with respect to the conditions mentioned here in below:-

**Condition No.2:-**

That you shall hand over 661 numbers of tenements to the Slum Rehabilitation Authority / MHADA/ MCGM or any designed Govt. Authority for Project Affected Persons, free of cost as per Clause 3.12(d) of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991.

That you shall also hand over 62 numbers of tenements to the Slum Rehabilitation Authority / MHADA/ MCGM or any designed Govt. Authority for **Provisional** Project Affected Persons, free of cost as per Clause 3.12(b) of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991.

The PAP tenements shall be marked as a PAP tenement on doors prominently. After completion of the building, PAP tenements shall be protected by the developer till handing over to the concerned authority by providing security guards etc.

**Condition No.4:-**

That the Amenity Tenements i.e. 35 nos. Welfare Centre, 34 nos. of Society office, 04 nos. Public Health Center, 15 nos. of Temple & one no. of other structure shall be handed over to the slum dwellers society to use for specific purpose only.

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**SRA/ENG/1759/PN/PL & STGL/LOI**

**Condition No.18:-**

That you shall restrict the built up area meant for sale in the open market and built up area of rehabilitation as per the scheme para 2 Annexure herewith.

The salient features of the scheme are as under:-

Sr. No	Descriptions	Slum Plot	Non Slum Plot	Total
1	Plot Area	58497.67		58497.7
	Non slum plot area on CTS No.821		209.03	209.03
	Non slum plot area on CTS No.814		892.20	892.20
2	Total plot area for the scheme	58497.67	1101.23	59598.90
4	Gross Plot area	58497.67	1101.23	59598.90
5	Deduction			
	a) MAP Area Required for Slum Plot	750.00		750.00
	b) CTS 814/1(pt)MAP Area (Non Slum Area)		892.20	892.20
	c) P.G. under CTS no 812	239.02		239.02
	d) P.G. under CTS no 814 A/2 & A/3	138.68		138.68
	e) P.G. under CTS no 825(pt)	1492.86		1492.86
	f) Cemetery	1496.9		1496.9
	g) Area under D.P Road (CTS No. 844)	63.10		63.10
	h) Area under D.P RG (CTS No. 825)	5487.94		5487.94
	i) Area under D.P Road (CTS No. 821)	717.40		717.40
	j) Area under D.P Road (CTS No. 824)	808.20		808.20
	Total Deduction	11194.10	892.20	12086.30
6	Net Plot Area	47303.57	209.03	47512.60
7	Deduction for 15% R.G.	Nil		
8	Add. For F.S.I. purpose	11194.10	--	11194.10
9	Plot Area for FSI	58497.67	209.03	58706.70
10	Permissible FSI	4.00	1.00	--
11	Permissible BUA on Plot	233990.68	209.03	234219.81
12	Proposed Built up Area for Rehab	92072.32	--	92072.3
13	Amenity Area	3274.00	--	3274.00
14	Passage Area	46592.14	--	46592.14
15	Rehab Component	141938.46	--	141938.46



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16	Sale Component	141938.46	--	141938.46
17	Total BUA Sanctioned for Scheme	234010.78	209.03	234219.81
18	F.S.I. Sanctioned for Project	4.00	1.00	--
19	Sale BUA Permissible in-situ	141918.36	209.03	142127.39
20	TDR Generated if any	--	--	--
21	Number of Eligible Rehab Tenements	2772 Nos.	--	2772 Nos.
22	PAP Generated	661 Nos.	--	661 Nos.
23	Provisional PAP proposed as per clause 3.12(b)	62 Nos.	--	62 Nos.

**Condition No.29:-**

That the rehabilitation component of scheme shall include

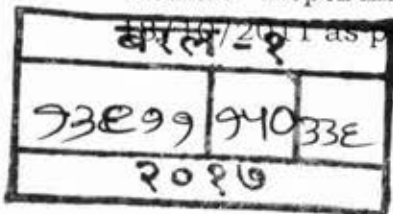
a)	260	Numbers of Residential tenements
b)	159	Numbers of Commercial tenements
c)	08	Numbers of Residential-Cum-Commercial
d)	01	Office
e)	03	Number of Existing Religious Structure
f)	04	Numbers of Balwadi
g)	35	Numbers of Welfare Centre
h)	34	Numbers of Society Office
i)	04	Public Health Center
j)	661	Numbers of PAP (i.e 543 Res., 07 R/C, 96 Comm., 13 Temple, 2 Office) as per Clause 3.12(d) of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991.
k)	62	Numbers of PAP as per Clause 3.12(b) of Appendix-IV of Reg. 33(10) of amended D.C. Regulations, 1991.

**Condition No.43:-**

That you shall pay deposit of Rs. 7,07,60,000/- to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and Rs. 9,77,87,709.60/- @ Rs.560/- (per sq. mt.) towards Infrastructural Development Charges.

**Condition No.86:-**

That the Amenity Tenements i.e. 04 nos. of Balwadi shall be handed over to the Women and Child Welfare Department, Government of Maharashtra as per the directions given by the Additional Chief Secretary, Woman and Child Welfare Department, Government of Maharashtra, in meeting held on 15/10/2011 as per Circular No.129.



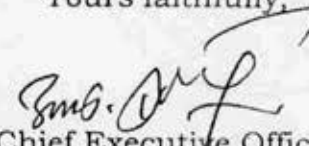
SRA/ENG/1759/PN/PL & STGL/LOI

**Special Conditions:-**

That the developer shall obtain G.B.R. from society for the construction above existing building (23<sup>rd</sup> floor and above) before asking CC for upper floors i.e. above Ground + 23<sup>rd</sup> floor and above.

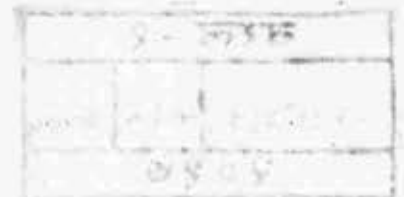
If you are agreeable to all these above conditions and conditions mentioned in earlier issued LOI dated 21/12/2011 and 13/08/2014, you may submit proposal for approval of plans, consuming full sanctioned FSI, in conformity with the D.C. Regulation No.33(10), in the office of the undersigned.

Yours faithfully,

*for*   
Chief Executive Officer  
Slum Rehabilitation Authority



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## SLUM REHABILITATION AUTHORITY

No.: SRA/ENG/2795/PN/PL&STGL/AP

Date: **16 MAY 2017**

To,

Shri Anand V. Dhokay of  
M/s. Anand V. Dhokay Architects & Designer,  
F-63, Palm Acres,  
Mahatma Phule Road, Mulund (E).,  
Mumbai - 400 081.

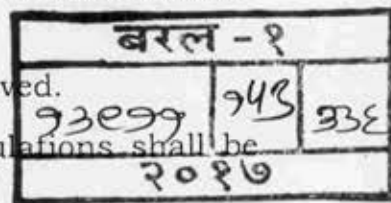
Sub: Amended Plan for Sale Resi. Building No 2 on S.R. Scheme on plot bearing C.T.S. No. 811 A/7 (pt.), 812, 813, 821, 824, 825(pt) and 844 of Village Malad (East), Malad (E), P/N - Ward of M.C.G.M, Mumbai.



Gentleman,

With reference to above, the amended plans submitted by you for the Sale Residential Building are hereby approved by this office subject to following conditions;

1. That the conditions of Revised LOI issued under No. SRA/ENG/1759/PN/PL&STGL/LOI dated 21/12/2011, 13/08/2014, 05/12/2016 & 16/05/2017 shall be complied with.
2. That the conditions of IOA under No. SRA/ENG/2795/PN/PL/AP dated 27/12/2011 shall be complied with.
3. That the Revised Drainage approval shall be got approved.
4. That the Revised R.C.C. drawings, design and calculations shall be submitted.
5. That the revised MOEF NOC shall be obtained.
6. That the Revised CFO NOC shall be submitted.
7. That the premium towards the open space deficiency, staircase, lift, lift lobby as applicable shall be paid.
8. That you shall pay all the dues under infrastructural charges and tenement deposit etc., at respective stages.

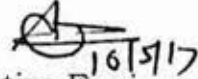


**SRA/ENG/2143/PN/PN & STGL/AP**

9. That separate C.C. re-endorsement as per the amended plans shall be obtained from this office.
10. Proposed changes shall be shown on canvas mounted plan to be submitted at the time of O.C.C.

One set of amended plans is returned herewith as token of approval.

Yours faithfully



Executive Engineer-II  
Slum Rehabilitation Authority



बरेल - १		
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## SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/2795/PN/PL & STGL/AP

27 DEC 2015

COMMENCEMENT CERTIFICATE

SALE I.T. BLDG.

TO,

M/s. Omkar Realtors & Developers Pvt.Ltd.  
Omkar Esquare, C/rf. Eastern Express Highway,  
Opp. Sion Chunabhatti Signal, Sion,  
Mumbai-400 022.

Sir,

With reference to your application No. 1283 dated 25/10/2014 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 44 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No.

C.T.S. No. 811A/7(pt.), 812, 813, 814A-1, 814A-2, 814A-3, 814A-4, 824, 824, 825(pt.) & 844

of village Malad (E) T.P.S. No. \_\_\_\_\_  
ward P/N. \_\_\_\_\_ Situated at Malad.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned Ir LOI U/R No. SRA/ENG/1759/PN/PL & STGL/LOI dt. 13/08/2014  
IDA U/R No. SRA/ENG/2795/PN/PL & STGL/AP dt. 27/12/2011  
and on following conditions.

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

The C.E.O. (SRA) has appointed SHRI A.S. RAO  
Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to plinth level i.e. upto top slab of 2nd parking floors (including 4 level basement + Ground/Stilt).

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA) W.S.

FOR  
CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)



SRA/ENG/2795/PN/PL & STGL/AP 16 MAY 2017

This C.C. is re-endorsed upto the plinth level  
(including Basement), as per approved amended  
plans under No. SRA/ENG/2795/PN/PL & STGL/AP  
dated 16.05.2017 for Sale Residential Building No.2.

16/5/17  
Executive Engineer  
Slum Rehabilitation Authority



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## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुमपन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियतदरम्यान

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[रु. १९.७५ १-८-७० ते ३१-७-७१]

रु. २७.५० १-८-७१ पासून.

रु. ८२.६० १-८-७१ पासून.

८३.६० १-८-७१ पासून.

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८ [शेती.]

पट्टेदार.

इतर भार

इतर शोरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२९/०८/१९७४	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी.सी./३९२७दि.३१-३-७३ प्रमाणे सुधारीत बि.शे.सारा नॉद घेतली.			सही - ३१/८/७४ न.भू.अ.क्र.५ मुंबई सही XXX
२९/०८/१९७४	BOM/R/४८३६/१८-९-६९ अन्वये नॅशनल ग्रिडलेज बँकेने विन्वस्थाचे हक्क सोडले- वारसाने		(H) १) श्रीमती बच्चूबाई वॉरोन्डोव्ह डारूकोव्ह [२) श्री.एदलजी क्रोमरोज दिनशा.]	सही - न.भू.अ.क्र.५ मुंबई सही XXX
२९/०८/१९७४	पिटीशन नं.६७२/१२-११-७१ अन्वये श्री.एदलजी मयत (अविवाहित) दि.१४-३-७० यांची अॅडमिनिस्ट्रेटर नेमणूक.		श्रीमती बच्चूबाई वॉरोन्डोव्ह डारूकोव्ह श्री.जे.बी.दुबाशा श्री.हदलजी दिनशा ह्यांचे अॅडमिनिस्ट्रेटर	सही - न.भू.अ.क्र.५ मुंबई सही XXX
२९/०८/१९७४	पिटीशन नं.२१/२१-१२-७२ अन्वये जे.बी.दुबाशा हे अॅड.व.कॉ.अॅ.यांचे जबाबदारीतून मुक्त व श्री.एन्.एन्.वाडीया ह्यांची नेमणूक.		श्रीमती बच्चूबाई वॉरोन्डोव्ह डारूकोव्ह श्री.नसली नेव्हील वाडीया श्री.हदलजी ह्यांचे अॅडमिनिस्ट्रेटर	सही - न.भू.अ.क्र.५ मुंबई सही XXX
०३/०३/१९७७	सातवारा उतारा श्री.पा.सिताराम यांचा जबाब व मा.न.भू.अ.क्र.५ यांचेकडील आदेश क्र.८१२/३-३-७७ अन्वये ५५०.३ चौ.मी. व मा.अ.उ.जिल्हाधिकारी यांचेकडील आदेश क्र.ADC/LND ५९२७/३/३७३ अन्वये.		[श्री.जानू भानजी भोये.] इमला मालक - श्री.पारसनाथ सिताराम गिरी	सही - २९/३/७७ न.भू.अ.क्र.५ मुंबई सही XXX
१८/०३/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर मुंबई अंधेरी यांचेकडील आदेश क्र.ADC/LND/D ५९७६ अन्वये बिनशेती सान्याची नॉद घेतली क्षेत्र ८३६ चौ.मी.दि. १-८-७१ पासून रक्कम रुपये ४१.८०			सही - न.भू.अ.क्र.५ मुंबई सही XXX
१८/०१/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर मुंबई अंधेरी यांचेकडील आदेश क्र.ADC/LND/D ५९७७ अन्वये बिनशेती सान्याची नॉद घेतली क्षेत्र ८३६ चौ.मी.दि.१-८-७१पासून रक्कम रुपये ४१.८०			सही - १८/३/७८ न.भू.अ.क्र.५ मुंबई सही XXX

**बरल - १**  
 ९३०९९ ९५५०३३  
 २०१७

# मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक  
८१२

शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकरणांचा किंवा भूयचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२६/०६/१९७९	मा.अप्पर उपजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LND-D ७०९१ दिनांक २४/४/७९ प्रमाणे ६४० चौ.मीटर क्षेत्र बिनशेतीकडे वर्ग. र.रु.८२.६० रुपये १-१-७३ पासून.			सही - न.भू.अ.क्र.५
०५/०८/७९	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील बिनशेती आदेश क्र.ए.डी.सी./एल.एन.डी./सी ५९७७ दि.१५/१२/१९८१ अन्वये र.रु.८२.६० क्षेत्र ८३६.० चौ.मी.दि.१/८/७९ पासून सुधारीत बिनशेती सादर घेतली.			सही - १३/८/८२ जि.नि.भू.अ. तथा न.भू.अ. क्र.५
०७/०८/७९	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील सु.बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी/७००१ दि.१५/१२/१९८१ अन्वये र.रु.६४.० क्षेत्र ६४० चौ.मी.दि.१/८/७९ पासून सुधारीत बिनशेती सादर घेतली.			सही - ३१/८/८२ जि.नि.भू.अ. तथा न.भू.अ.क्र.५ मु.उ.जि.मु.
२१/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी.५९७७ दि.१५/१२/१९८१ अन्वये र.रु.८३.६० क्षेत्र ८३६.० चौ.मी.दि.१/८/७९ पासून बिनशेती सादर घेतली.			सही - ३१/८/८२ जि.नि.भू.अ. तथा न.भू.अ.क्र.५ मु.उ.जि.मु.
३०/०९/२००८	मा.उच्च न्यायालय मुंबई यांचेकडील दावा क्र.६००/१९७० मधिल नोंदणीकृत कॅसेट डिक्री क्र.८७३/८३नुसार न.भू.क्र. ८१२, ८१३ व ८२१ पे.एकूण क्षेत्र २७२६६.९७ चौ.मी.ची मालकी श्री.जानू भानजी भोये यांना प्राप्त झाली. त्याचे वारसाकडून नोंदणीकृत खरेदीखत क्र.वदर-४६५२/०७ व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./कायां-२/२ इ /हक्क नोंद /का.वि.२५०/०८ दि.२१/६/०८नुसार धारक श्री.जानू भानजी भोये यांचे नांव कमी करून खरेदी घेणार मे.ओमकार रियलटर्स अँड		(धा) मे.ओमकार रियलटर्स अँड डेव्हलपर्स प्रा.लि.	फेरफार क्र. १३४ प्रमाणे सही - ३१/८/८२ न.भू.अ.मालाड

बदल - १ चे नांव दाखल केले.  
९३९९९ ९५८ ३३९  
२०१३



पासणी करणारा -  
अर्ज क्रमांक १४२६६ एकूण नोंदी/एकूण नकाश १३  
अर्ज दाखल तारीख १२/११/१३ नकलेचे शुल्क २६०  
अर्ज तयार तारीख १२/११/१३ कागद शुल्क १  
अर्ज निकाली तारीख २३/११/१३ कागद शुल्क १  
अर्ज तयार करणार Jany  
अर्ज तपासणी करणार ए.के.ए. एकूण शुल्क १६४

प्रमुख लिपीक  
नगर भूमापन अधिकारी

सत्य प्रतिलिपी  
नगर भूमापन अधिकारी  
मालाड

## मालमत्ता पत्रक

विभाग/भाजे -- मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अक्षरपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ)

क्रमांक ८१३ ३५९६.०० शेती

सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८ शेती

पट्टेदार

इतर भार

इतर शेर

दिनांक व्यवहार खड क्रमांक नविन धारक पट्टेदार (प) किंवा शासकन

२६/०८/२०१३ आदेशान्वये  
मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील क्र./न.भू./ नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक ११/७/२०१३ व क्र.न.भू./अंकी अक्षरी नक्कल अर्ज/सत्ता प्रकार /२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र.८१३ या मिळकत पत्रिकेवर सत्ता प्रकार 'शेती' दाखल करणेबाबतची नोंद दाखल केली.

फेरफार क्र. ३२८ प्रमाणे सहा - २६/८/२०१३ न.भू.अ.मालाड



तपासणी करणारा -

खरी नक्कल - एकूण नोंदी/एकूण नकाश ०२  
नकलेचे शुल्क ४०/-  
कागद शुल्क २/-  
एकूण शुल्क ४२/-

अर्ज क्रमांक ४८८  
अर्ज दाखल तारीख १२/११/१३  
अर्ज तयार तारीख १२/११/१३  
अर्ज निकाली तारीख २३/११/१३  
अर्ज तयार करणार [Signature]  
अर्ज तपासणी करणार [Signature]



बरल - १  
१३०९९ १५२ ३३६  
२०१७

सत्य प्रतिलिपि

प्रमुख लिपीक  
नगर भूमापन अधिकारी  
मालाड

नगर भूमापन अधिकारी  
मालाड

१ - ३३६  
१५०५

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शारमाला दि. २१/१२/०९ व. २१/१२/०९ तपशील अशा याचिका फेर तपशीलाची निवडणी

क्रमांक ८१४/अ/१



५६४७.३  
- २८२३.६५ नभूक्र.८१४व  
कडे वर्ग.

२८२३.६५  
- १४६.७७  
नभूक्र.८१४अ/२, ८१४अ/३,  
८१४अ/४  
----- कडे वर्ग.  
१०६.८८

सुविधाधिकार

हक्काचा मुळ धोरण वर्ष

पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२३/०७/२००९	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./कार्या २ क /क्षे.दु./एस.आर.२३४०/०९ दि.२१/१२/०९ व इकडील मो.र.नं.२५३/०८ दि.२१/४/०८ अन्वये न.भू.क्र.८१४ या मिळकतीवर ५६४७.३चौ.मी. क्षेत्र दाखल करणेबाबत आदेश झालेवरून क्षेत्र दाखल करणेची नोंद केली.			स्थी - २३/७/०९ न.पू.अ.मालाड
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर -बी/४४३३ दि.३०/१०/२००९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये नभूक्र.८१४चे ५६४७.३चौ.मी.क्षेत्रामधून पोटविभाजनाने वर्ग होणारे २८२३.६५चौ.मी.क्षेत्र वजा करून नभूक्र.८१४चे २८२३.६५चौ.मी.क्षेत्र कायम केले व नभूक्र.८१४ ला ८१४/अ असा शेज बदल केला व पोटविभाजनाची ८१४व अशी स्वतंत्र मिळकत पत्रिका उघडली.			फेरफार क्र. १४८ प्रमाणे स्थी - ४/१/२०१० न.पू.अ.मालाड
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर -बी/४४३३ दि.३०/१०/२००९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये नभूक्र.८१४अ २८२३.६५चौ.मी.क्षेत्रामधून पोटविभाजनाने वर्ग होणारे १४६.७७चौ.मी.क्षेत्र वजा करून नभूक्र.८१४/अ चे २८२३.६५चौ.मी.क्षेत्र कायम केले व न.भू.क्रमांक ८१४/अ असा शेज बदल केला व पोटविभाजनाच्या नभूक्र. ८१४अ/२, ८१४अ/३ व ८१४अ/४ अशा स्वतंत्र मिळकत पत्रिका उघडल्या व नियोजित म्यु.प्रा.स्कूल अशी नोंद केली.			फेरफार क्र. १४९ प्रमाणे स्थी - ४/१/२०१० न.पू.अ.मालाड

**बरत - १**  
७३८९७ १६५३३६  
२०१७

मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराची किंवा भागूच्या तपशील आणि त्याच्या फेर तपासणीची निष्पत्ती (वेळ)

८१४/अ/१

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा



सत्य प्रतिलिपी



अर्ज क्रमांक ७२५ एकूण नोंदी/एकूण नकाश ०४  
 अर्ज दाखल तारीख १२/११/९३ नकलेचे शुल्क ६००  
 अर्ज तयार तारीख १२/११/९३ १  
 अर्ज निकाली तारीख २३/११/९३ कागद शुल्क २००  
 अर्ज तयार करणारा J. J. एकूण शुल्क ८००  
 अर्ज तपासणी करणारा J. J.

प्रमुख लिपीक  
 नगर भूमापन अधिकारी  
 मालाड

वरल - १		
१३०९९	१६१	३३६
२०१७		



## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (प)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
८१४/अ/२					

१०८.५८

अकृषिक आकारणीपासून सूट

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेरें



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्रमांक/सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी./४४३३ दि.३०/१०/०९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये पोटविभाजनाने वर्ग होणा-या १०८.५८ चौ.मी.क्षेत्राची मिळकत पत्रिका उघडली व नभूक्र.८१४/अ/२ असा ग्रेज दिला व नियोजित पी.जी.अशी नोंद केली.			फेरफार क्र. १४९ प्रमाणे सही - ४/१/२०१० न.भू.अ.मालाड
०३/०४/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी./कार्या -७अ/एन.ए.पी./अपील/एस.आर.८९६९ दि.२०/११/२००९ अन्वये सार्वजनिक प्रयोजनासाठी अकृषिक आकारणी पासून सूट असलेने सदर मिळकतीस ७/१२ प्रमाणे धारक दाखल करून म.ज.म.अ.नि.११६६चे कलम ११७(५) नुसार अकृषिक आकारणीपासून सूट असल्याची नोंद केली.		[धा - १] रमेश मोरेश्वर पाटील. [२] अरूण मोरेश्वर पाटील. [३] जयश्री जयवंत पाटील. [४] प्रतिभा मोतीराम केणी.]	फेरफार क्र. १५४ प्रमाणे सही - ३/४/२०१० न.भू.अ.मालाड
१३/०३/२०१२	खरेदीने सह दुय्यम निबंधक वारीवली क्र.३ मुंबई उपनगर जिल्हा यांचेकडील र.द.क्र.बदर -१२/५६५२/२०१० दि.४/६/२०१० मोबदला र.रु.१९,०००,०००/- अन्वये अजंदाद यांचे जबाबान्वये खरेदी घेणार १) रमेश मोरेश्वर पाटील २) अरूण मोरेश्वर पाटील ३) जयश्री जयवंत पाटील ४) प्रतिभा मोतीराम केणी यांची नावे कमी करून खरेदी घेणार मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.यांचे नाव दाखल केले.		" धा " मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.	फेरफार क्र. २४२ प्रमाणे सही - १३/३/२०१२ न.भू.अ.मालाड



अर्ज क्रमांक	४२५८
अर्ज दाखल तारीख	०१/११/१९
अर्ज तयार तारीख	०२/११/१९
अर्ज निकाल तारीख	०३/११/१९
अर्ज तयार करणार	

खरीदक/एकूण नकाश ००  
एकूण नोंदी/एकूण नकाश ००  
नकलेचे शुल्क ६०  
कागद शुल्क २  
एकूण शुल्क ६२

सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड

प्रमुख लिपीक  
नगर भूमापन अधिकारी

## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भु.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शसनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

क्रमांक ८१४/अ/३

३०.१०

अकृषिक आकारणीपासून सूट

सुविधाधिकार

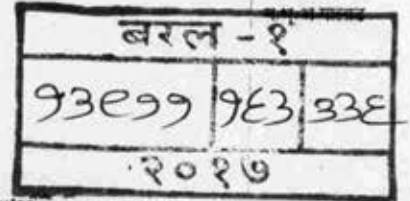
हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (प) किंवा पट्टेदार (प) किंवा	न.भू.अ.मालाड कार्यालय
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्रमांक/सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी./४४३३ दि.३०/१०/०९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये पोटविभाजनाने वर्ग होणा-या ३०.१० चौ.मी.क्षेत्राची मिळकत पत्रिका उपडली व नभूक्र.८१४/अ/३ असा शेज दिला व नियोजित पी.जी.अशी नोंद केली.	-		फेरफार क्र. १४९ प्रमाणे सही - ४/१/२०१० न.भू.अ.मालाड
०३/०४/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी./कार्या -७अ/एन.ए.पी./अपील/एस.आर.८९६९ दि.२०/११/२००९ अन्वये सार्वजनिक प्रयोजनासाठी अकृषिक आकारणी पासून सूट असलेने सदर मिळकतीस ७/१२ प्रमाणे धारक दाखल करून म.ज.म.अ.नि.१९६६चे कलम ११७(५) नुसार अकृषिक आकारणीपासून सूट असल्याची नोंद केली.	-	[धा - १) रमेश मोरेश्वर पाटील.] [२) अरूण मोरेश्वर पाटील.] [३) जयश्री जयवंत पाटील.] [४) प्रतिभा मोतीराम केणी.]	फेरफार क्र. १५४ प्रमाणे सही - ३/४/२०१० न.भू.अ.मालाड
१३/०३/२०१२	खरेदीने सह दुय्यम निबंधक बोरीवली क्र.३ मुंबई उपनगर जिल्हा यांचेकडील र.द.क्र.बदर -१२/५६५१/२०१० दि.४/६/२०१० मोबदला र.रु.१९,०००,०००/- अन्वये अर्जदार यांचे जबाबान्वये खरेदी घेणार १) रमेश मोरेश्वर पाटील २) अरूण मोरेश्वर पाटील ३) जयश्री जयवंत पाटील ४) प्रतिभा मोतीराम केणी यांची नावे कमी करून खरेदी घेणार मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.यांचे नाव दाखल केले.	-	"धा" मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.	फेरफार क्र. २४२ प्रमाणे सही - १३/३/२०१२



तपासणी करणारा -

अर्ज क्रमांक ४६०

खरी नक्कल

एकूण नोंदी/एकूण नकाशे ०१

अर्ज दाखल तारीख १२/११/१३

नकलेचे शुल्क ६०/-

अर्ज तयार तारीख १२/११/१३

१

अर्ज निकाली तारीख २३/११/१३

कागद शुल्क २०/-

अर्ज तयार करणार J. J.

अर्ज तपासणी करणार J. J.

एकूण शुल्क ८०/-

प्रमुख लिपीक

नगर भूमापन अधिकारी

सत्य प्रतिलिपी

नगर भूमापन अधिकारी

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भु.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / शिट नंबर / प्लॉट नंबर / क्षेत्र चौ.मी. / धारणाधिकार / शासनाला दिलेल्या आकृतीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८१४/अ/४

८.०९

सुविधाधिकार

हक्काचा मूळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्रमांक/सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी./४४३३ दि.३०/१०/०९ व इकडोल मो.र.नं.घ - ३५२ दि.१०/११/०९ अन्वये पोटविभाजनाने वर्ग होणा-या ८.०९चौ.मी.क्षेत्राची नवीन मिळकत पत्रिका उघडली. व नमूक.८१४/अ/४ असा शेज दिला व नियोजित निवासी क्षेत्र अशी नोंद केली.			फेरफार क्र. १४९ प्रमाणे सही - ४/१/२०१० न.भू.अ.मालाड

तपासणी करणारा -

खरी नक्कल -

अर्ज क्रमांक ४६०

अर्ज दाखल तारीख १२/११/१३

अर्ज तयार तारीख १२/११/१३

अर्ज निकाली तारीख २३/१/१३

अर्ज तयार करणार *Jalesh*

अर्ज तपासणी करणार *Qm*

एकूण नोंदी/एकूण नकाश ०२

नकलेचे शुल्क ४०००

कागद शुल्क २०००

एकूण शुल्क ४२००



सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड

नकाशा - १	
१३११	१६४/३३६
२०१७	



## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा --

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या शेतपतीचा किंवा भाड्या तपशील आदि कायद्यां फेर तपशीलानुसार नियत
८२९			३११७०.२	शेती	र.रु.४०.०० पासून [रु.७.७५ दि.१८/७९ पासून.] रु.४४.१०,५५.५० रु.५५.२० १८/७९



सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९६८ शेती

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२६/०२/१९८२	मा.अ.उ.जिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LND-D/८४२१ दि.३०/७/८१ अन्वये ८००.०० चौ.मी.क्षेत्रावर बिनशेती सान्याची नोंद. वि.शे.सारा र.रु.पये ४०.००			सही - जि. नि. भू. अ. तथा न. भू. अ. क्र. ५
२३/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./८४१५ दि.१५/१२/८१ अन्वये र.रु.१५.५० क्षेत्र १५५.० चौ.मी. दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५
२३/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./३९२७ दि.१५/१२/१९८१ अन्वये र.रु.५५.२० क्षेत्र ६५० चौ.मी.दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५
२३/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी. ३९२९ दि.१५/१२/१९८१ अन्वये र.रु.४४.१० क्षेत्र ४४१.८ चौ.मी. दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५
२६/०८/२०१३	आदेशान्वये मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील क्र./न.भू./ नवकल अर्ज/सत्ता प्रकार/२०१३ दिनांक ११/७/२०१३ व क्र.न.भू./अंकी अक्षरी नवकल अर्ज/सत्ता प्रकार /२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र. ८२१ या मिळकत पत्रिकेवर सत्ता प्रकार 'शेती' दाखल करणेबाबतची नोंद दाखल केली.			सही - क्र.२२८ प्रमाणे २६/८/२०१३ न.भू.अ.मालाड



**बरल - १**

१३०९९	१६५	३३६
<b>२०१७</b>		

सही -

जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५

## मालमत्ता पत्रक

विभाग/मौजे -- मालाडे (पु)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक      शिट नंबर      प्लॉट नंबर      क्षेत्र चौ.मी.      धारणाधिकार

शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निधनाचेक)



८२१

तपासणी करणारा -

खरी नक्कल -

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक २५७      एकूण नोंदी/एकूण नकाशे ०६  
 अर्ज दाखल तारीख १२/६/१३      नकलेचे शुल्क १२०/-  
 अर्ज तयार तारीख १२/६/१३      कागद शुल्क २/-  
 अर्ज निकाली तारीख २३/६/१३      एकूण शुल्क १२२/-  
 अर्ज तयार करणारा        
 अर्ज तपासणी करणारा      



सत्य प्रतिलिपी



नगर भूमापन अधिकारी  
मालाड



प्रमुख लिपीक

नगर भूमापन अधिकारी  
मालाड



४ - १० - १३		
बॉरल - १		
१३६११	१६६३३६	३३६
२०११		

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा - मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनालयातून आकारपाचा किंवा अगदीत तपशील आदि त्याच्या फेर तपसणीची निवृत्ती
८२४			६८२८.२	क [AGRI]	रु. ६८.४० १/८/७१ पासून रु. ७९.२० रु. ६४.७० १-८-७१



सुविधाधिकार

हक्काचा मुळ धारक वर्ष

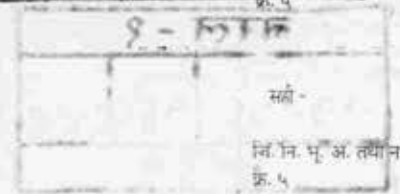
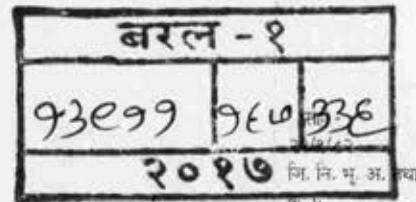
पट्टेदार

इतर भार

इतर शोरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
३०/०८/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई यांचेकडील क्र. ADC/LND/D -६१४७ ता.६/१०/७७ अन्वये बिनशेतीकडे क्षेत्र १९००.०० चौ.मी.वर्ग झालेने नोंद आकार रु. ६८.४०१/८/७१ पासून सत्ताप्रकार बदलला.			सही - न.भू.अधि.क्र.५
३०/०८/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई (अन्धेरी)यांचेकडील क्र.ADC/LND/D -६१४६ ता.६/१०/७७ अन्वये बिनशेती आदेश आलेने नोंद क्षेत्र २२००.०चौ.मी. आकार ७९.२० सत्ताप्रकार बदलला.			सही - न.भू.अधि.क्र.५
३०/०८/१९७८	मा.अ.उ.जि.अन्धेरी कडील क्र.ADC/LND/D -६४९६ ता.२६/६/७८ अन्वये बिनशेतीकडे क्षेत्र १८००चौ.मी.वर्ग झालेने नोंद आकार रु. ३२.३५ व सुधारीत आकार रु. ६४.७० ता.१/८/७१ पासून.			सही - न.भू.अधि.५
२१/०९/१९८२	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल.एन.डी.सी./६४९६ दि.१५/१२/८१ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. क्षेत्र १८००.० चौ.मीटर.			सही - जि.नि.भू.अ. तथा न.भू.अ. क्र.५
२१/०९/१९८२	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी.सी./६१४६ दि.१५/१२/८१ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. क्षेत्र २२०० चौ.मीटर.			सही - जि.नि.भू.अ. तथा न.भू.अ. क्र.५
०३/१०/१९८८	मा.जि.नि.भू.अ.तथा न.भू.अ.क्र.५ मुंबई यांचेकडील आदेश क्र.प.पू.१०/मालाड पूर्व ८२४/८८ दि.३/१०/८८ अन्वये १८२.०चौ.मीटर क्षेत्रास इमला मालक सदरी नाव दाखल.	S.I.	इमला मालक श्री.शिवाजी पांडुरंग कोळी (इनकोंचर.)	सही - २५/१२/८८ जि.नि.भू.अ. तथा न.भू.अ. क्र.५



## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (ए)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भासलेला तपशील आणि त्याच्या फेर तपासणीची दिनांक (वेळ)
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८२४

तपासणी करणारा -

खरी नक्कल -

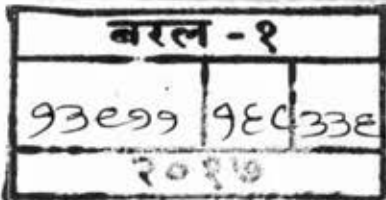
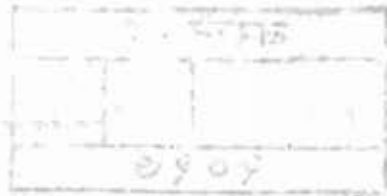
न.भू.अ.मालाड

अर्ज क्रमांक ४८८	एकूण नोंदी/एकूण नकाश ०८
अर्ज दाखल तारीख १२/८/१३	नकलेचे शुल्क १२००/-
अ नयार तारीख १२/८/१३	१
अ नकाली तारीख २३/८/१३	कागद शुल्क २००/-
अर्ज तयार करणार	एकूण शुल्क १४२०/-
अर्ज तपासणी करणार	



सत्य प्रतिलिपी

नगर भूमापन अधिकारी  
मालाड



## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपत्रा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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[G]  
[Agri]

सुविधाधिकार

हक्कांचा मुळ धारक  
वर्ष १९६८

[महाराष्ट्र सरकार.]

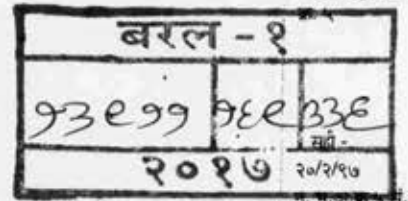
पट्टेदार

इतर भार

इतर शेरें



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
१८/०७/१९७८	मा.सब डिव्हीजनल ऑफिसर मुंबई उ.मु.यांचेकडील आदेश क्र.एफ.आर.सी.२०(२) चौकशी नं.२१७८ दि.२६/६/७८अन्वये महाराष्ट्र सरकारचे नाव कमी करून श्री.शां.भा.सुखठणकर व सि.भा.सुखठणकर यांचे नाव दाखल केले.	S.I.	(H) शांताराम भालचंद्र सुखठणकर सिताराम भालचंद्र सुखठणकर	सही - न. भू. अ. क्र. ५ सही XXX
०९/०६/१९८३	मा.डे.कलेक्टर सो.(अपीलेट) मुंबई कडील आदेश क्र.C/CTS/A/८४ दि.२४-४-८४ अन्वये सदर मिळकत सरकारी ठरविल्यामुळे दि.१८-७-७८रोजी घेतलेली नोंद रद्द करून श्री.सुखठणकर ह्यांचे नाव कमी व सत्ताप्रकार दुरुस्त केला.	S.I.	धा - महाराष्ट्र सरकार	सही - ३०/५/८३ जि. नि. भू. अ. तथा न. भू. अ. क्र. ५
१७/११/१९९२	मा.जिल्हाधिकारी मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.८७/६अ/६/२४ दि.३१/५/८१ चे अन्वये न.भू.क्र. ८२५ पैकी ३७.२ चौ.मी. क्षेत्रास दहा वर्षे भाडेपट्टे कराराची मुंबई उपनगर विद्युत पुरवठा कं. लि. यांचे नावाची नोंद दाखल केली.			सही - १७/११/९२ जि. नि. भू. अ. तथा न. भू. अ.
२०/०२/१९९७	मा.अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा मुंबई यांचेकडील क्र.न. भू./शा.मि./सं/९७/३५३/५ बांद्रा दि.२०/१/९७चे अन्वये सदर मिळकत ही विकास आराखड्यानुसार (शिट नं.डब्ल्यू-२५) मनोरंजनाचे मैदान (R. G) व खेळाचे मैदान (P. G) याकडे आरक्षित असलेबाबतची नोंद घेतली. क्षेत्र १४१४२.५ चौ.मी.			सही - २०/२/९७ न. भू. अ. क्र. ५ सही XXX



तपासणी क्रमांक

४८८

एकूण नोंदी/एकूण नकाश ०९

अर्ज दाखल तारीख १२/१/९३ नकलेचे शुल्क १०००

अर्ज तयार तारीख १२/१/९३

अर्ज निकाली तारीख २३/१/९३ कागद शुल्क २००

अर्ज तयार करणार [Signature]

अर्ज तपासणी करणार [Signature] एकूण शुल्क १०२० प्रमुख लिपीक

सत्य प्रतिलिपी

[Signature]

नगर भूमापन अधिकारी



बरल - १		
१३२११	१००३३६	
२०१७		

मालमत्ता पत्रक

७३५४ ३०मका ३००

दिनांक/मोजे -- मालाड (प)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूपापन क्रमांक / घ.प.लं. न.

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार

शाहमाला दिल्ल्या आकारापांचा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

८११/अ/७

(८५३०.३)  
८४३५.३

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सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२९/०५/१९८६	मा.असि.इंजि.भूसंपादन यांचेकडील क्र.सी.ई/४११९ भूसंपादन दि.२७/११/८४ व क्र.सी.ई/३२०८ भूसंपादन दि.२८/८/८५ अन्वये डी. पी.रस्त्याकडे व शाळेसाठी व क्रिडांगणासाठी भूसंपादन केलेनेव रस्त्यामुळे सब डिव्हिजन झालेने नविन मिळकत पत्रिका उघडून त्यास न.भू.क्र.८११ अ/७ चे क्षेत्र ८५३०.३ चौ.मी. दाखल केले व मिळकत पत्रिकेवरील मुळ मालकाचे नांव दाखल केले.मा.न.भू.अ.क्र.५ यांचे दि.३१-३-८६ चे आदेशावरून	S.I.	(H) [१] शांताराम भालचंद्र सुखटणकर २) सिताराम भालचंद्र सुखटणकर	सही - २९/०५/१९८६ जि. नि. भू. अ. तथा न. भू. अ. क्र. ५
०६/०४/१९९६	मा.अध्यक्षक भूमि अभिलेख मुंबई उपनगर यांचेकडील आदेश क्र.आर.ई.व्ही. ४४/न.भू.५/क्षे.दु.एस.आर. १६९६/९६ दिनांक २/४/९६ अन्वये ८५३०.३ चौ.मी. क्षेत्रावरील ८४३५.३ चौ.मी.अशी वृत्तती केली.			सही - ८/४/९६ न. भू. अ. क्र. ५
०६/०५/२०१५	सह दुय्यम निबंधक वर्ग-२ (अभिलेख) मुंबई जिल्हा यांचेकडील नोंदणीकृत दस्त क्र. २८१४/७७ दि. १२/०६/१९७७ व सुची क्र. दोन अन्वये न.भू.क्र. ८११अ/७ चे मिळकत पत्रिकेवरील धारक सदरी दाखल असलेले श्री. शांताराम भालचंद्र सुखटणकर यांचे तर्फे मुखत्यार श्री. एम. व्ही. मोरवाले यांनी त्यांचा अविभक्त हिस्सा श्री. सिताराम भालचंद्र सुखटणकर यांना खरेदी दिलेने खरेदी देणार श्री. शांताराम भालचंद्र सुखटणकर यांचे नाव कमी करून खरेदी घेणार श्री. सिताराम भालचंद्र सुखटणकर यांचे नाव कायम ठेवलेबाबतची नोंद दाखल केली.			के रफर क्र. ४४८ प्रमाणे सही - ०६/०५/२०१५ न.भू.अ.मालाड

बदल - १  
९३९९९ १०९ ३३६  
२०१७

# मालमत्ता पत्रक


विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

सदर मुद्दामात शिष्ट नंबर पत्र नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारप्रांचा किंवा भाड्याच्या क्रमांक / या.प्री.न. चौ.मी. तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८११/अ/७

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०६/०५/२०१५	खरेदीने  <p>सदर मुद्दामात विधायक बोरीवली क्र. १ मुंबई उपनगर जिल्हा यांचे संचालक केंद्रात कुलमुखत्यारपत्र दस्त क्र. ०३/०१/२००८ तसेच सह दुय्यम निवयंक केंद्रात मुंबई उपनगर जिल्हा यांचे संचालक केंद्रात आभिहस्तांतरण पत्र दस्त क्र. १२२/१८६६/२०१० व २२/१०/२०१० व सुची क्र. १२२/१८६६/२०१० व २२/१०/२०१० चे मिळकत पत्रिकेवरील धारक सदरी क्षेत्र व आसलेले श्री. सिताराम भालचंद्र यांचे संचालक केंद्रात मुखत्यार श्री. विकास गुप्ता यांनी न.भू.अ.मालाड (पूर्व) चे ८४३५.३ चौ.मी.पैकी १५३०.८५ चौ.मी. क्षेत्र म. ओम्कार रियल्टर्स अँड डेव्हलपर्स प्रा.लि. यांना खरेदी दिलेले न.भू.क्र. ८११अ/७ पैकी १५३०.८५ चौ.मी. क्षेत्रास खरेदी घेणार म. ओम्कार रियल्टर्स अँड डेव्हलपर्स प्रा.लि. यांचे नाव दाखल करणेकामी अर्जदार म. ओम्कार रियल्टर्स अँड डेव्हलपर्स चे संचालक कमल किशोर गुप्ता यांनी अर्ज, जबाब, पंचनामा, नांदणीकृत कुलमुखत्यारपत्र, आभिहस्तांतरणपत्र व सुची क्र. दोनची प्रमाणित प्रत सादर केलेवरून नांद दाखल केली.</p>		धा. मे. ओम्कार रियल्टर्स अँड डेव्हलपर्स प्रा.लि. (१५३०.८५ पैकी क्षेत्रास)	फेर पत्र क्र. ४४९ प्रमाणे सही - ०६/०५/२०१५ न.भू.अ.मालाड
३१/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक पूम अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नांद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये एकत्री/पो.वि./क्षे.दु./धि.शे. मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेने मिळकत पत्रिकेवर नमुद अंकी अक्षरी क्षेत्र आठ हजार चारशे पसतीस पूर्णांक तीन दशांश मात्र चौ.मी. दाखल केले.			फेर पत्र क्र. ५१२ प्रमाणे सही - ३१/०८/२०१५ न.भू.अ.मालाड

तपासणी करणारा - अर्ज क्रमांक ३३५४  
 अर्ज दाखल तारीख २०/३/१५  
 अर्ज तपासणी करणारा २०/३/१५  
 अर्ज निकाल ०१ APR २०१७ कागद शुल्क ४२०  
 अर्ज तयार करणारा  
 अर्ज तपासणी करणारा ए.कृष्ण शिल्क ३२४२



प्रमुख लिपीक

नस्य प्रतिलिपी  
 न.भू.अ.मालाड  
 मुंबई उपनगर जिल्हा

बरस्त भूदान अधिकारी  
 माफाट  
 ३३६९९ १००२ ३३६  
 २०१७



मालसत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर धुमापन  
क्रमांक/भ.प.न.

शिट नंबर  
प्लॉट नंबर  
क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारपोंचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ)

८१२

दिनांक व्यवहार खंड क्रमांक नविन धारक (धा) पट्टेदार (प) किंवा पट्टेदार साक्षात्कृत

३१/०८/२०१५

मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प. अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ च्या इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये क्षेत्र/मोजणी नुसार क्षेत्र यापम केले असलेले व सधरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेले मिळकत पत्रिकेवर नमूद अंकी अक्षरी क्षेत्र पाच हजार पाचशे चौ-याऐशी पूर्णांक दोन दशांश मात्र चौ.मी. दाखल केले.



रफार क्र.५१२ प्रमाणे स्वी -

न.भू.अ.मालाड

तपासणी करणारा - अर्ज क्रमांक १३५४

एकूण नोंदी/एकूण नकलेचे शुल्क

अर्ज दाखल तारीख २०/३/१७

अर्ज तयार तारीख २०/३/१७

अर्ज निकाली तारीख ०१ APR २०१७ कागद शुल्क

अर्ज तयार करणारा

अर्ज तयार करणारी कंपनी एकूण शुल्क



सत्य प्रतिलिपी

प्रमुख लिपीक  
नगर धुमापन अधिकारी  
मालाड

प्रमुख लिपीक  
नगर धुमापन अधिकारी  
मालाड

बरल - १		
३३०९९	१०३	३३६
२०१७		

३३०९९	१०३	३३६
२०१७		

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

शहर इमारत शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनादिलेल्या आकारपांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ)

क्रमांक / का. प्लॉ. नं. चौ.मो.

८१२

[[५३९९९]]  
५५८४.२

क

[रु. १९.७५ १-८-७० ते ३१-७-७१]

रु. २७.५० १-८-७१ पासून.

रु. ८२.६० १-८-७९ पासून.

८३.६० १-८-७९ पासून.

स्विकार्याधिकार

हक्काचा मुल  
चा

पट्टे

इतर शेत

इतर शेत



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
२९/०८/१९७४	उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एन.एन.डी.सी/३९२७दि.३१-३-७३ प्रमाणे सुधारीत बि.शे.सारा नोंद घेतली.			सही - ३१/८/७४ न. भू. अ. क्र. ५ मुंबई सही XXX
२९/०८/१९७४	BOM/R/४८३६/१८-९-६९ अन्वये नॅशनल ग्रिडलज बँकेने विश्वस्थाचे हक्क सोडले- चारसाने		(H) १) श्रीमती बच्चूबाई वॉरोन्डोक डाशूकोक [२) श्री.एदलजी फ्रोमरोज दिनशा.]	सही - न. भू. अ. क्र. ५ मुंबई सही XXX
२९/०८/१९७४	पिटोशन नं.६७१/१२-११-७१ अन्वये श्री.एदलजी मयत (अविवाहित) दि.१४-३-७० यांचा अॅडमिनिस्ट्रेटर नेमणूक.		श्रीमती बच्चूबाई वॉरोन्डोक डाशूकोक श्री.जे.बी.दुबाश श्री.हदलजी दिनशा ह्यांचे अॅडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ मुंबई सही XXX
२९/०८/१९७४	पिटोशन नं.२१/२१-१२-७२ अन्वये जे.बी.दुबाश हे अॅड.व.कों.अॅ.यांचे जबाबदारीतून मुक्त व श्री.एन्.एन्. वाडोया ह्यांचा नेमणूक.		श्रीमती बच्चूबाई वॉरोन्डोक डाशूकोक श्री.नसली नेकील वाडोया श्री.हदलजी ह्यांचे अॅडमिनिस्ट्रेटर	सही - न. भू. अ. क्र. ५ सही XXX
०३/०३/१९७७	सातवारा उतारा श्री.पा.सिताराम यांचा जबाब व मा.न.पू.अ.क्र.५ यांचेकडील आदेश क्र.८१२/३-३-७७ अन्वये ५५०.२ चौ.मी. व मा.अ.उ.जिल्हाधिकारी यांचेकडील आदेश क्र.ADC/LND ५९२७/३/३७३ अन्वये.		[श्री.जानू भानजी भोये.] इमला मालक - श्री.पारसनाथ सिताराम गिरी	सही - २९/३/७७ न. भू. अ. क्र. ५ मुंबई सही XXX
१८/०३/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.ADC/LND/D १७६ अन्वये बिनशेती साऱ्याची नोंद घेतली क्षेत्र ८३६ चौ.मी.दि.१-८-७१ पासून रक्कम रुपये ४१.८०			सही - न. भू. अ. क्र. ५ मुंबई सही XXX
१८/०३/१९७८	मा.अप्पर उपजिल्हाधिकारी मुंबई उपनगर मुंबई अंधेरी यांचेकडील आदेश क्र.ADC/LND/D ५९७७ अन्वये बिनशेती साऱ्याची नोंद घेतली क्षेत्र ८३६ चौ.मी.दि.१-८-७१पासून रक्कम रुपये ४१.८०			सही - १८/३/७८ न. भू. अ. क्र. ५ मुंबई सही XXX

बस  
९३९९९ गुं ३३९  
२०१३

## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नाम/संगणन क्रमांक / पर. प्लॉ. न. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी.

शासनादला दिलेल्या आकारप्रीचा किट्या भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८१२

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
२६/०६/१९७९	मा.अप्पर उपाजिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LND-D ७०९१ दिनांक २४/४/७९ प्रमाणे ६४० चौ.मीटर क्षेत्र बिनशेतोकड वर्ग बिनशेती सारा ३२.० रुपये १-१-७३ पासून.			सही - न.भू.अ.क्र.५
०५/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी ५९७६ दि.१५/१२/१९८१ अन्वये र.रू.८२.६० क्षेत्र ८३६.०चौ.मी.दि.१-८-७९पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - १३/८/८२ जि.नि.भू.अ. तथा न.भू.अ.क्र.५
०७/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील स.बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी/७००१दि.१५/१२/१९८१ अन्वये र.रू.६४.०६क क्षेत्र ६४०चौ.मी.दि.१/८/७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - १४/८/८२ जि.नि.भू.अ. तथा न.भू.अ.क्र.५ मु.उ.जि.मु.
२१/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अंधेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी.५९७७दि.१५/१२/१९८१ अन्वये र.रू.८३.६० क्षेत्र ८३६.०चौ.मी.दि.१/८/७९ पासून बिनशेती सारा नोंद घेतली.			सही - ३१/८/८२ जि.नि.भू.अ. तथा न.भू.अ.क्र.५ मु.उ.जि.मु.
३०/०९/२००८	मा.उच्च न्यायालय मुंबई यांचेकडील दाला क्र.६००/१९७० मधिल नोंदणीकृत कसेट डिक्की क्र.८७३/८३नुसार न.भू.क्र. ८१२, ८१३ व ८२१ पं.एकूण क्षेत्र २७२६६.९७ चौ.मी.ची मालकी श्री.जानू भानजी भोये याना प्राप्त झाली. त्याचे चारसाकडून नोंदणीकृत खरेदीजत क्र.बदर - ४६५२/०७ व मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./कार्या-२/२ई/हक्क नोंद/का.वि.२५०/०८ दि.२१/६/०८नुसार थारक श्री.जानू भानजी भोये याचे नांव कमी करून खरेदी घेणार मे.आमकार रिअलटर्स अँड डेव्हलपर्स प्रा.लि.यांचेनाव दाखल केले.		(धा) मे.आमकार रिअलटर्स अँड डेव्हलपर्स प्रा.लि.	फेरफार क्र.१३४ प्रमाणे सही - ३१/८/८२ न.भू.अ.मालाड
२५/०५/२०१५	क्षेत्र दुरुस्ती आदेशाने मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरुस्ती आदेश क्र. जि.अ.भू.अ./३च/क्ष.दु./एस आर १३९३/२०१४/१३६३ दिनांक २०/०४/२०१५ व इकडील अतितातडी क्षेत्र व हद्द दुरुस्ती मो.र.नं. अ-२६१ दि. १४/०७/२०११ अन्वये न.भू.क्र. ८१२ चे क्षेत्र ५३९९.९ चौ.मि. ऐवजी ५५८४.२ चौ.मि. असे दुरुस्तीने दाखल केलेबाबतची नोंद केली.			फेरफार क्र.४७४ प्रमाणे सही - २५/०५/२०१५ न.भू.अ.मालाड



बदल - १

93e99 904 33E

२०१७

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

मा. भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८१३

३५९६.००

शेती

सुविधाधिकार

हक्काचा मूळ धारक वर १९६८

शेती

पट्टेदार

इतर भार

इतर शेरे

दिनांक

खंड क्रमांक

नविन धारक (भा) पट्टेदार (प) किंवा भार (भा)

साक्षात्कृत

२६/०८/२०१३

मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचे कडील क्र./न.भू./ नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक ११/७/२०१३ व क्र.न.भू./अंकी अक्षरी नक्कल अर्ज/सत्ता प्रकार/२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र.८१३ या मितळकत पत्रिकेवर सत्ता प्रकार 'शेती' दाखल करणेबाबतची नोंद दाखल केली.

फेर रफार क्र.३२८ प्रमाणे सही - २६/८/२०१३ न.भू.अ.मालाड

१४/१२/२०१५

मा. जमाबंदी आवृत्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./ अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५४८ दिनांक १४/१२/२०१५ अन्वये मितळकत पत्रिकेवर नमुद अंकी अक्षरी क्षेत्र तीन हजार पाचशे श्यानव पुर्णांक शून्य मात्र चौ.मी दाखल केले.

फेर रफार क्र.५४८ प्रमाणे सही - न.भू.अ.मालाड

तपासणी करणारा - भर्ज क्रमांक ११५४

खरी नक्कल एकूण नोंदी/एकूण फी ३

भर्ज दाखला तारीख २०/३/१७

नकलेचे शुल्क ६०००

अर्ज तयार तारीख २०/३/१७

भर्ज निकाल तारीख ०१ APR २०१७ कागद शुल्क २०००

भर्ज तयार करणारा

भर्ज तपासणी करणारा *Harvel* एकूण शुल्क ६२०००

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

मुंबई उपनगर मुंबई

सत्य प्रतिलिपी

पत्तण पुनारप अधिकारी वाकाड

बही नं. १	नवीक
१३९९	अधिक ३३९
२०१७	

## मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पंचायत शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)

८१४/अ/१

५६४७.३  
- २८२३.६५ नभूक्र.८१४ब  
कडे वर्ग.  
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२८२३.६५  
- १४६.७७  
नभूक्र.८१४अ/२, ८१४अ/३,  
८१४अ/४  
----- कडे वर्ग.  
२६७६.८८

सुविधाधिकार

हक्काचा मुळ धारक  
वर्ष

पट्टेदार

इतर भार

इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
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२३/०७/२००९

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी./कार्या/२कक/क्षे.दु./एस.आर.२३४०/०९ दि.२१/२/०९ व इकडील मो.र.नं.२५३/०८ दि.२९/४/०८ अन्वये न.भू.क्र.८१४ या मिळकतीवर ५६४७.३चौ.मी. क्षेत्र दाखल करणेबाबत आदेश झालेवरून क्षेत्र दाखल करणेची नोंद केली.

सही -  
२३/७/०९  
न.भू.अ.मालाड

०४/०१/२०१०

मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.-बी/४४३३ दि.३०/१०/२००९ व इकडील मो.र.नं.घ-३५२ दि.१०/११/०९अन्वये नभूक्र.८१४चे ५६४७.३चौ.मी.क्षेत्रामधून पोटविभाजनाने वगं हांगार २८२३.६५चौ.मी.क्षेत्र वजा करून नभूक्र.८१४चे २८२३.६५चौ.मी.क्षेत्र कायम केले व नभूक्र.८१४ ला ८१४/अ असा शेज बदल केला व पोटविभाजनाची ८१४ब अशी स्वतंत्र मिळकत पत्रिका उघडली.

के रफार क्र.१४८ प्रमाणे  
सही -  
४/१/२०१०  
न.भू.अ.मालाड

**बरल - १**

93E99	AWW	33E
२०१७		

१-०३१५

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मालमत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिष्ट नोंदर प्लॉट नंबर क्षेत्र भारणाधिकार शासनाला दिलेल्या आकराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८१४/अ/१

दिनांक	व्यवहार	खंड क्रमांक	नविन घटक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
०४/०२/२०१०	<p>मालमत्ता अधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्र.सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी/४४३३ दि.३०/१०/२००९ व इकडील मो.र.नं.घ-३५२ दि.१०/११/०९ अन्वये नभूक्र.८१४अ २८२३.६५ चौ.मी.क्षेत्रामधून पोटविभाजनाने वर्ग होणारे चौ.मी.क्षेत्र वजा करून नभूक्र.८१४/अ चे चौ.मी.क्षेत्र कायम केले व न.भू.क्रमांक ३१/८/२०१५ असा शेज बदल केला व पोटविभाजनाची नभूक्र.८१४अ/२, ८१४अ/३ व ८१४अ/४ यांचे मालमत्ता पत्रिका उघडल्या व नियाजीत मालमत्ता अशी नोंद केली.</p> <p>मौ. जमाली आणि संचालक भूमि अभिलेख क्र.३१/८/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील पत्रिका क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये क्षेत्र/पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेने व सदर क्षेत्र व मालमत्ता पत्रिकेवरील क्षेत्र मोजात असलेने मालमत्ता पत्रिकेवर नमुद अंकी अक्षरी क्षेत्र दोन हजार सहाशे श्याहत्तर पूर्णांक अड्याऐंशी दशांश मात्र चौ.मी. दाखल केले.</p>			<p>फेर तपसू क्र.१४९ प्रमाणे सती - ४/१/२०१० न.भू.अ.मालाड</p> <p>फेर तपसू क्र.५१२ प्रमाणे सती - न.भू.अ.मालाड</p>

तपासणी करणारा -

खरी नक्कल -



अर्ज क्रमांक १३५४  
 अर्ज दाखल तारीख २०/३/१०  
 अर्ज तयार तारीख २०/३/१०  
 अर्ज निकाली तारीख ०१ APR २०१०  
 अर्ज तयार करणार [Signature]  
 अर्ज तपासणी करणार [Signature]

एकूण नोंदी/एकूण नकी ५  
 नकलेचे शुल्क १०० = ००  
 कागद शुल्क ४ = ००  
 एकूण शुल्क १०४ = ००

प्रमुख लिपीक  
 नगर भूमापन अधिकारी  
 मालाड

नव्या प्रतिलिपी  
 [Signature]  
 नगर भूमापन अधिकारी  
 मालाड

बरोल - १  
 १३६९९ ११०८ ३३६  
 २०१७

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक/पट्टा नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाद्वारे दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८१४/अ/२

१०८.५८

अकृषिक आकारणीपासून सूट

सुविधाधिकार

हक्काचा मूळ धारक वर्ष

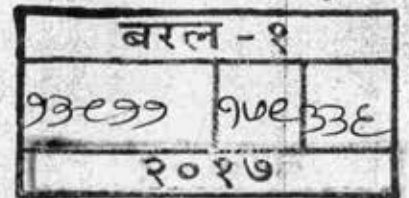
पट्टेदार

इतर भार

इतर शरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोटविभाजन आदेश क्रमांक/सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी./४४३३ दि.३०/१०/०९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये पोटविभाजनाने वर्ग होणाऱ्या १०८.५८ चौ.मी.क्षेत्राची मिळकत पत्रिका उघडली व नभूक्र.८१४/अ/२ असा शेज.दिला व नियोजित पी.जी.अशी नोंद केली.			फेरफार क्र.१४९ प्रमाणे सही - ४/१/२०१० न.भू.अ.मालाड
०३/०४/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी./कार्या -७अ/एन.ए.पी./अपी.न/एस.आर.८९६९ दि.२०/११/२००९ अन्वये सार्वजनिक प्रयोजनासाठी अकृषिक आकारणी पासून सूट असलेने सदर मिळकतीस ७/१२ प्रमाणे धारक दाखल करून म.ज.म.अ.नि.१९६६चे कलम ११७(५) नुसार अकृषिक आकारणीपासून सूट असल्याची नोंद केली.		[धा - १] रमेश मोरेश्वर पाटील.] [२] अरूण मोरेश्वर पाटील.] [३] जयश्री जयवंत पाटील.] [४] प्रतिभा मोतीराम केणी.]	फेरफार क्र.१५४ प्रमाणे सही - ३/४/२०१० न.भू.अ.मालाड
१३/०३/२०१२	खरेदीने सह दुय्यम निबंधक बोरीवली क्र.३ मुंबई उपनगर जिल्हा यांचेकडील र.द.क्र.बदर -१२/५६५१/२०१० दि.४/६/२०१० मोबदला र.रु.१९,०००,०००/- अन्वये अर्जदार यांचे जबाबान्वये खरेदी घेणार १) रमेश मोरेश्वर पाटील २) अरूण मोरेश्वर पाटील ३) जयश्री जयवंत पाटील ४) प्रतिभा मोतीराम केणी यांची नावे कमी करून खरेदी घेणार मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.यांचे नाव दाखल केले.		"धा" मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.	फेरफार क्र.२४२ प्रमाणे सही - १३/३/२०१२ न.भू.अ.मालाड
३१/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये क्षेत्र/पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमुद अंकी अक्षरी क्षेत्र एकशे आठ पूर्णांक अठ्ठावन दशांश मात्र चौ.मी. दाखल केले.			फेरफार क्र.५१२ प्रमाणे सही - न.भू.अ.मालाड



# मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र धारणाधिकार चौ.मी.

शासनात्मक दिलेल्या आकरणाचा किंवा भाड्याचा तपसणीत अर्ज (त्याच्या फेर तपसणीची नियत वेळ)

८१४/अ/२

तपसणी करणारा -

खरी नकल -

अर्ज क्रमांक १३५४

एकूण नोंदी/एकूण  $\frac{1}{4}$  अ.य

अर्ज दाखल मारीचा २०/३/१७

नकलेचे शुल्क १०००००

अर्ज तपसणी मारीचा २०/३/१७

अर्ज निवृत्ती मारीचा ०१ APR २०१७ शुल्क ४०००

अर्ज नथार करणारा

अर्ज करावणी करणारा

*Parvati*  
५.५.१२ एकूण शुल्क १०४००



*206/21/58*  
प्रमुख लिपीक

नगर भूमापन अधिकारी  
मालाड

सत्य प्रतिलिपी

*Amal*  
नगर भूमापन अधिकारी  
मालाड



बरल - १		
१३६११	११०३३६	
२०१७		



## मालमत्ता पत्रक

विभाग/मोजे - मालाड (पु)

तालुका/न. भु. मा. का. - न. भू. अ. मालाड

जिल्हा - मुंबई उपनगर जिल्हा

संग्रह क्रमांक / पत्र. प्लो. न.

शिफ्ट नंबर

प्लॉट नंबर

क्षेत्र

धारणाधिकार

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फर तपसणीची विवत वेळ

८१४/अ/३

३०.१०

अकृषिक आकारणीपासून सूट

सुविधाधिकार

हक्काचा मुळ धारक वध

पट्टेदार

इतर धार

इतर शीर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्करण
०४/०१/२०१०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पोर्टविभाजन आदेश क्रमांक/सी./कार्या -७अ/एल.एन.डी./पो.वि./एस.आर.बी./४४३३ दि.३०/१०/०९ व इकडील मो.र.नं.घ -३५२ दि.१०/११/०९ अन्वये पोर्टविभाजनाने वगं होणाऱ्या ३०.१० चौ.मी. क्षेत्राची मिळकत पत्रिका उघडली व नभू.क्र.८१४/अ/३ असा रोज दिला व नियोजित पी.जी.अशी नोंद केली.			फेरफार क्र.१४९ प्रमाणे सही - ४/१/२०१० न.भू.अ.मालाड
०३/०४/२०१०	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.सी./कार्या -७अ/एन.ए.पो./अर्पोल/एस.आर.८९६९ दि.२०/११/२००९ अन्वये सावर्जनिक प्रयोजनासाठी अकृषिक आकारणी पासून सूट असलेले सदर मिळकतीस ७/१२ प्रमाणे धारक दाखल करून म.ज.म.अ.नि.१९६६चे कलम ११७(५) नुसार अकृषिक आकारणीपासून सूट असल्याची नोंद केली.		[धा - १] रमेश मोरेश्वर पाटील. [२] अरूण मोरेश्वर पाटील. [३] जयश्री जयवंत पाटील. [४] प्रतिभा मोतीराम केणी.	फेरफार क्र.१५४ प्रमाणे सही - ३/४/२०१० न.भू.अ.मालाड
१३/०३/२०१२	खरेदीने सह दुय्यम निबंधक बोरोवली क्र.३ मुंबई उपनगर जिल्हा यांचेकडील र.द.क्र.बदर -१२/५६५१/२०१० दि.४/६/२०१० मोबदला र.रु.१९,०००,०००/- अन्वये अर्जदार यांचे जबाबान्वये खरेदी घेणार १) रमेश मोरेश्वर पाटील २) अरूण मोरेश्वर पाटील ३) जयश्री जयवंत पाटील ४) प्रतिभा मोतीराम केणी यांची नावे कमी करून खरेदी घेणार मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.यांचे नाव दाखल केले.		" धा " मे.ओमकार रियलटर्स अॅण्ड डेव्हलपर्स प्रा.लि.	फेरफार क्र.२४१ प्रमाणे सही - ३/३/२०१२ न.भू.अ.मालाड
३१/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५२१ दिनांक ३१/८/२०१५ अन्वये शे.दु./पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळाल असलेने मिळकत पत्रिकेवर नभूद अंकी अक्षरी क्षेत्र तीस पूर्णांक दहा दशांश मात्र चौ.मी. दाखल केले.			फेरफार क्र.५१२ प्रमाणे सही - न.भू.अ.मालाड

**बरल - १**

७३०९९ १०९ ३६

२०१७

# मालमत्ता पत्रक

विभाग/मोजे -- मालाड (प)

तालुका/न.भु.मा.को. -- न.भु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन सिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
उपकोट नं. प्लॉट नं. चौ.मो.

शासनाला दिलेल्या आकाराचा केवळ भूदप्याचा तपशील अर्थात त्याच्या फेर तपासणीची निवृत्त वेळ

८१४/अ/३

तपासणी करणारा -

खरी नक्कल -

न.भु.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक १३५४

एकूण नोंदी/एकूण ~~३५५~~

अर्ज दाखल तारीख २०/३/१७

नकलेचे शुल्क १०००००

अर्ज तयार तारीख ३०/३/१७

१०१ APR २०१७

अर्ज दिवस

नोंद शुल्क ४२००

अर्ज तयार करणारा

अर्ज तपासणी करणारा

*Penvali*  
५-५-१७

एकूण शुल्क १०४२००



*प्रमुख लिपीक*  
नगर भूमापन अधिकारी  
मालाड

सत्य प्रतिलिपी  
*Amul*  
नगर भूमापन अधिकारी  
मालाड



वरल - १		
१३६९९	१६५	३३६
२०१७		

## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पु)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

सर. भूमापन क्रमांक / स.प.स. न. शिट नंबर प्लॉट नंबर खंड धारणाधिकार शासनाला दिलेल्या अक्षरपत्राचा क्रमांक/स.प.स. न. तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

८१४/अ/४

८.०९

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भार

इतर शिरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
०४/०१/२०१०	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील पाटीयभाजन आदेश क्रमांक/सो./काया -७अ/एल.एन.डी./पो.वि.एस.आर.बो./४४३३ दि.३०/१०/०९ व इकडोल मो.र.न.य - ३५२ दि.१०/११/०९ अन्वये पाटीयभाजनाने वांग हांगा-या ८.०९चौ.मो.क्षेत्राची नवीन मिळकत पत्रिका उघडली. व नभूक्र.८१४/अ/४ असा शेज दिला व नियोजित निवासी क्षेत्र अशी नोंद केली.			फेरकार क्र.१४९ प्रमाणे सही ४/१/२०१० न.भू.अ.मालाड
३१/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडोल आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये पो.वि.मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळात असलेने मिळकत पत्रिकेवर नमुद अफी अक्षरी क्षेत्र आठ पूर्णांक नऊ दशांश मात्र चौ.मो. दाखल केले.			फेरकार क्र.५१२ प्रमाणे सही -

बरल - १  
93899 94338  
२०१७



तपासणी करणारा -

अर्ज क्रमांक 9348

अर्ज दाखल तारीख 20/3/16

अर्ज तयार तारीख 20/3/16

अर्ज निकाली तारीख

अर्ज तयार करणारा

अर्ज तपासणी करणारा

खरी नक्कल

एकूण नोंदी/एकूण 1/3

नकलेचे शुल्क 60-00

कागद शुल्क १-00

एकूण शुल्क 62-00

01 APR 2017

**प्रमुख लिपीक**

नगर भूमापन अधिकारी

मालाड

सत्य प्रतिलिपी

नगर भूमापन अधिकारी

मालाड

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

୩୩୦୧  
୨୯୯୨୯  
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ଫିଲ୍ଡ ନମ୍ବର ୩୩୦୧  
୨୯୯୨୯  
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୧୫/୦୫/୨୦୧୬

୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬

୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬

(କ) ଅନୁମତି ଦିଆଯାଇଛି  
(ଖ) ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି



୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬  
୧୫/୦୫/୨୦୧୬

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

ଅନୁମତି ଦିଆଯାଇଛି  
ତାରିଖ ୧୫/୦୫/୨୦୧୬  
- ପଞ୍ଜି  
ଅନୁମତି ଦିଆଯାଇଛି

## मालमत्ता पत्रक

विभाग/पोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर भूखे धारणाधिकार शासनाला दिलेल्या अकरापांचा किंवा भाड्याचा तपशील अर्षण त्याच्या फर तपारणीची नियत वेळ)

८१६ वर

तपारणी करणारा -

छरा नक्कल -

न.भू.अ.मालाड

अर्ज क्रमांक 9348

एकूण नोंदां/एकूण ~~...~~

अर्ज दाखला तारीख 20/3/17

नक्सेचे शुल्क 10500

अर्ज तयार तारीख 20/3/17

कागद शुल्क 800

अर्ज निदाली तारीख

अर्ज तयार करणार 01 APR 2017

अर्ज तपारणी करणार Penali एकूण शुल्क (10500)

Penali  
प.म.१२



8063K8  
प्रमुख लिपीक

नगर भूमापन अधिकारी  
मालाड

सत्य प्रतिलिपी

Penali  
नगर भूमापन अधिकारी  
वाकाव



बरल - १		
93099	94030	
२०१७		

## मालमत्ता पत्रक

विभाग/मोज - मालाड (पू)		तालुका/न.भू.मा.का. - न.भू.अ.मालाड		जिल्हा - मुंबई उपनगर जिल्हा
साह.पुस्तक क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
८२१				
			शेती	
				र.रु.४०.०० दि.१/८/७९ पासून [रु.७.७५ दि.१/८/७९ पासून] र.४४.१०.५५.५० १/८/७९ पासून. रु.५५.२० १/८/७९ पासून.

मुख्याधिकार

हक्काचा मूळ धारक  
वर्ष १९९९

पट्टेदार

इतर शहर

इतर शरें



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२६/०२/१९८२	मा.अ.उ.जिल्हाधिकारी अंधेरी यांचेकडील आदेश क्र.ADC/LND-D/८४२१ दि.३०/७/८१ अन्वये ८००.०० चौ.मी.क्षेत्रावर बिनशेती सान्याची नोंद. वि.शे.सारा र.रु.पये ४०.००			सही - जि. नि. भू. अ. तथा न. भू. अ. क्र. ५
२३/०८/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./८४१५ दि.१५/१२/८१ अन्वये र.रु.१५.५० क्षेत्र १५५.० चौ.मी. दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५
२३/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./३९२७.० दि.१५/१२/१९८१ अन्वये र.रु.५५.२० क्षेत्र ६५० चौ.मी.दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५
२३/०९/१९८२	मा.अ.उप.जि.मुंबई उप.अन्धेरी यांचेकडील बिनशेती आदेश क्रमांक ए.डी.सी./एल.एन.डी.सी./३९२९ दि.१५/१२/१९८१ अन्वये र.रु.४४.१० क्षेत्र ४४१.८ चौ.मी. दि.१-८-७९ पासून सुधारीत बिनशेती सारा नोंद घेतली.			सही - जि. नि. भू. अ. तथा न. भू. अधि. क्र. ५

**बरल - १**

१३२९९ १८६ ९३६

२०१७

## मालमत्ता पत्रक

विभाग/मोज -- मालाड (पु)

तालुक/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन प्रमाण/ फा. प्लॉ. न.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शामनाला दिवल्या आकरणाचा किंवा भाड्याचा तपसणी अर्ज त्याच्या फर तपसणीची निवृत्त वेळ
८२१					

दिनांक	व्यवहार	खंड क्रमांक	मूल्य धारक (धा) पट्टा (प) किंवा धार (धा)	साक्षात्करण
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२६/०८/२०१३

मा. जिल्हा अधीक्षक भूमि अधिकारी, मुंबई उपनगर जिल्हा यांचे कडील क्र. न.भू./ नक्कल अर्ज/र.प. प्रकार/२०१३ दिनांक ११/७/२०१३ व क्र. न.भू./ जमी अक्षरी नक्कल अर्ज/सत्ता प्रकार /२०१३ दिनांक २६/०७/२०१३ चे पत्रान्वये न.भू.क्र. ८२१ या मिळकत पत्रिकेवर सत्ता प्रकार 'शेती' दाखल करणेबाबतची नोंद दाखल केली.

फर फार क्र. ३२८ प्रमाणे सहा - २६/८/२०१३ न.भू.अ.मालाड

२५/०५/२०१५

क्षेत्रदुरुस्ती आदेशाने मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरुस्ती आदेश क्र. जि.अ.भू.अ./३ब/क्षे.दु./एस आर १३९३/२०१४/१३६३ दिनांक २०/०४/२०१५ व इकडील अतितातडी क्षेत्र व हद्द दुरुस्ती मो.र.नं. अ-३६१ दि. १४/०७/२०११ अन्वये न.भू.क्र. ८२१ चे क्षेत्र ३११.०० र चौ.मि. एवजी ३०१६०.२ चौ.मि. असे दुरुस्तीने दाखल केलेबाबतची नोंद केली.

फर फार क्र. ३७४ प्रमाणे सहा - २५/०५/२०१५ न.भू.अ.मालाड

३१/०८/२०१५

मा. जमाबंदी आयुक्त आणि संचालक भूमि अधिकारी (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./ अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पुव)/फ.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये क्षेत्रदुरुस्तीनुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेने मिळकत पत्रिकेवर नमुद अर्जा अक्षरी क्षेत्र तीस हजार एकशे साठ पूर्णांक दोन दशांश मात्र चौ.मी. दाखल केले.

फर फार क्र. ५१२ प्रमाणे सहा - न.भू.अ.मालाड



बरल - १	
९३९९९	९८७३९
२०१७	

तपसणी करणारा -

खरो नक्कल -

अर्ज क्रमांक ९३५४  
 अर्ज दाखल तारीख २०/३/१७  
 अर्ज तयार तारीख २०/३/१७  
 अर्ज निकाली तारीख ०१ APR २०१७

एकूण नोंदी/एकूण १०  
 नकलेचे शुल्क ४४० ००  
 कापद शुल्क २०००



अर्ज तयार करणारा  
 अर्ज तपामणी करणारा

*Handwritten signature*  
 एकूण शुल्क ५४४००

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 प्रमुख लिपीक  
 नगर भूमापन अधिकारी  
 मालाड

सत्य प्रतिलिपी  
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 नगर भूमापन अधिकारी  
 मालाड

# मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू) तालुका/न.भू.मा.का. -- न.भू.अ.मालाड जिल्हा -- मुंबई उपनगर जिल्हा

नगर प्रमाणित शेत नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेला आकाराचा किंवा भाड्याच्या क्रमिक / फा.पत्रा.न. चौ.मी. तपशील आणि त्याच्या फेर तपासणीची निवत घेऊ

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[[६८२८.२]]  
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क  
[AGRI]

रु. ६८.४० १/८/७१ पासून.  
रु. ७९.२०  
[३२.३५]  
रु. ६४.७० १-८-७१ पासून.

सुविधाधिकार

हक्काचा मूळ धारक  
वर्ष

पट्टेदार

इतर धार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्करण
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३०/०८/१९७८

मा.अण्णर उपजिल्हाधिकारी मुंबई यांचेकडील क्र. ADC/LND/D -६१४७ ता.६/१०/७७ अन्वये विनशेतीकडे क्षेत्र १९००.०० चौ.मी.वर्ग झालेले नोंद आकार रु. ६८.४०१/८/७१ पासून सत्ताप्रकार बदलला.

सही -  
न. भू. अध. क्र. ५

३०/०८/१९७८

मा.अण्णर उपजिल्हाधिकारी मुंबई (अन्धेरी) यांचेकडील क्र. ADC/LND/D -६१४६ ता.६/१०/७७ अन्वये विनशेती अल्पस आलेले नोंद क्षेत्र २२००.० चौ.मी. आकार ७९.२० सत्ताप्रकार बदलला.

सही -  
न. भू. अध. क्र. ५

३०/०८/१९७८

मा.अ.उ.जि.अन्धेरी कडील क्र. ADC/LND/D -६४९६ ता.२६/६/७८ अन्वये विनशेतीकडे क्षेत्र १८०० चौ.मी.वर्ग झालेले नोंद आकार रु. ३२.३५ व सुधारीत आकार रु. ६४.७० ता.१/८/७१ पासून.

सही -  
न. भू. अध. ५

२१/०९/१९८२

उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी./एल.एन.डी.सी./६४९६ दि.१५/१२/८१ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. क्षेत्र १८००.० चौ.मीटर.

सही -  
२२/९/८२  
जि. नि. भू. अ. तथा न. भू. अ. क्र. ५

२१/०९/१९८२

उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र. ए.डी.सी./एल.एन.डी.सी./६४९६ दि.१५/१२/८१ प्रमाणे सुधारीत वि.शे.सारा नोंद घेतली. क्षेत्र १८०० चौ.मीटर.

सही -  
जि. नि. भू. अ. तथा न. भू. अ. क्र. ५

**बरल - १**  
७३०९९

जि.नि.भू.अ.तथा न.भू.अ.क्र.५ मुंबई यांचेकडील आदेश क्र.प.प.१०/मालाड पूर्व ८२४/८८ दि.३/१०/८८ अन्वये १८२.० चौ.मीटर क्षेत्रास इमला मालक सदरी नाव दाखल.

S.I.

इमला मालक  
श्री.शिवाजी पांडुरंग कोळी (इनकोचर.)

सही -  
१५/१२/८८  
जि. नि. भू. अ. तथा न. भू. अ. क्र. ५



## मालमत्ता पत्रक

विभाग/मोजे -- मालाड (पू)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

सार घुपान क्रमांक / पत्र पत्र नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
८२४					

दिनांक	व्यवहार	खंड क्रमांक	तयार घटक (धा) पडदार (प) किंवा भार (भा)	साक्षात्कर्ण
२५/०५/२०१५	क्षेत्र दुरुस्ती आदेशाने मा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील क्षेत्र दुरुस्ती आदेश क्र. जि.अ.भू.अ./३३/क्षे.दु.गस आर १३९३/२०१४/१३६३ दिनांक २०/०४/२०१५ व इकडील अतितासडी क्षेत्र व हद्द दुरुस्ती मो.र.नं. अ-३६१ दि. १४/०७/२०१९ अन्वये न.भू.क्र. ८२४ व क्षेत्र ६८२८.२ चौ.मि. एवजी ७४६४.७ चौ.मि. असं दुरुस्तीने दाखिल केलेबाबतची नोंद केली.			फ.रफार क्र.४७४ प्रमाणे सही - २५/०५/२०१५ न.भू.अ.मालाड
३१/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.र.मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फे.क्र. ५१२ दिनांक ३१/८/२०१५ अन्वये से.दु.मोजणी नुसार क्षेत्र कायम केले असलेने व सदरचे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाले असलेने मिळकत पत्रिकेवर नमुद अंकी अक्षरी क्षेत्र सात हजार चारशे चौसष्ट पूर्णांक सात दशांश मात्र चौ.मी. दाखल केले.			फ.रफार क्र.५१२ प्रमाणे सही - न.भू.अ.मालाड



तपासणी करणारा - अर्ज क्रमांक १३७४  
 अर्ज दाखल तारीख २०/३/१७  
 अर्ज तयार तारीख २०/१/१७  
 अर्ज निकाली तारीख १०/१/१७  
 अर्ज तयार करणारा [Signature]  
 अर्ज तपासणी करणारा [Signature]

खरी नक्कल - एकूण नोंदी/एकूण ३/१७  
 नकलेचे शुल्क १००/-  
 आकागद शुल्क ४००/-  
 एकूण शुल्क १४००/-



बरेल - १

१३७९९	१९८३३६	
२०१७		

[Signature]  
**प्रमुख लिपीक**  
 नगर भूमापन अधिकारी  
 मालाड

**सत्य प्रतिलिपी**  
 [Signature]  
 नगर भूमापन अधिकारी  
 मालाड

# मालपत्ता पत्रक

विभाग/मौजे -- मालाड (पू)

तालुका/न.भू.शा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शट नंबर प्लॉट नंबर

क्षेत्र भारणाधिकार

शासनादाला दिलेल्या आकारपाना किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपसणीची नियत वेळी

८२५

१४१४२५

G  
[G]  
[Agri]

सुविधाधिकार

हेक्काचा मूळ धरणी [सर्वोच्च न्यायालय सरकार.] वर्ष



दिनांक	व्यवहार	खंड क्रमांक	रत्न धारक (धा) भूदर (प) किंवा धार (धा)	साक्षात्करण
१८/०७/१९७८	मा.सर्व डिव्हिजनल ऑफिसर मुंबई उ.मुं.यांचेकडील आदेश क्र.एफ.आर.सी.२०(२) चौकशी नं.२१७८ दि.२६/६/७८ अन्वये महाराष्ट्र सरकारचे नाव कमी करून श्री.शां.भा.सुखठणकर व सि.भा.सुखठणकर यांचे नाव दाखल केले.	S.I.	(H) शांताराम भालचंद्र सुखठणकर / सिताराम भालचंद्र सुखठणकर	सही - न.भू.अ.क्र.५ सही XXX
०९/०६/१९८३	मा.डे.कलेक्टर सो.(अपीलेट) मुंबई कडोल आदेश क्र.C/CTS/A/८४ दि.२४-४-८४ अन्वये सदर मिळकत सरकारी ठरविल्यामुळे दि.१८-७-७८ रोजी घेतलेली नोंद रद्द करून श्री.सुखठणकर यांचे नाव कमी व सनाप्रकार दुरुस्त केला.	S.I.	धा - महाराष्ट्र सरकार	सही - ३०/६/८३ जि.नि.भू.अ.तथा न.भू.अ.क्र.५
१७/११/१९९२	मा.जिल्हाधिकारी मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.८७/६अ/६/२४ दि.३१/५/८१ चे अन्वये न.भू.क्र.८२५ पिवी ३७.२ चौ.मी. क्षेत्रास दहा वर्षे भाडेपट्ट कराराची मुंबई उपनगर विद्युत पुरवठा कंपनी यांचे नावाची नोंद दाखल केली.			सही - १७/११/९२ जि.नि.भू.अ.तथा न.भू.अ.क्र.५
२०/०२/१९९७	मा.अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा मुंबई यांचेकडील क्र.न.भू./शा.मि./सं/१७/३५३/५ बांद्रा दि.२०/१/९७ चे अन्वये सदर मिळकत ही विवगस मालकी (क्र.नं.३६५-२५) मनोरंजनाचे आरक्षित मालकीबाबतची नोंद घेतली.			सही - २०/२/९७ न.भू.अ.क्र.५ मुं.उ.जि.मुंबई सही XXX
१४/१२/२०१५	मा.जिल्हाधिकारी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू. मालाड (पूर्व)/फं.क्र. ५४८ दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अक्षरी क्षेत्राबाबत अक्षरी पत्रिका ब्रेव्हरीस पूर्णांक पाच दशांश पाच चौ.मी. दाखल केले.			फे.सकार क्र.५४८ प्रमाणे सही - न.भू.अ.मालाड

**बरल**  
मैदान १. G) व खंड ३ मैदान (P. G) याकडे  
आरक्षित मालकीबाबतची नोंद घेतली.  
दि. १४/१२/२०१५ चौ.मी.  
१४/१२/२०१५

93299

१४०३३६

मालमत्ता पत्रक

विभाग/मोजे - मालाड (पू)

तालुका/न. अ. ना. का. -- न. भू. अ. मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
क्रमांक / वा. पत्रे ३ चौ. मी.

शासनाला दिलेल्या अकारणीवा किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची दिवता वेळ)

८२५

स्मासणी करणारा -

खरी नक्कल -

न. भू. अ. मालाड

अर्ज क्रमांक १३५४  
अर्ज दाखल तारीख २८/१/१७  
अर्ज तयार तारीख २८/३/१७  
अर्ज निहाली तारीख ०१ APR २०१७  
अर्ज तयार करणार  
अर्ज तपासणी करणार

एकूण नोंदा/एकूण ६  
नकलेचे शुल्क १२०  
कागद शुल्क १  
एकूण शुल्क १२४



*(Signature)*  
प्रमुख लिपीक  
नगर भूमापन अधिकारी  
मालाड

सत्य प्रतिलिपी

*(Signature)*  
नगर भूमापन अधिकारी  
मालाड



बरल - १  
१३२९९ १२९३३६  
२०१७

मालमत्ता पत्रक

विभाग/मीज -- मालाड (पु)

तालुका/न.भू.मा.का -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन शिट नंबर प्लॉट नंबर

क्षेत्र धारणीधिकार चौ.मी.

शासनाला दिलेला आकारपत्राचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८४४

१४५८.५ चौ.मीटर

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

पट्टेदार

इतर भा

इतर भा

दिनांक

खंड क्रमांक

नविन धारक (धा) पट्टेदार (प) किंवा भार (धा)

साक्षात्कन

२४/०२/१९७५ मा.न.भू.अ.क्र.५ यांचेकडील आदेश क्र.८१९/२४/२/७७ अन्वये.

श्री.जनार्दन जयराम म्हात्रे.

सही -  
३०/१/७७  
न.भू.अ.क्र.५ मुंबई.सही  
XXX

१२/०६/१९८६ श्री.जयंत जनार्दन म्हात्रे यांचा दि.१२-५-८६चे वारसांची नावे दाखल होणेबाबत अर्ज व मा.जि.नि.भू.अ. तथा न.भू.अ.क्र.५ मुंबई उ.न.मुंबई यांचे आदेश क्र. प.भू.१२/मालाड (पु) न.भू.क्र.७३९/८६ दि.१२-६-८६ चे आदेशाअन्वये वारसाची नोंद केली.यात सामील न.भू.क्र.७३९,७३९/१ते ३,८१५,८४३

स्वयंमुची.

(H)  
[१] श्रीमती रसीकाबाई जनार्दन म्हात्रे.]  
२) श्री.रमेश जनार्दन म्हात्रे.  
३) श्री.अरुण जनार्दन म्हात्रे.  
४) श्री.जयंत जनार्दन म्हात्रे.  
५) श्री.अनील जनार्दन म्हात्रे.  
६) सौ.वंदना शिवराम पाटील.  
७) सौ.दीपा देवेंद्र मंत्री.  
८) सौ.भूतरा उदय देसाई

सही -  
२९/७/७६  
जि.नि.भू.अ.न्या.न.भू.अधि  
क्र.५

३०/११/२००९ श्रीम.रसीकाबाई जनार्दन म्हात्रे ह्या दि.२४/२/९८ रोजी मृत झालेल्या असून श्री.जयंत जनार्दन म्हात्रे यांनी अर्ज,क्षतिपूर्ती बंधपत्र सादर केलेवरून त्यांचे नाव कमी केले.

फेरफार क्र.१४५ प्रमाणे सही -

न.भू.अ.मालाड

३०/११/२००९ खरेदीने संपूर्ण मिळकत.

स.दु.नि.बोगीवली वदर -१४२१ दि.२०/२/०८ व वदर -५०६६ दि.२६/६/०८ अन्वये.

धा -मै.आंमकार रियल्टर्स अँड डेव्हलपर्स प्रा.लि.

फेरफार क्र.१४६ प्रमाणे सही -

न.भू.अ.मालाड

बरल - १

93e99 9e2 33E  
१४/१२/२०१५

मा.भूमापन अधिकारी आणि संचालक भूमि अधिलेख (म.रा.लेख) पुणे यांचेकडील पत्रपत्रक क्र. ना.भू.१/मि.प./ अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ च इकडील आदेश क्र. न.भू. मालाड (पूर्व) /फे.क्र. ५४८ दिनांक १४/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार चारशे अक्षर पुण्यांक पाय दर्शाश चौ.मि. दाखल केल.

फेरफार क्र.५४८ प्रमाणे सही -

न.भू.अ.मालाड



पत्य प्रतिलिपी

तपासणी करणारा -

प्रमुख लिपीक

खरी नक्कल -

नगर भूमापन अधिकारी

मालाड

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

नगर भूमापन अधिकारी

अर्ज क्रमांक 9388 एकूण नोंदी/एकूण नकलेचे शुल्क 920-00  
 अर्ज दाखल तारीख 20/3/16  
 अर्ज तयार तारीख 20/3/16  
 अर्ज निकाली तारीख 01 APR 2017 निगद शुल्क 2-00  
 अर्ज तयार करणार Sanjay एकूण शुल्क 922-00  
 अर्ज नपामणी करणार W.S.K.

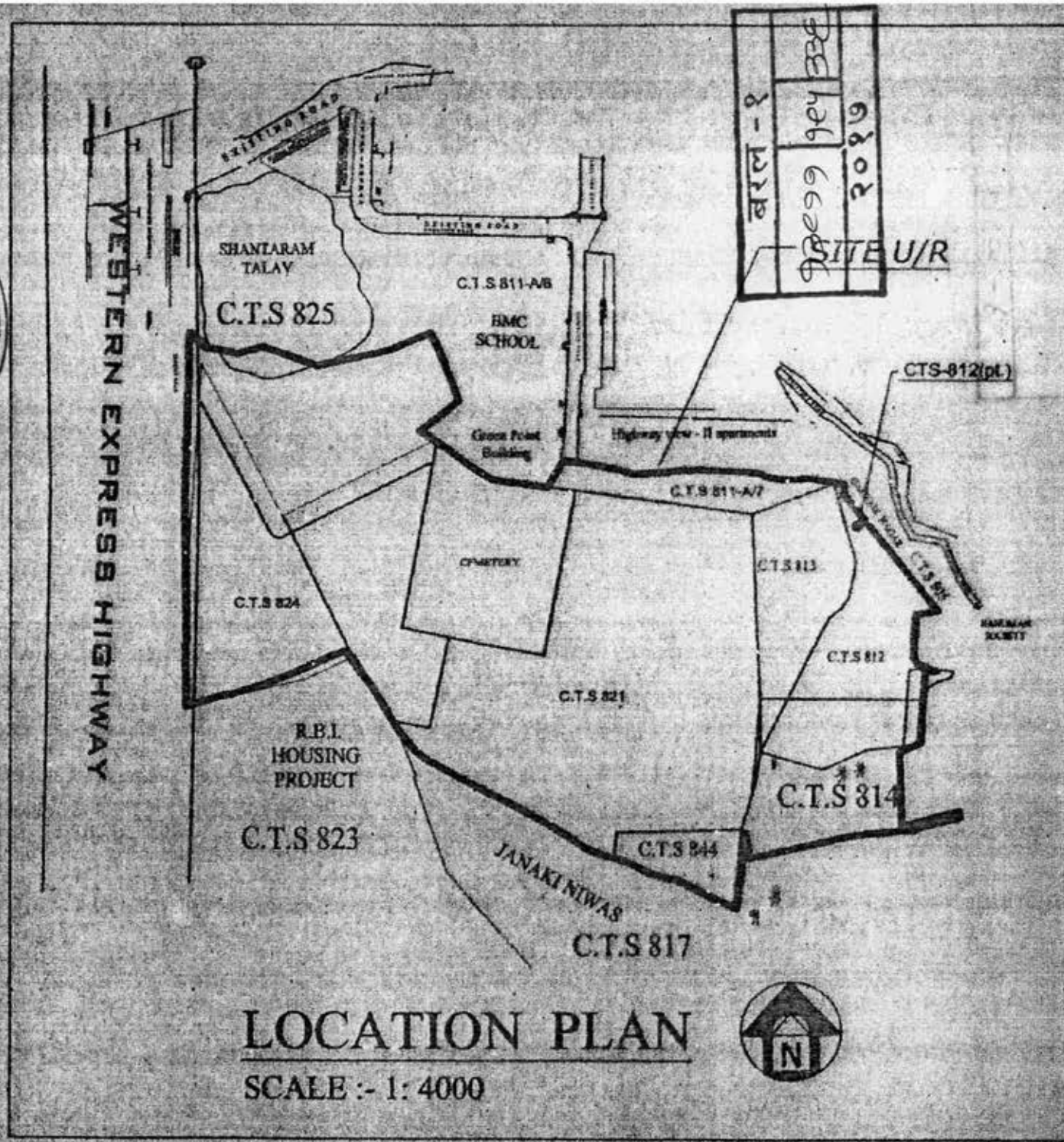


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# LOCATION PLAN

SCALE :- 1: 4000





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## Annexure H

SIGNET, MALAD EAST	
Signet Internal Amenities	
APARTMENT SPECIFICATIONS	
Air-conditioning only in bedroom.	
All toilets & kitchen with Exhaust fan	
Full- Glazed Aluminium sliding windows in living room	
Anodised sliding windows for all other rooms.	
TV points in living and bedroom	
Intercom facility from apartment to reception desk.	
FLOORING	Imported Marble in Living Room
	Vitrified Tiles 2'0"X 2'0" in all rooms
	Antiskid Vitrified Tiles 2'0"X 2'0" in toilets flooring
	Designer ceramics tiles to toilet walls/ Dado
CP SANITARY FITTINGS	Jaquar or equivalent
DOORS	Both side Laminated flush Doors
ELECTRICAL	Concealed Electrical Wiring & with branded modular switches (Panasonic Anchor ROMA) Or Equivalent
PAINT	Plastic Emulsion Paint
KITCHEN	Modular Kitchen with Granite Platform & S.S Sink



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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

OMKAR REALTORS AND  
DEVELOPERS PRIVATE LIMITED



02/12/2005

Permanent Account Number  
AAAC07919F



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ERA REALTORS PRIVATE LIMITED



05/05/2008

Permanent Account Number

AABCE9748

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED HELD ON THURSDAY, 17<sup>TH</sup> MAY, 2012 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP. SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400022

AUTHORITY TO SIGN AGREEMENT FOR SALE & OTHER ANCILLARY DOCUMENTS RELATED THERETO:

"RESOLVED THAT Mr. Kamal Kishore Gupta and/or Mr. Babulal Varma and/or Mr. Gaurav Gupta and/or Mr. Rajendra Varma and/or Mr. Tarachand Varma and/or Mr. Vikas Gupta, Directors of the Company be and are hereby severally authorized to sign, execute, register and deliver agreement for sale, other ancillary documents, fit-out letters, possession letters, allotment letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in respect of sale of properties constructed by the Company or any of its subsidiary company under its various projects and to do all such acts, deeds, and things which may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Directors be and are hereby severally authorized on behalf of the Company to appear and represent before the Office of Registrar and Registrar of Assurances, Mumbai or any other concerned statutory or regulatory authority for the purpose of registration of the said agreement for sale and such other documents related to the same and authorized to delegate power of admission and registration of said agreement for sale to any employees, advisors, consultants of the Company.

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



CERTIFIED TRUE COPY  
FOR OMKAR REALTORS & DEVELOPERS PRIVATE LIMITED

DIRECTOR  
Babulal Varma

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Omkar Realtors & Developers Pvt. Ltd.  
Omkar House Off Eastern Express Highway, Opp Sion-Chunnabhatti Signal, Sion (E) Mumbai 400022, India.  
T +91 22 8625 4100 F +91 22 2402 4066 www.omkar.com

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING NO. 6/2016-17 OF THE BOARD OF DIRECTORS OF ERA REALTORS PRIVATE LIMITED HELD ON OCTOBER, 01<sup>TH</sup> 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION (EAST), MUMBAI - 400 022 COMMENCED AT 1.00 P.M. AND CONCLUDED AT 1.30 P.M.

ITEM NO.14:- AUTHORITY TO SIGN AGREEMENT FOR SALE AND OTHER RELATED ANCILLARY DOCUMENTS:-

"RESOLVED THAT Mr. Vrindesh Agarwal and/ or Mr. Madan Mohan Mistry Directors of the Company, and/or Mr. Kamal Kishore Gupta and/or Mr. Babulal Varma and/or Mr. Rajendra Varma and/or Mr. Vikas Gupta and/or Mr. Gaurav Gupta and/or Mr. Tarachand Varma, Authorised Signatories of the Company be and are hereby severally authorized to sign, execute, register and deliver agreement for sale, other ancillary documents, fit-out letters, possession letters, allotment letters, cancellation letters, demand letters, annexures covering amenities and such other agreements, deeds, documents in respect of sale of property constructed by the Company and to do all such acts, deeds, matters and things as they may deem necessary, incidental or desirable in this respect.

RESOLVED FURTHER THAT the said Directors and/or Authorised Signatories be and are hereby severally authorised for and on behalf of the Company to appear and represent before the Office of Registrar and Sub-Registrar of Assurances, Mumbai or any other competent statutory or regulatory authority for the purpose of registration of the said agreement for sale and such other documents related to that and authorized to delegate power of admission and registration of said agreement for sale to Mr. Ashok Saraogi, Mr. Ashok Talreja, Mr. Vijay Kunder and Ravi Dixit or to any employees, advisors, consultants of the Company or its holding company.

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

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CERTIFIED TRUE COPY  
FOR ERA REALTORS PRIVATE LIMITED

  
DIRECTOR

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घोषणापत्र

मी, अशोक सरावगी याद्वारे घोषित करतो की, सह दुय्यम निबंधक

बोरीवली १ यांचे कार्यालयात कारणामा या

शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

इरा रिमल्टस प्रा. ली चे संचालक व इत्यादी यांनी दिनांक

०१/१०/२०१६ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस

सादर केला आहे निष्वादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यार लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

पयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल उरवलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध 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 - ०१/१०/२०१६



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*Handwritten signature*

कुलमुखत्यारपत्राधारकाचे नाव व सदी

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POA - Vrinder A.



Friday, October 07, 2016  
3:29 PM

पावती

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

पावती क्र.: 9707 दिनांक: 07/10/2016

गावाचे नाव: सायन  
दस्तऐवजाचा अनुक्रमांक: बबई1-7799-2016  
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: व्रीन्देश अगरवाल --

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 54



रु. 100.00  
रु. 1080.00

एकूण:

रु. 1180.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
3:01 PM ह्या वेळेस मिळेल.

*V. Duly*  
दुय्यम निबंधक, मुंबई-1

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

सह दुय्यम निबंधक  
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-

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TRUE COPY

*Manohar K. Nayak*  
61111201

MANOHAR K. NAYAK  
NOTARY  
GREATER MUMBAI

**DELIVERED**  
07/10/16





**CHALLAN**  
MTR Form Number-6

GRN	MH005004066201617E	BARCODE			Date	06/10/2016-16:24:38	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)	AFSPM7948E			
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	MADAN MISTRY			
Location	MUMBAI			Flat/Block No.	Omkar House			
Year	2016-2017 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Off Eastern Express Highway,			
0030045501 Sale of NonJudicial Stamp		500.00		Area/Locality	Chunabatti Signal, Sion, Mumbai			
				Town/City/District				
				PIN	4	0	0	0 2 2
				Remarks (If Any)	PAN2=AGRPD9071H-SecondPartyName=RAV I DIXIT AND OTHERS-			
				Amount In	Five Hundred Rupees Only			
Total			500.00	Words				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	REF No.	02300042016100618276 382858406		
Cheque/DD No				Date	06/10/2016-16:25:12			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Mobile No.: Not Available

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Power Of Attorney



To All To Whom These Present Shall Come I, Mr. Vrindesh Agarwal an adult Indian inhabitant having address at Omkar House, Off Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East) Mumbai-400 022 do hereby **Send Greetings:-**

Whereas:-

(a) I, in my personal capacity as the Director of public or private limited company as the partner of any partnership firm as also acting as a constituted attorney for and on behalf of the executor vide such Power of Attorney, have, to execute/executed various documents, deeds, declarations, writings, undertakings etc. which are of registrable nature;

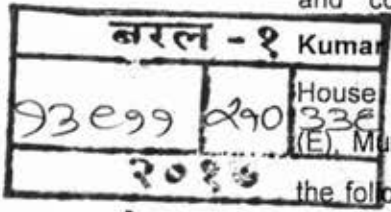
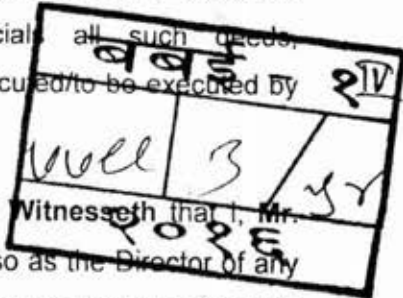


(b) In view of my official pre-occupation, I am unable to present myself before the concerned Sub-Registrar of Assurances and/or such other registering authorities to lodge and admit execution of all such documents executed by me;

(c) I therefore, intend to appoint, nominate and constitute some are to be my true and lawful attorney/s to lodge and admit execution before the concerned registering official all such deeds, documents, writings, undertakings etc. executed to be executed by me as aforesaid;

Now Know Ye All And These Presents Witnesseth that I, Mr.

Vrindesh Agarwal in my personal capacity as also as the Director of any public or private limited company, as also as a partner of any partnership firm, as also acting as a Constituted Attorney for and on behalf of the executor vide such Power of Attorney do hereby appoint, nominate and constitute (1) Mr. Ravi Dixit (2) Mr. Vijay Kunder (3) Mr. Ashok Kumar Saraogi and (4) Mr. Ashok Talreja having address at Omkar House Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai-400 022 to be my true and lawful Attorneys to severally do the following acts, deeds, matters and things on my behalf / on behalf of



*[Handwritten signatures of the attorneys]*

any public or private limited company / on behalf of any partnership for me, for such company and for such partnership firm and in my name, in name of such company and in name of such partnership and in my name as Substitute Attorney under any other Power of Attorneys granted to me by any executor in respect of the property more specifically set out in the **Schedule** written hereunder (hereinafter referred to as "the said Property");

1. To appear before the Sub-Registrar of Assurance or any other Competent Authority and to lodge for adjudication and/or registration, the deeds, documents and writings executed by me in respect of the said Property for myself on my behalf.
2. To admit execution of such deeds, documents and writings executed by me for self or for such Company or such Partnership Firm wherein I am a Director or a Partner as the case may be before the Sub-Registrar of Assurances.
3. To sign all such memoranda and endorsements on such documents so executed by me and to take all necessary steps to properly register and complete all registration formalities of all such documents executed by me as aforesaid in accordance with law.







To do all acts, deeds, matters and things for getting all such deeds, documents and writings duly registered with the Sub-Registrar of Assurances or any other Competent Authority as may be deemed fit and proper.

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5. Receive back the said documents from the Sub-Registrar of Assurance and or any other Competent Authority and give effective and valid receipt and discharge thereof.

6. Apply for and obtain certified copies or true copies of such documents, when duly registered.

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



8. **And I Do Hereby** agree to ratify and confirm all and whatsoever my said Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these present.

**Schedule-1**  
**Andheri**

All that pieces or parcels of land situate lying and being at Village Gundavali, Western Express Highway, Andheri East, in the Registration District and Sub-Registration District of Mumbai City and Mumbai Suburban and bearing CTS No. 78 and 79 corresponding to Survey Nos. 91/2 and 4/3 and admeasuring 18,156.40 square metres and 12,435.20 square metres or thereabouts respectively and aggregating to 30,591.60 square metres.

**Schedule-2**  
**Kurla, Accord Property**

**Firstly:-** All those pieces or parcels of land together with the structures standing thereon known as Vasant Nagar No.5, Jivawadi and Satish Nagar situate lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai – 400 070 bearing Survey No.301, Hissa No.8/1 and Survey No.301-A, Hissa No.9 corresponding to City Survey Property Register Card bearing CTS Nos.106, 107 and 108 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban.

**Secondly:-**

All those pieces or parcels of land together with the structures thereon standing known as Ambedkar Nagar and Gautam Nagar situated, lying and being at Match Factory Lane, New Mill Road, Kurla (West), Mumbai – 400 070 bearing CTS Nos.109, 110, 111 and 112 of Kurla IV of Village and Taluka Kurla in the Registration District and Sub District of Mumbai Suburban.

**Schedule-3**  
**Jogeshwari, Fantasy Land**

**Firstly:-** All that piece and parcel of plot of land bearing Survey No. 1 Hissa No. 2 [part] Corresponding to CTS No. 234 [part], 235/298 to 362, 235/369 to 374, 235/383, 246, 246/1, 247, 247/1 to 148, 248, 249, 249/1 to 11, 249/36 to 49, 249/71 to 80 & 249/107 to 130 admeasuring about 10,452.49 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the



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*[Handwritten signatures and initials]*





Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Secondly:-**

All that piece and parcel of plot of land bearing Survey No. 13 [part] Corresponding to CTS No. 325, 325/1 to 6, 326, 327, 327/1, 328, 328/1 to 9, 329, 329/1 to 12, 339, 339/1, 340, 340/1 to 4, 341, 342, 343, 343/1 to 11, 344, 345, 346, 346/1 to 3, 347, 347/1 to 4, 348, 348/1 to 18, 349, 349/1, 350A, 351, 352, 353A, 353/1 to 7, 354, 354/1 to 12, 355, 355/1 to 14, 356, 356/1 to 6, 375A [pt] / 950, 375 [pt] admeasuring about 21,364.25 sq.mtrs. or thereabouts excluding an area of 633 sq. mtrs. comprised of CTS No. 353 (A) & an area of 438 sq. mtrs. comprised of CTS No. 375/A (pt) / 950 of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

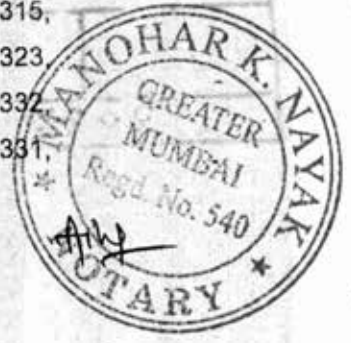


Thirdly:-  
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 [Handwritten '2025']

All that piece and parcel of plot of land bearing Survey No. 11 Hissa No. 2 [part] and Survey No. 13 Hissa No. 2 [part] corresponding to CTS Nos. 234 [pt], 235 [pt], 235/16 to 297, 363 to 368, 403 to 532 [pt], 237, 237/1 to 9, 238, 238/1 to 5, 239, 239/1 to 7, 240, 240/1 to 17, 241, 241/1 to 5, 242, 242/1 to 9, 243, 244, 245, 249/12 to 37, 249/50 to 70, 249/81 to 106, 249/131 to 132, 250, 250/44 to 56, 251, 251/1 to 42, 252, 252/1 to 27, 253, 253/1 to 18, 254, 254/1 to 8, 256, 256/1 to 11, 257, 257/1 to 38, 258, 258/1 to 18, 259, 259/1 to 20, 260, 260/1 to 7, 261, 261/1 to 17, 262, 262/1 to 20, 263, 263/1 to 15, 264, 264/1 to 4, 265, 265/1 to 10, 266, 266/1, 267, 267/1, 268, 268/1 to 7, 269, 269/1 to 11, 270, 270/1 to 14, 271, 271/1 to 8, 272, 272/1 to 3, 285, 285/9 to 66, 296, 296/1 to 46, 297, 297/1 to 12, 298, 298/1 to 13, 299, 299/1 to 7, 300, 300/1 to 7, 301, 301/1 to 173, 211 to 224, 243 to 263, 309, 309/1 to 7, 310, 310/1 to 7, 311, 311/1 to 43, 312, 312/1 to 21, 313, 313/1 to 22, 314, 314/1 to 3, 316, 315/1 to 23, 320, 320/1 to 24, 321, 321/1 to 24, 322, 322/1 to 37, 323, 323/1 to 21, 324, 324/1 to 17, 330, 330/1 to 6, 331, 331/1 to 10, 332, 332/1 to 37, 323, 323/1 to 21, 324, 324/1 to 17, 330, 330/1 to 6, 331,

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 2025

[Handwritten signatures and initials]



331/1 to 10, 332, 332/1 to 22, 333, 333/1 to 10, 334, 334/1 to 13, 335, 335/1 to 12, 336, 336/1 to 19, 337, 337/1 to 10, 338, 338/1 to 12, 357, 357/1 to 24, 358, 358/1 to 10, 359, 359/1 to 10, 359/40 to 46, 361, 361/1, 362, 362/1 to 13, 364, 364/1 to 14, 369, 369/1 to 6, 370, 370/1 to 10, 371, 371/1 to 28, 372, 372/1 to 5, 373, 373/1 to 14, 374, 374/1 to 6, 375, 375/1 to 79, 84 to 193, 207 to 418, 427 to 539, 543 to 782, 787 to 871, 885 to 976 totally admeasuring about 71,325.51 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Jogeshwari - Vikhroli Link Road, Pratap Nagar, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Fourthly:-**

All that piece and parcel of plot of land bearing Plot No. 24/A corresponding to CTS No. 44, 44/1 to 11 admeasuring about 1,058.20 sq.mtrs or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

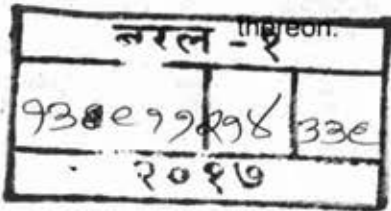
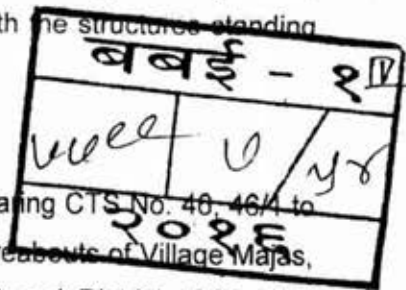


**Fifthly:-**

All that piece and parcel of plot of land bearing CTS No. 45, 45/1 to 20 admeasuring about 1,237.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Sixthly:-**

All that piece and parcel of plot of land bearing CTS No. 46, 46/1 to 30 admeasuring about 1,241.40 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



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**Seventhly:-**

All that piece and parcel of plot of land bearing CTS No. 47, 47/1 to 17 admeasuring about 1,352.20 sq. mtrs. or thereabouts of and CTS No. 48, 48/1 to 8 admeasuring 1,101.60 sq. mtrs. of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Eighthly:-**

All that piece and parcel of plot of land bearing CTS No. 49, 49/1 to 16, 50, 50/1 to 23, 51, 51/1 to 20, 52, 52/1 to 14, 53, 53/1 to 36, 54, 54/1 to 26, 55, 55/1 to 43 admeasuring about 8,683 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



All that piece and parcel of plot of land bearing CTS No. 56, 56/1 to 10 admeasuring about 3,575.50 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

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**Tenthly:-**

All that piece and parcel of plot of land bearing CTS No. 57, 57/1 to 8 admeasuring about 1,315.10 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



**Eleventhly:-**

All that piece and parcel of plot of land bearing CTS No. 156C, 156C/15 to 35 admeasuring about 1,640.60 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District

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of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Twelfthly:-**

All that piece and parcel of plot of land bearing CTS No. 160, 160/1 to 7 admeasuring about 916.60 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Thirteenthly:-**

All that piece and parcel of plot of land bearing CTS No. 172, 172/1 to 11 admeasuring about 1253.80 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Fourteenthly:-**

All that piece and parcel of plot of land bearing CTS No. 141, 141 to 158, 141A, 141A/159 to 196, 141/197 to 218, 141A/220 to 239, admeasuring about 6024.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.

**Fifteenthly:-**

All that piece and parcel of plot of land bearing CTS No. 178, 178/1 to 35 admeasuring about 2336.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andheri, in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, situate, lying and being at Majaswadi, Jogeshwari [East], Mumbai 400 060 together with the structures standing thereon.



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**Schedule - 4**  
**Jaldhara/ Ganesh Krupa – Dindoshi**

All that piece or parcel of land or ground situate, lying and being at Srikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Taluka Borivali, Mumbai Suburban District, Mumbai 400 065, bearing CTS No. 827 (part), 827-D(part), 827-D/1(part) and 827-D/2(part), Village Malad, admeasuring 22,000 sq.mtrs. or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Schedule-5**  
**Malad, Kokanipada**

All that piece and parcel of land being, lying and situate at Village Malad, Taluka Borivali, bearing C.S. No. 805, 805/1 to 805/70, 806, 807, 808 and 809 admeasuring about 13100 sq. mtrs. within the Registration District and Sub-District of Mumbai Suburban.



**Schedule-6**  
**Malad, Andher Compound**

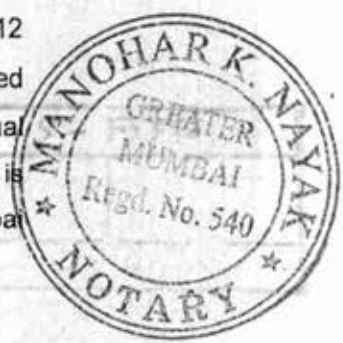
All those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivali bearing Survey No. corresponding to C.T.S. No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 4, 485, 485/1 to 29, 486, 486/1 to 20, 487, 487/1 to 22, 489, 495 to 500, 500/1 to 6, 501 – 508, 560, 561 admeasuring 9 Acres 38 Gunthas i.e. 40257.7 sq.mtrs. or thereabout within the Registration Sub District and District of Mumbai City and Mumbai Suburban.


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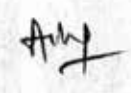
**Schedule-7**  
**Malad, Khanderao Patil**

All that plots of land situate at Village Malad, Taluka Borivali Mumbai Suburban District bearing Survey No. 283 Hissa No.1/1 C.T.S. No. 814 (Part), admeasuring 2350.5 sq.mtrs. or thereabout as per 7/12 extract & corresponding mutation entries, the Consent Terms dated 29.10.1999 filed in High Court Suit No. 2921 of 1997 AND on actual measurement on site, the area of the land belonging to the Vendors is 2823.6 sq. mtrs. within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

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**Schedule - 8**  
**Malad, Moreshwar Patil**

All that plots of land situate at Village Malad, Taluka Borivali, Bombay Suburban District bearing Survey No.283 – Hissa no.1/4 C.T.S. No. 814 (pt) admeasuring 2350.5 sq.mtrs. or thereabout as per 7/12 extract & corresponding mutation entries AND the area according to Property Card and on Survey is 2823.6 sq. mtrs. within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

**Schedule - 9**  
**Malad [Janu Bhoje Nagar]**

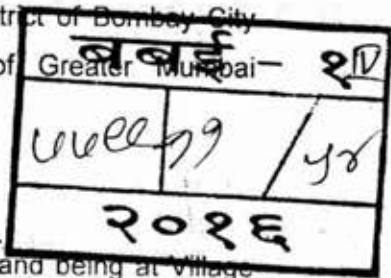
Firstly :

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 812, 813, 821 (Part), in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 7100-9 sq.meters or thereabouts.



Secondly :

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 821 (Part), 805, 839, 840, 844, 811-A/7 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 16250 sq. meters or thereabouts.

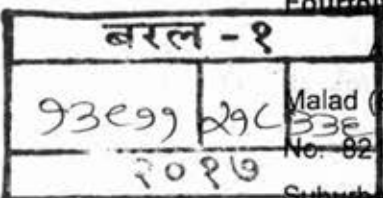


Thirdly :

All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivli bearing Survey No. 284, Hissa No. 1 (pt) corresponding to CTS No 824(pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 6020 sq.mtrs. or thereabouts.

Fourthly :

All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivli bearing Survey No 282 corresponding to CTS No. 82 (pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 4730 sq.mtrs. or thereabouts



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**Schedule-10**  
**Malad [Shantaram Talav]**

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivali bearing CTS No. 825 and 825(pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 7112 sq. meters or thereabouts.

**Schedule-11**  
**Malad [Kokani Pada Expansion]**

All that piece or parcel of land or ground bearing CTS Nos. 787, 788, 792 (part), 793 (part), 794 (part), 795 (part), 796 (part), 799 (part), 800 (part), 801 (part), 781, 786, 786/1 to 15, 837, 789 (part), 789/1 to 4, 790 (part), 791 (part), 756, 752, 751, 751/1 to 751/6, 753 (pt), 766/A, 753, 753/1, to , 753/6, 784, 784/1, to 784/6, 783, 757, 755, 756(pt), 758, 758/1, 759, 759/1 & 2, 841/A, B & C, 782/B, 769, 774, 774/A/1 to 14, 774/B, 774/C, 775, 776, 776/1 to 8, 770, 768, 785, 760, 760/A, 760/B, of Village Malad (East), Taluka Borivali situate at Malad (E), Mumbai admeasuring 27825.97 square meters or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Schedule-12**  
**Malad RBI-Mahatyagi**

All those pieces or parcels of land or ground situate lying and being at Village Malad, Taluka Borivali, bearing C.T.S. No. 823, 823/1 & 818 admeasuring 51770.30 square meters within the Registration Sub District of Mumbai City and Mumbai Suburban.



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**Schedule-13**  
**Malad Kashibai**

All those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivali, Mumbai Suburban District bearing Survey No.20 (pt), C.T.S. No. 509, 509/1A, 509/1 to 34 and 510 admeasuring 18278.9.

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**Schedule-14**  
**Goregaon Property (Near Film City)**

**Firstly:**

All that piece or parcel of land bearing Survey No. 239, CTS No. 827-D/1 (pt) and 827-D/2(pt.) of Village Malad (E) admeasuring 10979.84 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban



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and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

**Secondly:**

All that piece or parcel of land bearing Survey No. 239, CTS No. 827-D/1(pt) of Village Malad (E) admeasuring 9700 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

**Schedule-15  
Baldota**

All those Pieces or Parcels of land with the structures standing thereon situate, lying and being at Village Malad and/or Village Kurar, Taluka Borivali bearing Survey No.9 (pt), 10(pt), 13, 14, 15B, 15C, 18(pt), 19, 20, 21, 22 Hissa No.1, 23 Hissa No.1, 24, 25 (pt), 26(pt), 27 Hissa No.1, 28 Hissa No.1 and 7, 29 Hissa No.1(pt) and 30 Hissa No.1 admeasuring 2,47,500 sq. mtrs.



**Schedule-16  
Jogeshwari - Majas [Baptista]**

All those pieces or parcels of land or ground bearing Survey No. 51 A Hissa No. 3, CTS No. 133, 133/1 to 44, situate, lying and being at Village Majas, Taluka Andheri admeasuring 19,580 sq.mtrs. or thereabouts within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

**Schedule-17  
Jogeshwari-Majas  
[Near Maruti Mandir - J P Infra]**

All that pieces and parcels of land bearing CTS No.139 (pt), 139/1 to 82, 139/84 to 136, 139/138 to 139, 139/143 to 225, 139/226 (pt), 139/228 (pt), 139/230 (pt), 139/232 (pt), 139/234 (pt), 139/236 (pt), 140 (pt), 140/1 to 3, 140/4(pt), 140/5(pt), 140/13 to 14, 140/15(pt), 140/16(pt), 140/17(pt), 140/18 to 26, 140/27(pt), 140/28(pt), 140/29(pt), 140/30, 140/31(pt), 140/32, 140/43 to 50, 140/61(pt), 140/62(pt), 140/63, 140/64(pt) admeasuring 7041.70 sq. mtrs. of Village Majas, Taluka Andheri, situated at Prem Nagar, Janta Colony, Opp. Hanuman Mandir, Jogeshwari (East), Mumbai-400 060.

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**Schedule-18**  
**Chachad**

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas Part-1 bearing C.T.S. Nos. 148, 148/1, 149, 150, 150/1, 150/2, 151, 151/1 to 4, 152, 152/1 to 4, 153, 153/1 corresponding to Survey No. 51A Hissa No.2 Village Majas Part-1, Taluka Andheri MSD admeasuring 4034.40 sq. mtrs. or thereabout, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Schedule-19**  
**Vimal Associates - Shivalik**

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Majas, Taluka Andheri, Mumbai Suburban District and bearing CTS No.140,140/1 to 140/1 to 551 and about 12441.3 sq. mtrs. situated at Squatters' Colony, Gandhi Nagar, Gumpha Road, Jogeshwari (East), Mumai- 400 061.

**Schedule-20**  
**Mogra [Near Municipal School/ Church]**

**Henriques**

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A, Hissa no. 11 & 12 corresponding CTS no. 346, 346/1 to 6, 347 and 431, Survey no.9A Hissa no. 3B(pt.) corresponding to CTS no.431(pt.) total area 21,102.50 sq. mtrs. or thereabout situated at Jogeshwari (E), Mumbai.



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All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A, Hissa no. 1(pt.) corresponding CTS no. 351, 351/1, Survey no. 23A, Hissa no. 4 corresponding CTS no. 349, 349/1-2, Survey no. 23A, Hissa no. 5(pt.) corresponding CTS no. 350, Survey no. 23A Hissa no. 6(pt.) corresponding CTS no. 352, 352/1-2, Survey no. 9A Hissa no. 3B(pt.)



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corresponding to CTS no. 431(pt.) total area of 10,166.60 sq. mtrs. or thereabouts situated at Jogeshwari (E), Mumbai.

**(C) Burjor A. Mistry**

All those pieces or parcels of land with the structures standing thereon situate, lying and being at Village Mogra, Taluka Andheri, Mumbai Suburban District and bearing Survey no. 23A Hissa no. 8 corresponding CTS no. 348 adm. 626 sq. mtrs., Survey No. 23, Hiss No. 9 pt corresponding CTS No. 354 pt, 354/1 & 2 area admeasuring 2426 mtrs. or thereabouts situated at Jogeshwari (E), Mumbai.



**Schedule-21  
Jogeshwari Majaswadi-Golden Age**



All those pieces and parcels of land bearing CTS No.142(part), 142/1 to 142/8, 142/76 to 142/91, 146, 146/36 to 146/41, 146/89, 147, 147/97 to 147/201, 147/215 to 147/285, 142(part), 142/92 to 142/120, 142/125 to 142/142, 139(part), 139/474 to 139/534, 139/610 to 139/616, 140(part), 140/280 to 140/319, 139(part), 139/535 to 139/605, 139/617 to 139/654, 141, 141/1 to 141/126, 141/134, 141/136 to 141/138, 141/148, 141(part), 147(part), 147/26 to 147/218, 147(part), 147/1 to 9, 147/10 to 25, 145(part), 145/1 to 20, 145/30 to 40, 145/52 to 145/60, 145/80 to 145/83, 142(part), 142/66 to 75, 142/121 to 123, 144(part), 144/13 to 144/32, 145, 145/165 to 168, 145/192 to 195, 145/197 to 203, 145/226 to 237, 145/251 to 254, 145/225 to 331, 142(part), 142/9 to 12, 142/21 to 65, 144(part), 144/1 to 8, 144/10, 144/12, 145(part), 145/8, 145/9, 145/21 to 28, 145/41 to 51, 145/65 to 75, 145/78, 145/84, 145/85 and 145/87, 154/A (part), 155/B, 140 (part), 141/127 to 141/135, 141/139 to 141/147, 141/149 to 141/221, 141/228 to 141/246, 141/262 to 141/268, 141/258 to 141/295, 141/316 to 141/331, 139 (part), 139/360 to 376, 139/394 to 139/473, 139/662 of Village Majas, Taluka Andheri and CTS no. 329, 329/1 to 329/145, 329/159, 329/146 to 329/158, 329/160 to 329/305 of Village Mogra, Taluka Andheri totally admeasuring 59133.40 sq.mts. or thereabouts being lying and situate at Jogeshwari (E), Mumbai 400 060 within registration District and Sub District of Mumbai City and Mumbai

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**Schedule-22**  
**Jogeshwari Majaswadi- Grace**

**First Schedule:-**

All those pieces of parcels of land or ground with structures standing thereon situate, lying and being at Village Mogra bearing Survey no.9A/1 Hissa no. 2A CTS No. 324 of Mogra Village, Taluka Andheri admeasuring 4806.10 sq.mtrs. or thereabouts within registration Sub-District & District of Mumbai City and Mumbai Suburban.

**Second Schedule:-**

All that pieces and parcels of land bearing Survey No. 9A/1, Hissa No. 2A (pt.) CTS no. 325, Survey No. 9A/1 Hissa no.2B, CTS no. 326 and Survey No. 9A/1 Hissa no.2B, CTS no. 327, 327/1 to 4 admeasuring 8,244 sq. mtrs. of Village Mogra within registration Sub-District & District of Mumbai City and Mumbai Suburban.



**Schedule-23**  
**Majas-Nirman**

All that pieces and parcel of lands bearing CTS No. 135(pt.) 136(pt.) & 137(pt.) totally admeasuring about 13421.65 square meters or thereabouts together with the structures standing thereon situated near Meghwadi Market, Jogeshwari (East) Mumbai – 400 060 of Village Majas, Taluka Andheri, Mumbai Suburban District.

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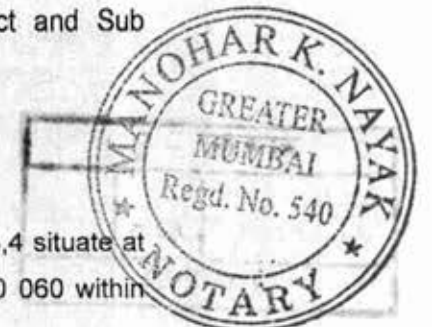
**Schedule-24**  
**Majas- Nirman Vicinity**




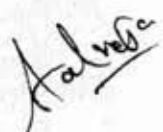
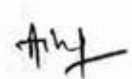
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All those pieces and parcels of land bearing CTS no. 61, 135, 136, 137, 138,139,140, 141situate at Village Majaswadi, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

**Schedule-25**  
**Ismalia**

All those pieces and parcels of land bearing CTS no. 3,4 situate at Village Ismalia, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within





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registration District and Sub District of Mumbai City and Mumbai Suburban.

**Schedule-26**  
**Mogra**

All those pieces and parcels of land bearing CTS no: 360 situate at Village Mogra, Taluka Andheri, Jogeshwari (E), Mumbai-400 060 within registration District and Sub District of Mumbai City and Mumbai Suburban.

**Schedule-27**  
**Andheri (Marol)**

All that piece of land bearing Survey No.15A, Hissa No.8+13-as reflected in Composite 7/12 extracts issued by Revenue Authorities corresponding to CTS No.821, 822, 823, 823/1 to 170 and 824 in aggregate admeasuring 7283.9 sq.mtrs. or thereabout together with structure standing thereon as per Property Registrar Cards of Village Marol, Taluka Andheri, Mumbai Suburban District.

**Schedule-28**  
**Majas (Jogeshwari)**

All that piece and parcels of land bearing CTS No.206(pt) admeasuring 12,079.8 sq.mtrs. situate at Sanjay Gandhi Nagar, Gumpha Road, Jogeshwari (E), Mumbai-400 060.

II) All that piece and parcel of land or ground situate at Village Mogra, Jogeshwari (East), Mumbai-400 102, Taluka Andheri, BSD bearing CTS No.360, 149, 154, 155, 156, 131, 130, 129, 128, 127, 120, 206 corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.

III) All that piece or parcel of land or ground situate, lying and being at Meghawadi, Jogeshwari (East), Mumbai-400 060, Village Majas, Taluka Andheri, bearing CTS No.133, 133/1 to 44, corresponding to Survey No.23A Hissa No.1(pt) admeasuring 11430.10 sq.mtrs. or thereabout.

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All that piece and parcel of land bearing CTS No.132, bearing corresponding Survey No.47, Hissa No.1-A, admeasuring 9821.5 sq.mtrs. (declared slum) situate at Sanjay Gandhi Nagar, Gumpha Road, Jogeshwari (East), Mumbai-400 060.

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- V) All that pieces and parcels of land bearing CTS Nos.81 to 132 of Village Majas, Taluka Andheri.

**Schedule-29**  
**Andheri (East), Pump House**

S.R. Scheme on plot bearing CTS Nos. 390, 394, 395, 395/1 to 25, 300, 399/1 of Village Mogra for Jay Ambe SRA CHS (Prop) and Swagat SRA CHS (Prop) along with contiguous non slum portion of plot bearing CTS Nos. 387, 389/1, 390, 394, 395, 395/1 to 25, 399, 399/1 of Village Mogra for existing buildings 'A', 'B' & 'C' (Twin Tower CHS) and 'D', 'E' & 'F' situate at Andheri (East).

**Schedule-30**  
**Bandra-Kurla Complex, Bandra**

- (A) All that pieces and parcel of lands bearing C.T.S. No.7643(pt), 7643/1 to 3 (pt), 7716 and 4207 (pt) of Village Kolekalyan, Taluka Andheri, admeasuring 4959.60 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.
- (B) All that piece and parcel of land bearing C.T.S. No. 7643(part) admeasuring 4,665.36 sq. mtrs. and C.T.S. No.4207 admeasuring 96.38 sq. mtrs. approximately 4,761.75 square metres as per the Letter of Intent and admeasuring on or about 4700 square meters as per actual measurement bearing CTS Nos. 7643(Part) and CTS No.4207(part) of Village Kolekalyan, Taluka Andheri, Bandra (East), Mumbai 400 051

- (C) All that piece and parcel of land admeasuring 58,300 square metres or thereabouts bearing CTS Nos. 7643 (part) and 4207 (part) of Village Kolekalyan, Taluka Andheri, Bandra (East), Mumbai

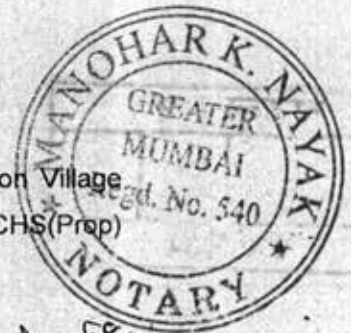


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**Schedule-31**  
**Deonar, BMC Land**

Property bearing C.T.S No.93(pt.) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "396 tenements" of Ekta CHS(Prop) within the district of Mumbai and Mumbai Suburban.



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**Secondly:-**

Property bearing C.T.S No.93(pt) and 1(pt) situated on Village Deonar, Mahim, Mumbai known as "640 tenements" of Samta CHS(Prop) within the district of Mumbai and Mumbai Suburban.

**Schedule-32**  
**Chembur Mahul**

All those pieces or parcels of land with factory & other structures standing thereon bearing City Survey No.490 admeasuring 7275 sq.ft. or thereabout and City Survey No.492 admeasuring 1110.60 sq.mtrs. or thereabout of Village Mahul, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



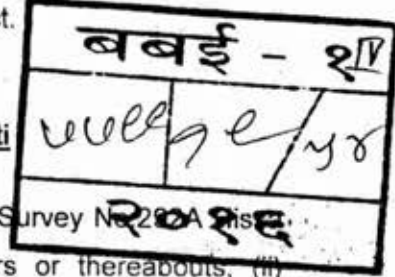
**Schedule-33**  
**Antop Hill, Shankhala**

All those pieces and parcels of land bearing C.S. Nos.26, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 69, 70, 71, 72, 73, 74, 81, 82 admeasuring about 19,967.68 sq. mts. or thereabouts of Salt Pan Division, Sion (Agar Kokri), Mumbai District.



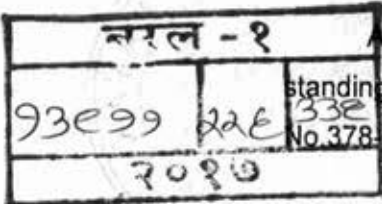
**Schedule-34**  
**Samarth Nagar, Chunabhatti**

All that piece and parcel of land bearing (i) Survey No.293A Hissa No.1 (part) admeasuring 5,331.98 square meters or thereabouts, (ii) Survey No.293A Hissa No.1 (part) admeasuring 14,510.99 square meters or thereabouts collectively admeasuring 19,842.97 square meters or thereabouts corresponding to land bearing City Survey Nos.567, 567/1 to 4, 568A, 568B, 569, 569/1 to 3, 570, 570/1 to 72 collectively admeasuring 20,444 square meters or thereabouts as per property register cards situate, lying and being at Village Kurla, Chunabhatti, Mumbai Suburban District.



**Schedule-35**  
**Santacruz - Jai Shree Krishna CHS**

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.354, Hissa No.4 and Survey No.378-C and bearing CTS Nos.4110, 4110/1 to 115 admeasuring about



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5123 sq. mts. or thereabouts of Village Kole Kalyan, Taluka Andheri, Mumbai Suburban District.

**Schedule-36**  
**Sainath Estate - Chunnabhatti**

All that pieces and parcel of land and structures thereon, known as Sainath Estate, situate at Chunabhatti, Kurla bearing Survey No.293A, Hissa No.1(part), C.T.S. No.566, 566/1 to 34, Municipal L Ward, Nos.18, 21, 21(2), 21(1), 22(2), 23(1) and Street Nos. 196, 106B, 196A, 196B, 196E and 197 admeasuring 1122.5 sq. mtrs. i.e. 938.52 sq. mtrs. or thereabouts within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



**Schedule-37**  
**Worli Mahalaxmi**

All that piece and parcel of land admeasuring 30062 sq. mtrs. or thereabouts and bearing C.S.Nos.286(part), 793(part), 1629(part) now renumbered as 7D/1629, 6/1629 now renumbered as 6A/1629 and 6B/1629, 1/914 and 3/914 of Lower Parel Division, G/South ward situate at Pandurang Budhkar Marg, Worli, Mumbai - 400 025 within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



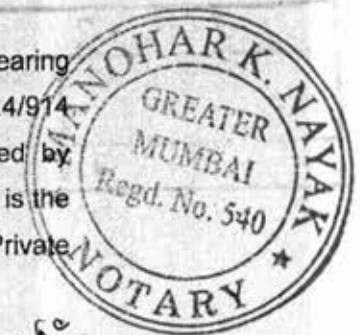
Worli 20/98	
AR	AR

**Schedule-38**  
**Worli, Sumer**

All that piece and parcel of lands being Collector's Old Nos. 86,15,151,153,161,162 and 412 Collector's New Nos. B/11990 and 12446 and Laughton's Survey No.300 2 (Part) bearing Cadastral Survey No.2/914 of Lower Parel Division admeasuring 2396.80 sq.mtrs. but or thereabout within the Registration Sub-District and District of Mumbai City and Mumbai Suburban together with the structure standing thereon.

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B) All that pieces and parcels of land of Lower Parel Division bearing C.S. No. 914 admeasuring 1727.27 sq. mtrs and C.S. No.4/914 adm.494.98 sq. mtrs totally admeasuring 2222.25 sq. mts. owned by Vinod Behari Bhatia. One Jallo Subsidiary Industries Co. (I) Pvt. Ltd. is the lessee in respect of land bearing C.S. No. 914 and Electron House Private Ltd. is the lessee in respect of land bearing C.S. No.4/914.



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C) All that pieces and parcels of land of Lower Parel Division bearing C.S. No. 915 admeasuring 994.15 sq. mtrs., C.S. No.1/913 admeasuring 239.97 and C.S. No.1A/913 adm.678.1 sq. mtrs totally adm. 1912.22 sq. mts. owned by M/s Kash Foods Pvt. Ltd.

**Schedule-39**  
**Worli, Crest**

All that piece or parcel of land or ground situate, lying and being Hindcycle Road of Worli, Mumbai bearing Plot No.250B of Worli Estate Scheme No.52 which was formally bearing Cadastral Survey no.1629(part) and now bearing Cadastral Survey No.7E/1629 of Lower Parel Division and in a lease executed by Municipal Corporation in favour of the said Society the same is mentioned as Cadastral Survey No.7E/1629 Part of Lower Parel Division admeasuring 1293 sq. yards equivalent to 1081.11 sq. mts. or thereabout with the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

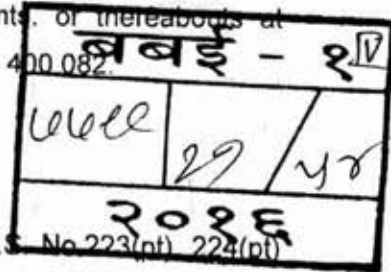


**Schedule-40**  
**Mulund, Hanumanpada**

All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund (W) admeasuring 24,251.4 sq. mts. or thereabouts at Hanuman Pada, T-Ward, Mulund (West), Mumbai - 400 082.

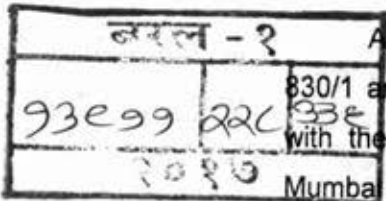
**Schedule-41**  
**Worli, Golfadevi**

All that peace and parcel of land bearing C.S. No.223(pt) 224(pt) and 586(pt) of Worli Division, admeasuring about 1379.20 sq. mtrs. or thereabout within the registration Sub-District and District of Mumbai City.



**Schedule-42**  
**Andheri Marol Salasar J.P. Infra**

All that pieces and parcels of land bearing CTS Nos. 828, 830, 830/1 and 1355 (pt) admeasuring 1726 sq. mtrs or thereabout together with the structures standing thereon of Village Marol, Taluka Andheri, Mumbai Suburban District.



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**Schedule-43**  
**Indira Nagar- Goregaon J.P. Infra**

All those pieces or parcels of land bearing CTS No. 949, 1010/42, 1009 including parts thereof admeasuring about 22,400 square meters or thereabouts, of Village Juhu, K.K Ganguly Marg, Juhu Tara Road, Taluka Andheri, Santacruz (West), Mumbai-400049, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban

**Schedule-44**  
**Ghatkopar, Parksit**

All that piece or parcel of land admeasuring 64219.76 sq. mtrs. or thereabouts bearing C.T.S. no. 1(pt.) of Village Ghatkopar, Taluka Kurla, Hanuman Nagar, Park Site, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the East : Proposed 90 ft. D.P. Road and MCOB Colony;
- On or towards the West : Existing slum, hill
- On or towards the North : Anandgad Co-operative Hsg. Soci (Slum)
- On or towards the North : Ramnagr Co-operative Housing Soci (Slum)



2025	22	2025
2025	22	2025

**Schedule - 45**  
**(Sion K.D. Gaikwad Nagar)**

All those pieces and parcels of land situate at Sion-Matunga Estate Scheme no. 6 (West), F/North ward, admeasuring approximately 24,826 square meters more specifically described as 288/224 Tenements, Rawli Camp Chawl no. 6, Sion (East) Mumbai-400022 as per the Municipal records, and also known as "K. D. Gaikwad Nagar", Rawli Camp, Sion Koliwada, Sion (E), Mumbai-400022 and bounded as follows:

- On or towards the North : Hemant Manjrekar Road;
- On or towards the South : Mukundrao Ambedkar Road;
- On or towards the East : Salamathi Hill;
- On or towards the West : Tansa lake main water supply pipeline and Flank Road

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**Schedule-46**  
**(Bhageshwar Bhavan)**

All that piece or parcel of land bearing of Final Plot No.391 of TPS III, Mahim bearing C. S. Nos. 1A/756 and 1B/756 of Mahim Division admeasuring 1,826.10 sq. mtrs. equivalent to 2,184.00 sq. yards situate, bearing Cess Nos. GN-5715 (2A), GN-5715 (2AA) and GN-5715 (2AB) lying and being at Bhagoji Keer Marg, Mahim Mumbai – 400 016 along with the building standing thereon known as "Bhageshwar Bhavan" within the Registration Sub District and District of Mumbai City and Mumbai Suburban

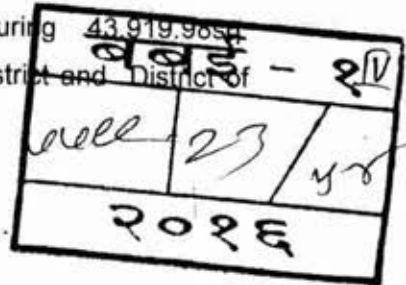
**Schedule-47**  
**Parksite - Sagar Nagar**

All that piece or parcel of land admeasuring 2,31,878 sq. mtrs. or thereabouts bearing C.T.S. no. 1(pt), 2(pt), 15(pt), 20(pt) of Village Ghatkopar, Taluka Kurla, known as Sagar Nagar CHS Ltd., situated at Parksite, Ghatkopar (West), Mumbai within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



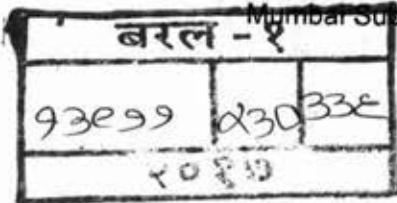
**Schedule-48**  
**Juhu Airport, Indira Nagar**

All that pieces and parcel of lands bearing C.T.S. No. 949 1010/42, 1009 including parts thereof admeasuring about 22,400 sq. mtrs. Indira Nagar, Vaikunthlal Mehta Marg, of Village Juhu and Vile Parle, Taluka Andheri, Vile Parle (W), Mumbai 400 056 admeasuring 43,919.9654 mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



**Schedule-49**  
**Juhu Airport, Nehru Nagar**

All those pieces or parcels of land bearing CTS No. 334(pt.), 341(pt.), 342(pt.), 343(pt.) and 948(pt.) including parts thereof and surrounding area of Village Juhu and Vile Parle, Taluka Andheri, Nehrunagar, Vaikuntlal Mehta Marg, Vile Parle (West), Mumbai-400056 within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.



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**Schedule-50**  
**Mahatma Phule Nagar**

All that pieces and parcel of lands bearing C.T.S. No. 292, Village Kanjur, C.T.S. No.68 of Village Paspoli and C.T.S. No.1 to 5 of Village Tirandaj and surrounding area of Village Tirandaj and Kanjur, Taluka Kurla known as Mahatma Phule Nagar situated on MCGM pipe line and admeasuring 40786.32 sq. mtrs. or thereabouts, within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

**Schedule-51**  
**(Juhu-Koylo)**

All that pieces and parcel of lands admeasuring 2949.4 sq.mts., bearing CTS. No.1010, 1010/1 to 41 situate at Juhu, Pandya Lane, Village Juhu, Taluka Andheri.

**Schedule-52**  
**Amrut Nagar- Ghatkopar**

All that pieces or parcel of plot of land admeasuring 8510 square yards i.e. 714.36 square meters (7167.60 square meters as per P.P. Card) or thereabouts together with all the tenanted structures and the building standing thereon known as "Shashi Niwas" comprising of ground and three upper floor and the building known as "Dev Ashish Co-operative Housing Society Ltd." comprising of ground and four upper floor forming part of the land bearing S. No. 133 H.No.1(pt.), 2(pt.), S. No. 134 H. No. 2, 3, 8 & 1(pt.) and it's corresponding CTS no. 27, 27/1 to 72 of Revenue Village Ghatkopar and situate, lying and being at Ghatkopar (West), Mumbai 400086 in the District and Registration District of Mumbai and Sub District of Mumbai City and Mumbai Suburban and bounded as



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On or towards the East	Survey No.136 and Survey no.134, Hissa no.4, Survey no.133 Hissa no.3
On or towards the West	Survey No.133 Hissa no.1(part) Survey no.134, Hissa no.1(part) and Survey no.132
On or towards the North	Survey no.134 Hissa no.1(part), Survey no.135 and Survey no.133, Hissa no.3

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On or towards the North : Survey no.133 Hissa no.3

**Schedule-53**  
**Nembai Chawl – Ghatkopar**

All that piece and parcel of land/property known as Nathibai Ramsingh Chawl and Babu Tambe Chawl both situated on Survey No.30 & 30A bearing CTS No.48 situated opposite Fire Brigade, Vikroli Village, Taluka Kurla, Ghatokar (West), Mumbai – 400 086 within registration district and sub-district of Mumbai City and Suburbs and within limits of MCGM.

**Schedule-54**  
**Deonar (Metal Box)**

All those pieces and parcels of the land bearing CTS No.74 admeasuring 19,864.9 square meters and CTS no. 75 admeasuring 169 square meters of Village Deonar, Taluka Kurla within the registration District and Sub-District of Mumbai City and Mumbai Suburban.



**Schedule - 55**  
**Mulund, Hanumanpada**

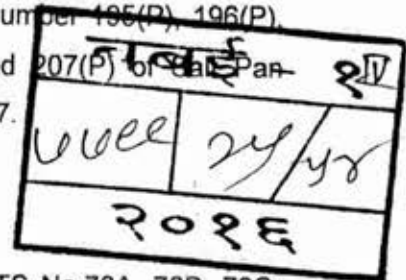
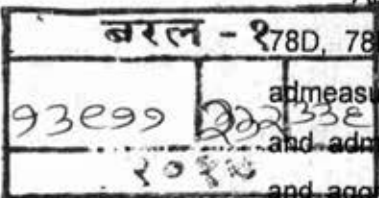
All those pieces and parcels of land or ground with structures standing thereon on plot bearing Survey No.377 and CTS No.1-B of Village Mulund W admeasuring 24,251.4 sq. mts. or thereabouts at Hanuman Pada, T- Ward, Mulund (West) Mumbai – 400 082.

**Schedule-56**  
**Anand Nagar SRA CHSL – Surana Developers (Wadala) LLP**

All those pieces and parcels of land admeasuring 8099.48 square meters or thereabouts bearing Cadastral Survey number 195(P), 196(P), 197(P), 200(P), 201(P), 1/204, 2/204, 205(P) and 207(P) of Division, Antop Hill, Wadala (East), Mumbai 400 037.

**Schedule-57**  
**Andheri Mahakali**

All that piece and parcel of land bearing CTS No.78A, 78B, 78C, 78D, 78E, 78F, 78G and 78H corresponding to Survey No.91/2 and admeasuring 18156.40 square metres or thereabouts and Survey No.4/3 and admeasuring 12,435.20 square metres or thereabouts respectively and aggregating to 30,591.60 square metres situate lying and being at



Village Gundavali, Western Express Highway, Andheri East, in the Registration District and Sub-Registration District of Mumbai City and Mumbai Suburban

**Schedule - 58**  
**Dhobighat**

All these pieces and parcels of land bearing Cadastral Survey No. 1(pt.) and 2(pt.) of Lower Parel Division in G/ South Ward within the Registration Sub-District and District of Mumbai City and Mumbai Suburban situated at G. B. Sakpal Marg, and Babu Kamalakant Singh Marg, Dhobighat, Saatrasta, Mumbai with areas described hereinbelow pertaining to various SRA schemes being/proposed / implemented for various societies as under:-

Sr. no.	Society Name	Area
1	(i) Shree Saibaba Nagar SRA CHS (Prop). (ii) Jai Bhavani nagar footpath s.r.a. Co-operative housing society ; and (iii) Shakti Nagar Footpath S.R.A. Co-operative Housing Society (Proposed)	29,500 sq.mts.
2	Ambedkar Nagar "D" SRA CHS (prop Nehru Nagar S.R.A. co-operative housing society (proposed)	358.13 Square meters 187.18 sq. mts.
4.	Ganesh Nagar "C" SRA CHS Ltd.	2022.69 sq.mts.
5.	Indira Nagar SRA CHS (Prop.)	877.22 sq. mtrs.
6	Sane Guruji Nagar (B) Committee Co-operative Housing Society (Proposed)	8691 sq.mts.
7	Shree Ramdev Nagar S.R.A. Co-Operative Housing Society (Proposed)	5050.78 sq.mt.
8	Shree Ganesh Nagar "D" SRA CHS Ltd.	3827.16 sq.mts.



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**Schedule - 59**  
**Dhobighat - Shanti Nagar**

All that piece and parcel of land admeasuring approximately 33,487.72 square yards equivalent to 25,409.40 square metres or thereabouts and bearing Cadastral Survey No. 1(part), 2(part) and 3/1 (Part) of Lower Parel Division lying, being and situate at 'G' South ward, Shanti Nagar, Sane Guruji Marg, Satrasta, Mumbai – 400 011 in the City of Mumbai within the Registration Sub-District and District of Mumbai City

**Schedule - 60**  
**Dhobighat Expansion**

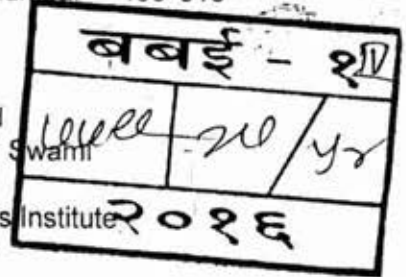
All that piece and parcel of land admeasuring approximately 3762.70 square metres or thereabouts and bearing Cadastral Survey No. 2(part) and 3/1 (Part) of Lower Parel Division lying, being and situate at South ward, Satrasta, Mumbai – 400 011 in the City of Mumbai within the Registration Sub-District and District of Mumbai City.



**Schedule - 61**  
**Mahim – SRA Scheme for Navkiran Co-Op.Hsg. Soc. (Prop), New Janta Co-Op.Hsg. Soc. (Prop) and Hind Ekta Co-Op. Hsg. Soc. (Prop)**

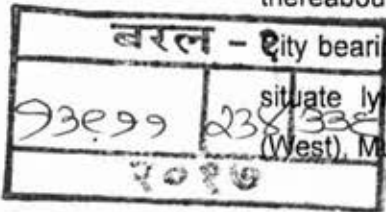
All those pieces and parcels of land admeasuring 20,465.72 square metres and bearing CTS Nos. 1500 (part), 2116 (part) and 2124 (part) of Mahim Division, lying, being and situate at Mahim, Mumbai – 400 016 and bounded as follows:

- |                     |   |   |
|---------------------|---|---|
| On or towards East  | : | Mahim-Sion Link Road                                    |
| On or towards West  | : | C.S nos-1405, 1/1408, Swami Vivekanand Road.            |
| On or towards North | : | C.S no-2116, St.Xaviers Institute & Educational complex |
| On or towards South | : | Mori Road.  |



**Schedule - 62**  
**Mahim- Makhdumiya Seva Sra Co-Operative Housing Society (Proposed)**

All that pieces and parcel of land admeasuring 2100.88 sq. mtrs. or thereabouts within the Registration Sub-District, and District of Mumbai City bearing C.S. No.1462, 1463 and 1500 of Mahim Division, G/N Ward situate lying and being at General Arunkumar Vaidya Marg, Mahim (West), Mumbai – 400 016 together with structures standing thereon.



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**Schedule - 63**  
**Mahim - Daryasarang Machimar Co-Operative Housing Society**  
**(Proposed)**

All that pieces and parcel of lands admeasuring \_\_\_\_\_ sq. mtrs. within the Registration Sub-District, and District of Mumbai City bearing C.S. No.1462(pt), 1463(pt) and 1500(pt) of Mahim Division, G/N Ward situate lying and being at General Arunkumar Vaidya Marg, Mahim (West), Mumbai - 400 016 together with structures standing thereon.

**Schedule - 64**  
**Mahim- Gayban Shaha Baba Co-operative Housing Society Limited**  
**(Proposed) and Janabai Co-operative Housing Society Limited**  
**(Proposed)**

on all that piece and parcel of land admeasuring approximately 3,671.34 square metres or thereabouts bearing F.P. Nos. 772, 773, 774, 775, 776, 777, 778, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789 and 790, TPS III, Mahim Division, Mori Road, Mahim, Mumbai - 400 016

**Schedule - 65**  
**Mahim- (i) Janata Naya Nagar Co-operative Housing Society**  
**(Proposed) and (ii) Nirmal (SRA) Co-operative Housing Society**  
**(proposed)**

All those pieces and parcels of land admeasuring 10,910 square metres and bearing CTS Nos. 2116 (part) and 1618 of Mahim Division, lying being and situate at Mahim Sion Link Road, Mahim (West), Mumbai - 400 016 within the Registration District and Sub-District of Mumbai City



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**Schedule - 66**  
**OM SHIV SAI CHS, SION**  
**THE SCHEDULE OF THE PROPERTY**

ALL THAT piece or parcel of land or ground bearing Cadastral Survey No. 6(Pt) 8/6 (Pt), 2/24, 2/23 of Sion Division, Near Sion Fort, F/North Ward of Municipal Corporation admeasuring 5521.29 sq.mtrs. or thereabout within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

- On or towards the North : Property of Om Shiv Sai CHS on C.S.No. 6(pt)
- On or towards the South : Property of C.S.No. 8/6
- On or towards the East : Sion Fort
- On or towards the West : Eastern Express Highway

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**Schedule - 67**  
**Schedule of Bhoiwada**

C.S. No. 426, 427 (pt), 1/431, 431, 432(pt.), 1/437, 437(pt.), 440(pt.), 645, 646, 647, 648, 649, 650, 651 (pt), 653(pt.), 654, 655(pt.), 658 (pt.), 659(pt.), 854, 869, 870, 871 of Parel-Sewree Division & C.S. No. 155 (pt.), 174 (pt.), 176 (pt.), 1/177 (pt.), 185 (pt.), 1038, 1039 of Dadar Naigaon Division, F/South ward of M.C.G.M admeasuring 1,07,000 sq mtrs.

**Schedule - 68**  
**Schedule of Adamji Jijaji**

All that pieces and parcel of land bearing C.S. No. 160 (part) admeasuring 657.85 sq.mtrs. or thereabouts of Dadar Naigaon Division, C.S. No. 1/160 admeasuring 278.43 sq.mtrs or thereabouts of Dadar Naigaon Division & C.S. No. 710 admeasuring 601.17 sq.mtrs. or thereabouts, of Parel Sewree Division aggregating to **1537.45 Sq. Mtrs** within the Registration Sub-District and District of Mumbai City and Mumbai Suburban.

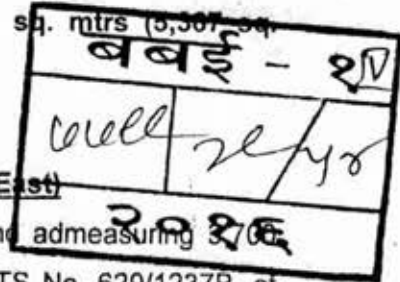


**Schedule - 69**  
**Schedule of Ahinsanagar**

All that piece or parcel of land or ground of Plot along with its hutments & structures standing thereon situated & lying at CTS No. 629(pt) of Village "Bandra East" in the Registration of Sub- District of Mumbai Suburban District admeasuring as 6,323 sq. mtrs (5,307 sq mtrs plus 956 sq.mts) of thereabouts

**Schedule - 69**  
**Schedule of Kalanagar (Bandra East)**

All that piece and parcel of Government land admeasuring 3 square meters bearing CTS No. 629 (part) and CTS No. 629/1237B, of Village Bandra (East), at Sanjay Nagar Bandra East Mumbai 400 098.

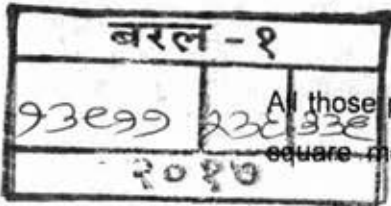


**Schedule - 70**  
**Schedule of Bratbury Mills Ltd Plot**

Land bearing CS no 1913 admeasuring 28,437.29 sq mtrs at Mahalaxmi, Mumbai.

**Schedule - 71**  
**Schedule of manish shah plot**

All those pieces or parcels of the land or ground admeasuring 25,411.75 square metres (as per Property Register card) or thereabouts bearing



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Cadastral Survey No.436, 438, 439 and 838 of Parel Sewri Division, in the Registration District and Sub-District Of Bombay City lying, being and situate at Parel, Mumbai together with buildings and structures standing thereon

**Schedule - 72**  
**Schedule of Raoji Sojpal Plot**

All that piece and parcel of land admeasuring 17,813 square yards i.e. 14,893.93 square metres or thereabouts bearing Cadastral Survey No. 209 of Parel – Sewri Division in the City of Mumbai within the Registration Sub-District and District of Mumbai City situated at Tokershi Jivaji Road, Sewri, Mumbai 400015

**Schedule - 73**  
**Schedule of Shivbaug Plot**

All that piece or parcel of the land or ground with structures standing thereon lying being and situate at BARADEVI NAGAR, S.D LANJEKAR MARG, SEWREE, MUMBAI-400 015 in the Registration District Of Bombay City and bearing Cadastral Survey No. 202(pt), 203(pt), 203 (pt), 209 (pt), 239, 418 (pt) of Parel Sewri\_Division admeasuring about 3649.82 square metres or thereabouts.

All that piece or parcel of the land or ground with structures standing thereon lying being and situate at BARADEVI NAGAR, S.D LANJEKAR MARG, SEWREE, MUMBAI-400 015 in the Registration District Of Bombay City and bearing Cadastral Survey No. 202(pt), 1/203(pt), 418 (pt), 419 (pt), 425(pt), 426(pt), 1/432(pt), 433 (pt), 434, 435, 438 (pt), 439 (pt) of Parel Sewri\_Division admeasuring about 6,008.57 square metres or thereabouts.



बल - १	
१३२९९	२३०३३६
२०१७	

बल - १	
१३२९९	२३०३३६
२०१७	

**Schedule - 74**  
**Schedule of Vachanpurti Plot**

All that piece or parcel of the land or ground with structures standing thereon lying being and situate at MUMBAI-400 015 in the Registration District Of Bombay City and bearing Cadastral Survey No. 426 pt , 432 (pt), 436 pt & 437 pt of Parel Sewri Division admeasuring about 6067.06 square metres or thereabouts.

In Witness Whereof we have hereunto set our hands and seal at Mumbai on this 7<sup>th</sup> day of October, 2016.

*[Handwritten signatures and initials]* 28 *[Handwritten signature]* *[Handwritten signature]*



Signed & Delivered )  
by the within named )  
**Mr. Vrindesh Agarwal** )  
in the presence of ..... )

- 1.
- 2.

**We Accept:-**

नवई - १३	
७७७	३९/५४
२०१६	



(1) Dixit

(2) Mr. Vijay Kunder

(3) Ashok Kumar Saraogi

(4) Ashok Talreja

Photographs of

Left Hand Thumb Impression of



(Mr. Vrindesh Agarwal)



(Mr. Vrindesh Agarwal)

बरल - १	
९३९९९	१३८९३९
२०१६	



Photographs of

Left Hand Thumb Impression of



(Mr. Ravi Dixit)



(Mr. Ravi Dixit)



(Mr. Vijay Kunder)



(Mr. Vijay Kunder)



(Ashok Kumar Saraogi)



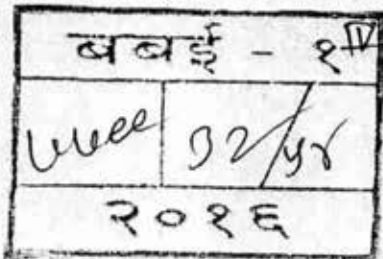
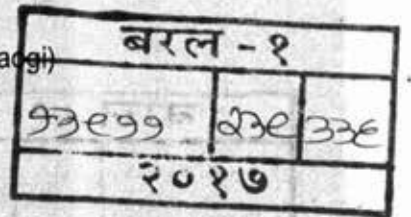
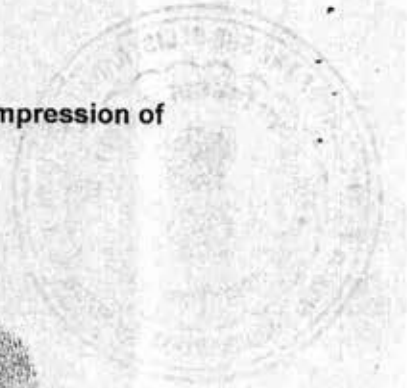
(Ashok Kumar Saraogi)



(Ashok Talreja)



(Ashok Talreja)



VA



## प्रारूप 1 पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70102MH2013PTC239568

2012 - 2013

मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

OMKAR VENTURES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक ग्यारह जनवरी दो हजार तेरह को मुंबई में जारी किया



## Form 1 Certificate of Incorporation

Corporate Identity Number : U70102MH2013PTC239568

2012 - 2013

I hereby certify that OMKAR VENTURES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Eleventh day of January Two Thousand Thirteen.

Validity unknown  
Digitally signed by  
ANURADHA BHASKAR ATHAVANE  
DN: cn=ANURADHA BHASKAR ATHAVANE, o=Registrar of Companies, ou=Registrar of Companies, email=anuradha@mah.nic.in

Registrar of Companies, Maharashtra, Mumbai

बरल - १

Note: The corresponding form has been approved by ANURADHA BHASKAR ATHAVANE, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

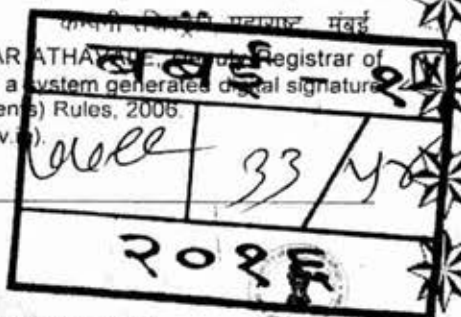
OMKAR VENTURES PRIVATE LIMITED

OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY., OPP SION CHUNNABHATTI

SIGNAL, SION(EAST),

MUMBAI - 400022,

Maharashtra, INDIA





बबई - २१०	
२०१६	३४/५२
२०१६	



बबई - १		
१३२९९	२४९	३३६
२०१७		



**MINISTRY OF CORPORATE AFFAIRS**

**RECEIPT**

**G.A.R.7**

SRN : B65328676

Service Request Date : 07/01/2013

Payment made into : ICICI Bank

Received From :

Name : VIRAJ N PANCHAL  
 Address : OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY  
 OPP. SION CHUNNABHATTI SIGNAL,  
 SION (EAST)  
 MUMBAI, MAHARASHTRA  
 400022

Applied For : OMKAR VENTURES PRIVATE LIMITED

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount(Rs.)
Fee For Form 18	Normal	200.00
Fee For Form 32	Normal	200.00
Fee For Form 1	Normal	200.00
MoA	Normal	4,000.00
RoA	Normal	200.00
<b>Total</b>		<b>4,800.00</b>

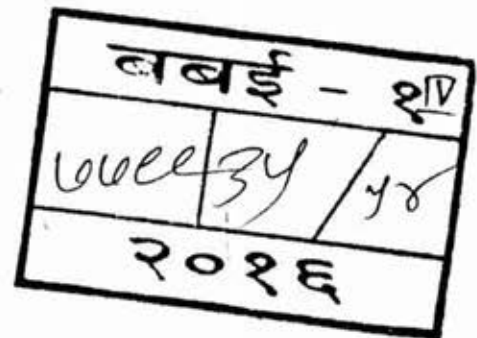
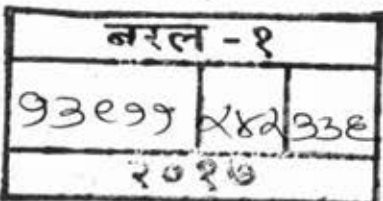
Mode of Payment: Credit Card - ICICI Bank

Received Payment Rupees: Four Thousand Eight Hundred only

Note: Kindly make payment for stamp duty fee and eFiling fee simultaneously

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

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





बबई - १२	
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तल्ल-१	
१३१११	२३३३३
२०१७	



# FORM 18

Notice of situation or change of situation of registered office

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

Form Language  English  ihndi

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

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

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

(b) Global location number (GLN) of company

3.(a) Name of the company

(b) Address of the registered office of the company

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

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

Notice is hereby given that

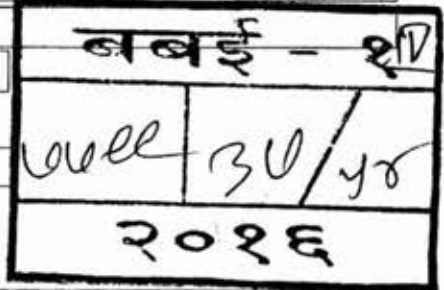
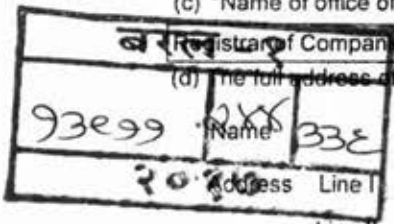
(a) The address of the registered office of the company with effect from   (DD/MM/YYYY) is  
 The date of incorporation of the company is

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

(b) \* Registered Office is  Owned by Company  Owned by Director (Not taken on lease by company)  
 Taken on Lease by company  Owned by any other entity/ Person (Not taken on lease by company)

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

(d) The full address of the police station under whose jurisdiction the registered office of the company is situated  
Name   
Address Line I   
Line II   
\* City   
\* State   
\* Pin code





5.(a) SRN of Form23

(b) SRN of relevant form

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

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

(DD/MM/YYYY)

(b) Petition number

**Attachments**

List of attachments

- 1. Proof of Registered Office address
- 2. No Objection Certificate from director if registered office is owned by director (not taken on lease by company)
- 3. A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company).
- 4. Optional attachment(s) - if any

Attach

Address Proof.pdf  
NOC Registered Office.pdf

Attach

Attach

Attach

Remove Attachment

**Verification**

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

I have been authorised by the Board of directors' resolution number  dated  to sign and submit this form

(DD/MM/YYYY)

I am authorised to sign and submit this form.

The Company undertakes to file the Form 18 for change of registered office address with the ROC within prescribed period.

Managing director or director or manager or secretary of the company

Designation

KAMAL KUSHNIRE  
GUPTA

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

01189800



**Certificate**

It is hereby certified that I have verified the above particulars (including attachment(s)) from the records of

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

I further certify that I have personally visited the new address, verified it and I am of the opinion that the same is available at the disposal of the applicant company.

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

Cost accountant (in whole-time practice) or

Whether associate or fellow  Associate  Fellow  
Membership number or certificate of practice number

48133

बॉरिवली - १	
93099	JKY 33E
२०१७	

Modify

Check Form

Prescrutiny

Submit

For office use only:

Affix filing details

eForm Service request number (SRN)

eForm filing date

(DD/MM/YYYY)

Digital signature of the authorising officer

This e-Form is hereby registered

Confirm submission

Date of signing

बॉरिवली - १  
31/30

(DD/MM/YYYY)

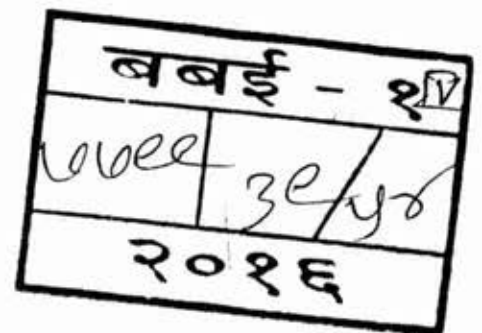
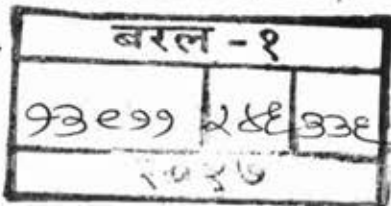
२०१६



VA

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

SRN : C26267807	Service Request Date : 13/10/2014
Payment made into : ICICI Bank	
Received From :	
Name : VIRAJ N PANCHAL	
Address : OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY OPP. SION CHUNNABHATTI SIGNAL, SION (EAST) MUMBAI, MAHARASHTRA 400022	
Entity on whose behalf money is paid	
CIN : U70102MH2013PTC239568	
Name : OMKAR VENTURES PRIVATE LIMITED	
Address : OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY, OPP SION CHUNNABHATTI SIGNAL, SION(EAST) MUMBAI, MAHARASHTRA INDIA - 400022	
Full Particulars of Remittance	
Service Type: eFiling	
Service Description	Type of Fee
Fee For Form DIR-12	Normal
	Total
	400.00
Mode of Payment: Credit Card/Prepaid Card - ICICI Bank	
Received Payment Rupees: Four Hundred only	





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बरल - १		
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२०१७		



# FORM DIR-12

[Pursuant to sections 7(1)(c), 168 & 170 (2) of The Companies Act, 2013 and rule 17 of the Companies (Incorporation) Rules 2014 and 8, 15 & 18 of the Companies (Appointment and Qualification of Directors) Rules, 2014]



सत्यमेव जयते

Particulars of appointment of Directors and the key managerial personnel and the changes among them

Form Language  English  [HND]

Refer the instruction kit for filing the form.

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

2. (a) \*Form INC-1 reference number (Service request number (SRN) of Form INC-1) or Corporate identity number (CIN) of company

(b) Global location number (GLN) of company

Pre-fill

3. (a) Name of the company

(b) Address of the registered office of the company

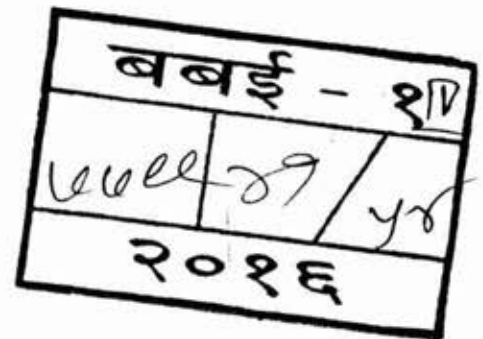
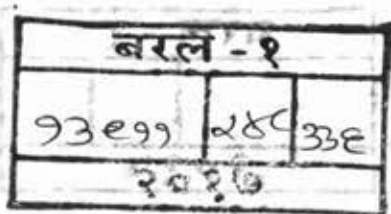
OMKAR HOUSE, OFF EASTERN EXPRESS HIGHWAY,  
OPP SION CHUNNABHATTI SIGNAL, SION(EAST)  
MUMBAI  
Maharashtra  
INDIA  
400022

(c) e-mail ID of the company

4. Number of Managing director or director(s) for which the form is being filed

5. Details of the Managing Director, directors of the company

| Details of the Managing Director or director of the company



Director identification number (DIN)

Name

Father's name

Present residential address

Nationality  Date of birth  Gender

Appointment  Cessation  Change in designation Date of appointment or change in designation  (DD/MM/YYYY)

Designation

Category

Whether Chairman, Executive director, Non-executive director

Chairman  Executive director  Non-executive director

DIN of the director to whom the appointee is alternate

Name of the director to whom the appointee is alternate

Name of the company or institution whose nominee the appointee is

e-mail ID of director

In case of cessation

Hereby confirmed that the above mentioned  Director  Managing Director is not associated with the company with effect from  (DD/MM/YYYY) due to

**Interest in other entities**

Number of such entities

Company PIN/FCRN/Registration number

Name

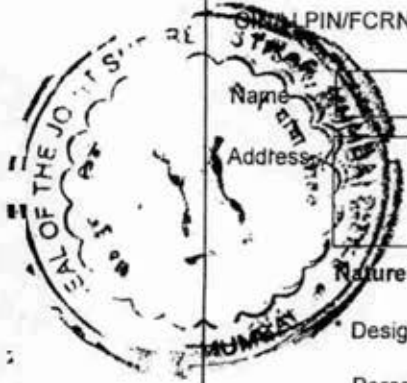
Address

Nature of interest

Designation

Percentage of Shareholding  Amount

Others (specify)



बल - १  
 १३२९९ २४२ ३३६  
 २०१६

बल - १  
 १३२९९ २४२ ३३६  
 २०१७



6. Number of manager(s), secretary(s), Chief Financial Officer, Chief Executive Officer for which the form is being filed

7. Details of manager(s), secretary(s), Chief Financial Officer, Chief Executive Officer of the company

**Details of manager(s), secretary(s), Chief Financial Officer, Chief Executive Officer of the company**

Director Identification Number (DIN), if any   Appointment  Cessation

Income-Tax permanent account number (PAN)

Membership number of the secretary

First Name

Middle Name

Last Name

**Father's name**

First Name

Middle Name

Last Name

Present residential address Line I

Line II

State  Pin Code

ISO Country Code

Country

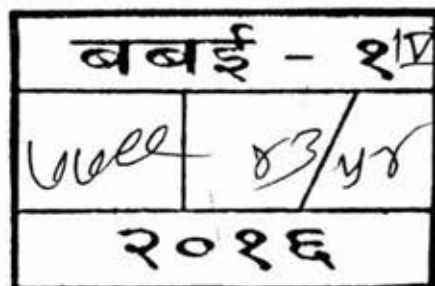
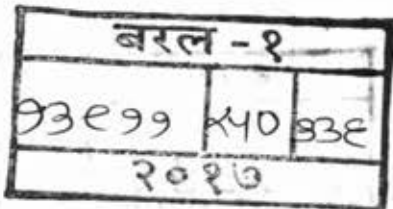
Phone  Fax

Date of birth  (DD/MM/YYYY)

Designation

Date of Appointment or cessation  (DD/MM/YYYY)

e-mail ID



**Attachments**

- (1) Letter of Appointment;
- (2) Declaration by the first director
- (3) Declaration of the appointee Director, in Form DIR-2;
- (4) Notice of resignation;
- (5) Evidence of Cessation;
- (6) Interest in other entities;
- (7) Optional attachment(s), if any

- Attach
- Attach
- Attach
- Attach
- Attach
- Attach
- Attach

List of attachments

Vrindesh\_Conesnt.pdf  
 Vrindesh Agarwal - Interest in Other Entities

Remove attachment

**Declaration**

I MADAN MOHANLAL MISTRY

A person named in the articles as a \_\_\_\_\_ of the company.

authorized by the Board of Directors of the Company vide resolution number 07  
 dated 31/05/2014 (DD/MM/YYYY)

\* Designation Director

MADAN MOHANLAL MISTRY

\* DIN of the director; or DIN or PAN of the manager  
 or CEO or CFO; or Membership number of the secretary 06885263

**Certificate by practicing professional**

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and Rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;

ii. All the required attachments have been completely and legibly attached to this form;

Digitally signed by MANISH B AGRAWAL

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

Whether associate or fellow  Associate  Fellow

Membership number 402470

\* Certificate of Practice Number 402470



बाल-१  
 १३०९९ २५१३३६  
 २०१७

- Modify
- Check Form
- Prescrutiny
- Submit

This form has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company.

बाल - १  
 १३०९९ २५१३३६  
 २०१६





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

OMKAR VENTURES PRIVATE LIMITED



11/01/2013  
Permanent Account Number  
AABCO7813M



बबई - १		
१३९९९	२५२	३३६
२०१७		

बबई - १४	
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२०१६	





2023
2023
2023

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2023
2023





Handwritten signature or mark.



बरल - १		
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बबई - १ V		
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२०१६		



बबई - १०	
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बरल - १		
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२०१७		





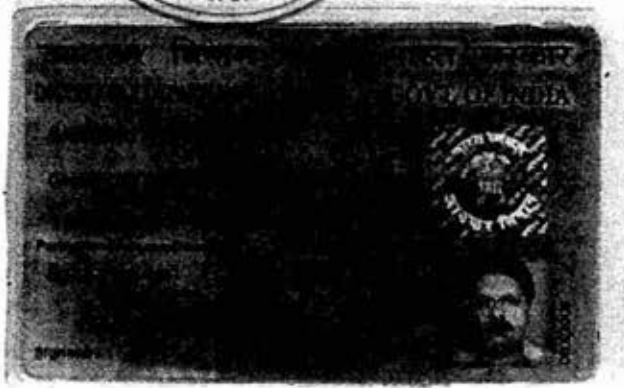
आयकर विभाग  
INCOME TAX DEPARTMENT  
VIJAY KUNDER  
HERYA NAGA KUNDER

भारत सरकार  
GOVT. OF INDIA

05/06/1969

Permanent Account Number  
BKQPK7907M

Signature



बरल - १		
93E99	24E	93E
२०१७		



बबई - १D	
all	24/48
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बबई - ११०	
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२०१९	



बबई - १		
१३०११	२५५	३३६
२०१७		




**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No MH05 20120002571 DOB 09-01-2012  
 Valid till 08-01-2032 (HT)

AUTHORIZATION TO DRIVE FOLLOWING CLASSES OF VEHICLES THROUGHOUT INDIA  
 COV DOB  
 MCWG 09-01-2012

DOB 20-07-1987 203  
 Name ARJUN AHER  
 S/DW of HARISHCHANDRA AHER  
 Add 3-10 SHANTARAM COLONY RETROUNDER CROSS  
 RD. BHARAT BHDR NAGAR UMESH NAGAR  
 DOMBIVALI (W) DIST THANE  
 PIN : 421202  
 Signature & ID of Issuing Authority MH05 201273


 FORM 7  
 RULE 16(2)



भारत सरकार  
 GOVERNMENT OF INDIA

सुशांत प्रकाश पाटेकर  
 Susant Prakash Patekar  
 थडील : प्रकाश पाटेकर  
 Father : Prakash Patekar  
 जन्म वर्ष / Year of Birth : 1996  
 पुरुष / Male  
 5412 3356 4057


आधार - सामान्य माणसाचा अधिकार

बरल - १		
93e99	24C	33E
२०१७		

बबई - १V	
49	48
२०१६	

भारत सरकार  
 GOVERNMENT OF INDIA

अजय पंडुरंग बेर्डे  
 Ajay Pandurang Berde  
 जन्म वर्ष / Year of Birth : 1982  
 पुरुष / Male


 6119 3270 9258

आधार - सामान्य माणसाचा अधिकार

पत्ता : - ऑफीस नं. डी. जे. यु वा मजला,  
 ऑनलुकु विलींग, पी. एम्. रोड,  
 २० १०



बरल - १		
१३२९९	२५३३६	
२०१७		



Summary I (GoshwaraBhag-1)

शुक्रवार, 07 ऑक्टोबर 2016 3:29 म.नं.

दस्त गोशवारा भाग-1

बबड1 52108  
दस्त क्रमांक: 7799/2016 IV

दस्त क्रमांक: बबड1 /7799/2016

वाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. बबड1 यांचे कार्यालयात

पावती:9707

पावती दिनांक: 07/10/2016

अ. क्र. 7799 वर दि.07-10-2016

मादरकरणाराचे नाव: व्रीन्देश अगरवाल - -

रोजी 3:27 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

दस्त हजर करणाऱ्याची मही:

एकूण: 1180.00



Vaidya  
निबंधक, मुंबई-1

Vaidya  
दुय्यम निबंधक, मुंबई-1

दस्तावेजाचे प्रकृत कुलमुख्यावर पत्र

मुद्रांक शुल्क असेल तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्यावर मालमत्ता विकण्याचा प्राधिकार मिळत

शिफा क्र. 07 / 10 / 2016 02 : 40 : 42 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 07 / 10 / 2016 02 : 41 : 25 PM ची वेळ: (फी)

प्रतिज्ञापत्र

\*सदर दस्तऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस  
दाखल केलेला आहे. \* दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती, सक्षीदार व  
सोप्या जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्तावेजाची सत्यता, वैधता  
कार्यवाही करितेवरील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे, जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

बरेल - १
93299 2&0 33E
२०१७







वरल - १		
93097	269	33E
२०१७		



Summary-2( दस्त गोषवारा भाग - २ )



07/10/2016 3 32:03 PM

दस्त गोषवारा भाग-2

ववड1

दस्त क्रमांक:7799/2016

७३१४

दस्त क्रमांक :ववड1/7799/2016  
दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ब्रिन्देश अगरवाल - - पत्ता:-, ओमकार हाउस, सायन चुनाभट्टी सिग्रलच्या समोर सायन मुंबई, ऑफ इस्टर्न एक्सप्रेस हायवे,, राओळी कांप, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AKTPA5525D	कुलमुखत्यार देणार वय :-27 स्वाक्षरी:-		
2	नाव:रवी दिक्षित - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रलच्या समोर सायन मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुम्बई. पॅन नंबर:AGRPD9071H	पॉवर ऑफ अटॉर्नी होल्डर वय :-46 स्वाक्षरी:-		
3	नाव:विजय कुंदर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रलच्या समोर सायन मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुम्बई. पॅन नंबर:BKQPK7907M	पॉवर ऑफ अटॉर्नी होल्डर वय :-47 स्वाक्षरी:-		
4	नाव:अशोक कुमार सरावगी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रलच्या समोर सायन मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुम्बई. पॅन नंबर:BSFPS8944F	पॉवर ऑफ अटॉर्नी होल्डर वय :-56 स्वाक्षरी:-		
5	नाव:अशोक तलरेजा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओमकार हाउस, ब्लॉक नं: सायन चुनाभट्टी सिग्रलच्या समोर सायन मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हायवे,, महाराष्ट्र, मुम्बई. पॅन नंबर:AABPT3748D	पॉवर ऑफ अटॉर्नी होल्डर वय :-54 स्वाक्षरी:-		



वरील दस्तऐवज करून देणार तयाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.३ ची वेळ: 07 / 10 / 2016 02 : 43 : 27 PM

बरल - १  
ओळख  
९३२९९  
२०१६



नाम: सुशांत पाटेकर - -  
पत्ता: ३०८ ए ऑनलुकर बिल्डिंग सर पी एम रोड फोर्ट मुंबई  
पिन कोड: ४००००१  
नाम: अजय एच आईर - -  
पत्ता: ३०८ ए ऑनलुकर बिल्डिंग सर पी एम रोड फोर्ट मुंबई  
पिन कोड: ४००००१

छायाचित्र अंगठ्याचा ठसा



शिक्का क्र.४ ची वेळ: 07 / 10 / 2016 02 : 44 : 02 PM

शिक्का क्र.५ ची वेळ: 07 / 10 / 2016 02 : 44 : 10 PM नोंदणी पुस्तक ४ मध्ये

*Vaidya*  
दुय्यम निबंधक, मुंबई-1

५४५४ IV

EPayment Details.

sr. Epayment Number  
1 MH005004287201617E

Defacement Number  
0002835051201617

7799 /2016

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बबई - १ IV	
७७६९९	५४/५४
२०१६	



प्रमाणित करणेत येते की वा  
दस्तावेज एकूण ५४ पाने जाईल  
पुस्तक क्रमांक ७७६९९ बबई-१  
अन्वये नोंदला  
दिनांक : 7 OCT 2016

*Vaidya*  
सह. दुय्यम निबंधक मुंबई शहर.



बबई - १	
७३६९९	२६३३३६
२०१७	



.....  
Dated this 7<sup>th</sup> day of October 2016  
.....

Mr. Vrindesh Agarwal

To

Mr. Ravi Dixit & Ors.



General Power Of Attorney

1/110

नरल - १		
१३६९९	२६४	१३६
२०१७		

घोषणापत्र

मी, उमेश क. खरावगी याद्वारे घोषित करती की, सह दुय्यम निबंधक

प्रीतीवली. १ यांचे कार्यालयाने फारनामा या

शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

ओमकार रिमल्टर्स मुद्र डेव्हलपर्स प्रा. ली. लि. चे व इत्यादी यांनी दिनांक

२१/१२/२०१४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यार लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही

पर्यंत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल उरवलेले नाही.

सादरचे कुलमुखत्यारपत्र पूर्णपणे वेध असून उपरोक्त कृती करण्यास मी पूर्णतः मान्य आहे.

कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम १०४ (१) अन्वयेत

गद्दाम याची मला जाणीव आहे.

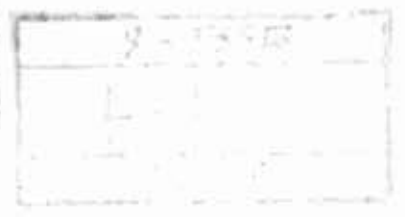


दिनांक - ८/१२/२०१७

*(Handwritten signature)*

बाल - १		
१३९१	२६	३३६
२०१७		

कुलमुखत्यारपत्राधारकाचे नाव व सही

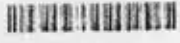




बरल - १		
93E99	24E33E	
२०१७		

TRUE COPY

VKG



Wednesday, April 09, 2014

1:35 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3512 दिनांक: 09/04/2014

गावाचे नाव: सायन  
दस्तऐवजाचा अनुक्रमांक: बबइ2-2957-2014  
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: विकास के गुप्ता

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

DELIVERED

एकूण:

रु. 1240.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 1:54 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-2

बाजार मुल्य: रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

मोबदला: रु.1 सह दुय्यम निबंधक  
मुंबई शहर क्र. २

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

2) देयकाचा प्रकार: By Cash रक्कम: रु 1140/-



DELIVERED

बरल - १		
93099	प्ले 336	
२०१७		

TRUE COPY



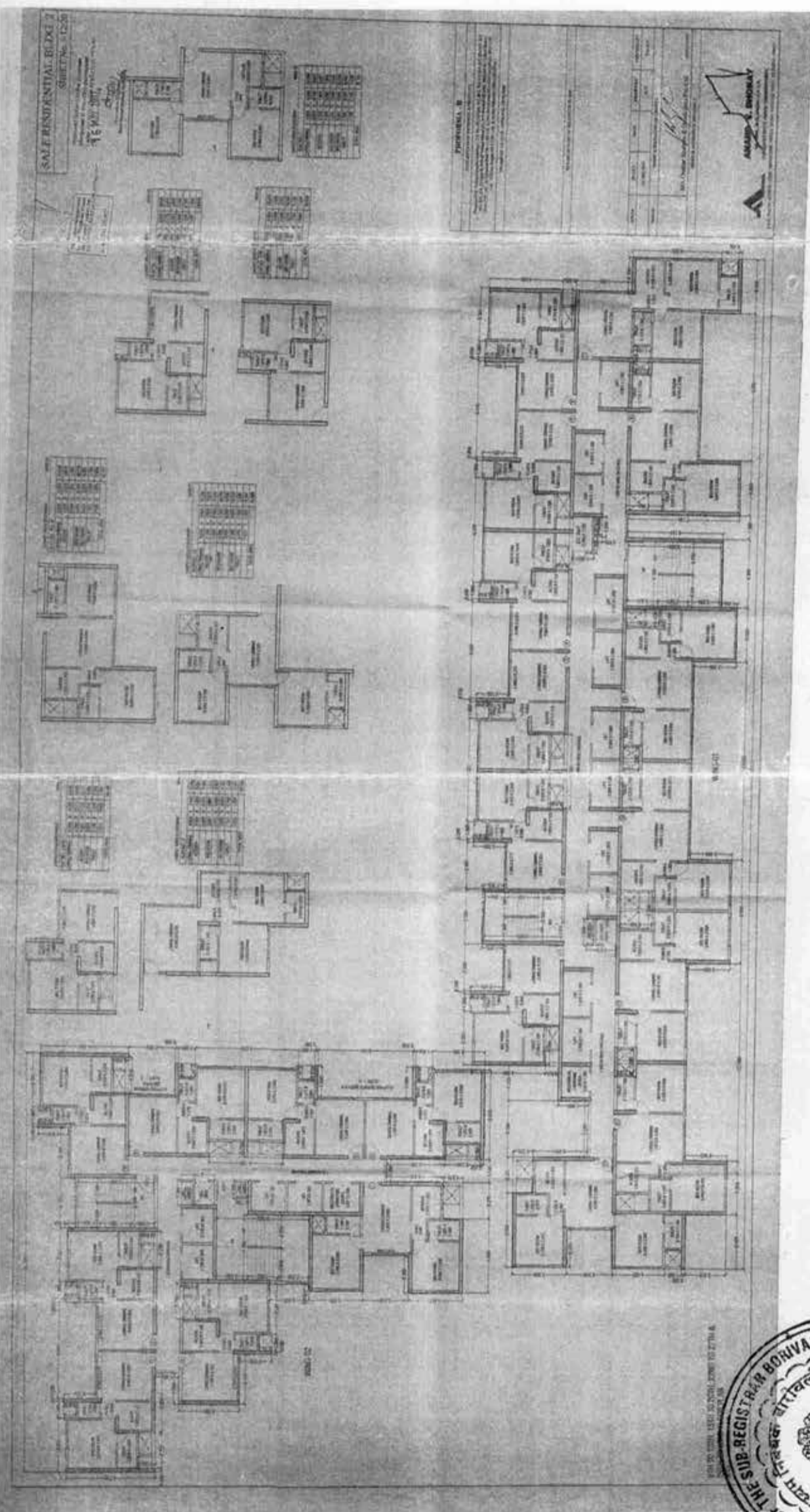
१ - फाईल

बाल-१		
७३९९९	K&C	३३९
२०१७		





बर्ल - १	
१३८९९	१११ ३३६
२०१७	



बर्ल - १	
१३८९९	११३ ३३६
२०१७	



### SALE BUILT UP AREA SUMMARY

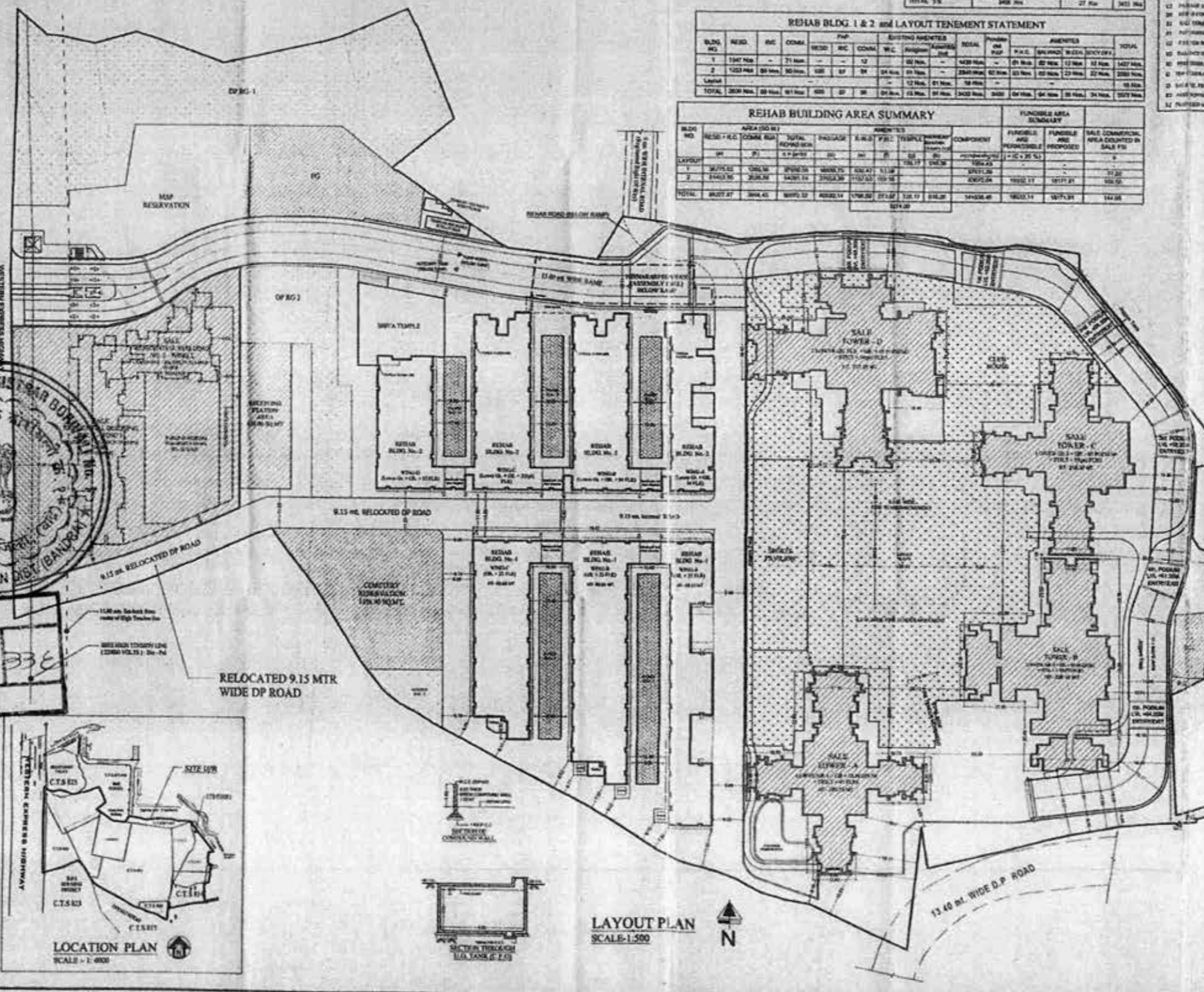
TYPE	NO. OF UNITS	SALE BUILT UP AREA (SQ. FT.)	REVENUE (RS. LAKHS)
SALE RESIDENTIAL BUILDING 1	10	1,00,00,000	100.00
SALE RESIDENTIAL BUILDING 2	10	1,00,00,000	100.00
TOTAL SALE RESIDENTIAL BUILDINGS	20	2,00,00,000	200.00

### SALE RESIDENTIAL BUILDING REQUIRED PARKING STATEMENT

RESIDENTIAL BUILDING	NO. OF UNITS	REQUIRED PARKING	PROVIDED PARKING	DEFICIENCY
SALE RESIDENTIAL BUILDING 1	10	100	100	0
SALE RESIDENTIAL BUILDING 2	10	100	100	0
TOTAL	20	200	200	0

### PSH PARAMETERS FOR THE PLOT

PARAMETER	REQUIREMENT	PROVIDED
1. PLOT AREA	10000 SQ. FT.	10000 SQ. FT.
2. COVERED AREA	5000 SQ. FT.	5000 SQ. FT.
3. FSI	0.5	0.5



### REHAB BLDG. 1 & 2 and LAYOUT TENEMENT STATEMENT

BLDG. NO.	REHAB. AREA (SQ. FT.)	NO. OF UNITS	TOTAL AREA (SQ. FT.)
1	10000	10	10000
2	10000	10	10000
TOTAL	20000	20	20000

### REHAB BUILDING AREA SUMMARY

BLDG. NO.	REHAB. AREA (SQ. FT.)	NO. OF UNITS	TOTAL AREA (SQ. FT.)
1	10000	10	10000
2	10000	10	10000
TOTAL	20000	20	20000

### PROPOSED PARAMETERS FOR THE SCHEME

PARAMETER	REQUIREMENT	PROVIDED
1. PLOT AREA	10000 SQ. FT.	10000 SQ. FT.
2. COVERED AREA	5000 SQ. FT.	5000 SQ. FT.
3. FSI	0.5	0.5



बरल - १  
93E99 99E 33E  
2019

बरल - १  
93E99 99E 33E  
2019



LAYOUT PLAN SCALE-1:500

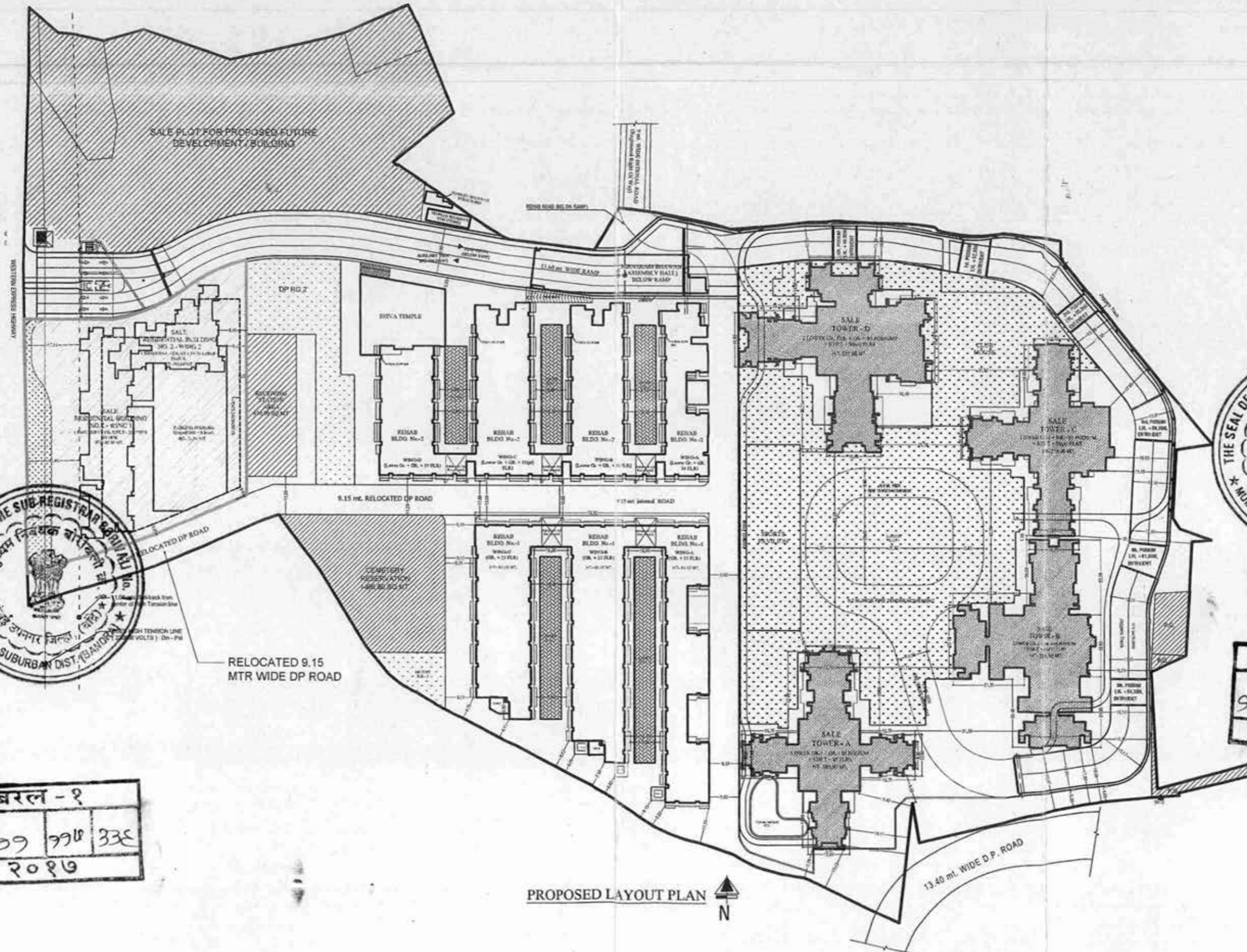
PROFORMA - A

PROFORMA - B

APPROVABLE

16 MAY 2019

AMAR V. DHORAY



बरल - १		
93e99	998	33E
२०१७		

बरल - १		
93e99	998	33E
२०१७		

PROPOSED LAYOUT PLAN