



18/02/2020

सूची क्र.2

द्वयम निबंधक : सह दु.नि. अंधेरी 7

दस्त क्रमांक : 2372/2020

नोंदणी :

Regn.63m

गावाचे नाव : जुहू

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	165945000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , माळा नं: 7 वा मजला,पार्ट,8 वा मजला संपूर्ण, इमारतीचे नाव: कौशल्या, ब्लॉक नं: प्लॉट नं.18, जुहू, मुंबई 400049, रोड नं: 11 वा रोड, इतर माहिती: क्षेत्रफळ 4190 चौ फूट कारपेट, सोबत 3 कारपार्किंग ((C.T.S. Number : 302 ;))
(5) क्षेत्रफळ	1) 389.30 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-अभय . चांडक वय:-40; पत्ता:-प्लॉट नं: 807-808, माळा नं: 8 वा मजला, बी विंग, इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: तेली गल्लीच्या समोर, एन एस फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ACTPC1243Q 2): नाव:-आदित्य . चांडक वय:-36; पत्ता:-प्लॉट नं: 807-808, माळा नं: 8 वा मजला, बी विंग, इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: तेली गल्लीच्या समोर, एन एस फडके मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400069 पॅन नं:-ADSPC7258D 3): नाव:-एन आर अगरवाल इंडस्ट्रीज लिमिटेड तर्फे सिनियर मॅनेजर श्री निवास अय्यंगर - (मान्यता देणार) वय:-48; पत्ता:-प्लॉट नं: ऑफिस 502ए, 501 बी, माळा नं: 5 वा मजला, इमारतीचे नाव: फोर्चन तेरेसा, ब्लॉक नं: अंधेरी , मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAACN7721N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-गजेंद्र एन अगरवाल - - वय:-61; पत्ता:-प्लॉट नं: 3, माळा नं: 3 मजला , इमारतीचे नाव: कौशल्या , ब्लॉक नं: जुहू, मुंबई, रोड नं: 11 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AAVPA0050B 2): नाव:-मीना जी अगरवाल - - वय:-59; पत्ता:-प्लॉट नं: 3, माळा नं: 3 मजला , इमारतीचे नाव: कौशल्या, ब्लॉक नं: जुहू, मुंबई, रोड नं: 11 वा रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-ADAPA5628B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	2372/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	8354500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

Original/Duplicate
Regn. 39M

पावती

514/2372

12.08 PM

पावती नं: 2582 दिनांक: 18/02/2020

माझांचे नाव: गृह
दस्तावेजाचा अनुक्रमांक: ४८७१८-२३७२-२०२०
दस्तावेजाचा प्रकार: पदांची नमोना करार
माह १-२०१० यांचे नाव: गणेश राम अग्रवाल -

₹ 30000.00
₹ 1600.00

नोंदणी फी
दस्तऐवजासाठी फी
पुत्राची मर्यादा: 80

₹ 31680.00

₹ 31680.00
सह. दुय्यम अधिकारी
मुंबई उच्च न्यायालय

आपलास मंडळ, इस्प. धंदवेल विठ्ठल मूर्ती, अंदाजे
12.28 PM सा कॉलेज मिडेल

वाचपट्टा मूल्य: ₹. 165945000/-

मोबदला ₹. 0/-

अंदाजे भुतांक अंदाजे: ₹. 8354500/-

1) दस्तऐवजाचा प्रकार: eChallan रकम: ₹. 300000/-
दस्तावेजाचा प्रकार: अंतर कर मारक, MH012226331201920E दिनांक: 18/02/2020

दस्तावेजाचे नाव: गणेश

2) दस्तऐवजाचा प्रकार: DHC रकम: ₹. 1600/-

दस्तावेजाचा प्रकार: अंतर कर मारक, 1802202001896 दिनांक: 18/02/2020

दस्तावेजाचे नाव: गणेश

REGISTERED ORIGINAL DOCUMENT
DELIVERED On: 27/07/2020

A. Srivastava

514/2373

गावनी

Original/Duplicate

Thursday, 18 February 2020

गावनी क्र. 39M

12:13 PM

Regn. 39M

गावनी क्र. 2583

दिनांक: 18/02/2020

गावाने मान मुद्र

इन्सॉरन्स/वाचा अनुक्रमानुसार क्रमांक 18-2373-2020

इन्सॉरन्स/वाचा प्रकार पयाची जागेचा करार

सादर पयावाचाच नाव सीनि पारम अशा --

सोदणी फी

₹. 30000.00

इन्स जागाळणी फी

₹. 1300.00

पुष्टांची संख्या 65

एकूण:

₹. 31300.00

आपलाच मुद्रा रान भवनेस प्रिंट मुन्ही. अशाचे

12:32 PM हात फेलेस मिळेल

Joint S. P. Indheci-7

राजार मूल्य: ₹.57768000/-

मोबदला ₹.0/-

नसलले मूलाक अन्क. 2947000/-

सह. दुय्यप नि. अर्थी क्र. ७
मुंबई नगर जिल्हा

1) इन्स जाचा प्रकार eChallan रकम: ₹. 30000/-

सीनि/जागाळणी अर्थी क्रमांक: MH012226813201920E दिनांक: 18/02/2020

विकले नाव व पत्ता:

2) इन्स जाचा प्रकार: DHC रकम: ₹. 1300/-

सीनि/जागाळणी अर्थी क्रमांक: 1802202001791 दिनांक: 18/02/2020

विकले नाव व पत्ता:

P.P. Shah

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON

21/02/2020

Valuation Report 2019-20
Permanent Alternate Accommodation
Flat on 7th and 8th Floor

CTS No.302 of village Juhu

MV Zone : 38/193

MV Rate of Land : Rs.2,14,000/- Per Sq. Mtr.

MV Rate of Resi. : Rs.3,56,700/- Per Sq. Mtr.

MV Rate of Construction Cost : Rs.27,500/- Per Sq. Mtr.

Existing Monthly Rent : Rs.4000/- (Approx.)

Existing Flat Area : 2905 Sq. Ft. Carpet

Aggregate New Area : 4,190 Sq. Ft. Carpet ✓

No. of Carparking : Three

Hardship : Rs.87,15,000/-

Shifting Charges : Rs.3,92,175/-

Brokerage : Rs.3,92,175/-

Monthly Rent Rs.3,92,175/- (with 5% escalation after expiry of every 12 months)

42 Months Rent : Rs.1,75,60,000/-

Escrow Amt.: Rs.1,12,50,000/-

3,92,175 x 12 = Rs.47,06,100/-

3,92,175 + 5% x 12 = Rs.49,41,410/-

4,11,784 + 5% x 12 = Rs.51,88,480/-

4,32,374 + 5% x 6 = Rs.27,23,960/-



= 4000 x 112 = 4,48,000(A)

= 405 + 20% = 486 ÷ 10.76 = 45.2 Sq. Mtr. Built-up

= 612.19 + 20% = 734.62 ÷ 10.76 = 68.27 x 27,500 + 5% = 19,72,000(B)

= (405 + 612.19 = 1017.19)

= 4190 - 1017.19 = 3172.9 + 20% = 3807.5 ÷ 10.76 = 353.9 Sq. Mtr. Built-up

= 353.9 x 3,56,700 + 5% = 13,25,48,000/-(C) ✓

Valuation of Car Parking :-

= 150 x 3 = 450 ÷ 10.76 = 41.82 x 3,56,700 + 5% x 0.25 = 39,16,000/-(D)

= A + B + C + D = 13,88,84,000/-

Hardship : Rs.87,15,000/-

Shifting Charges : Rs.3,92,175/-

Brokerage : Rs.3,92,175/-

42 Months Rent : Rs.1,75,60,000/-

Rs. 16,59,43,350/- Market Value ✓

5% Stamp Duty Rs.82,97,200/-

0.5% Stamp Duty on Escrow Amt. Rs.56,250/- ✓

82,97,200 + 56,250 = Rs.83,53,450Stamp Duty

Rs.30,000/-Registration Charges

बदर - १८		
2302	9	८०
२०२०		

वरिष्ठ लिपीक अंधेरी-७

सह. दुय्यम निबंधक, अंधेरी क्र. ७





CHALLAN
MTR Form Number-6



GRN	MH012226331201920E	BARCODE		Date	17/02/2020-18 52:34	Form ID	25 2
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Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
Office Name	BDR18 __JT SUB REGISTRAR ANDHERI 7	PAN No.(If Applicable)	ACTPC1243Q
Location	MUMBAI	Full Name	ABHAY CHANDAK AND OTHERS AND GAJENDRA N AGARWAL AND OTHERS
Year	2019-2020 One Time	Flat/Block No.	7TH FLOOR AND 8TH FLOOR,KAUSHALYA BUILDING.

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	8354500.00	PLOT NO 18, CTS NO 302 OF VILLAGE JUHU .11TH ROAD, JUHU	MUMBAI		4 0 0 0 4 9
0030063301 Registration Fee	30000.00				
		Remarks (If Any)			
		PAN2=AAVPA0050B-SecondPartyName=GAJENDRA N AGARWAL AND OTHERS-			
		Amount In	Eighty Three Lakh Eighty Four Thousand Five Hundre		
Total	83.84.500.00	Words	d Rupees Only		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No	69103332020021716538	253564689
Cheque/DD No		Bank Date	RBI Date	17/02/2020-18 54:04	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No	Date	Not Verified with Scroll	

Department ID: _____
 NOTE:- This challan is valid for documents registered in Sub Registrar office only. Not valid for unregistered document. Mobile No: 7506712299
 सादर घेताना केवल दस्तावेज लिखित करवावयाच्या दस्तावेजांची लागू आहे. नोंदणी न करवावयाच्या दस्तावेजांची सादर घेताना लागू नाही.

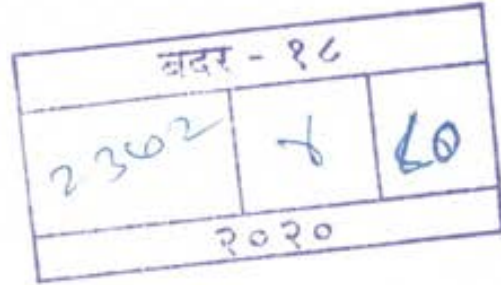


बंदर - १८		
२३७२	२	८०
२०२०		



GRN : MH012226331201920E Amount : 83,84,500.00 Bank : IDBI BANK Date : 17/02/2020-18:52:34

2	(S)-514-2372	0006310082201920	18/02/2020-12:08:40	IGR555	8354500.00
Total Defacement Amount					83,84,500.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1802202001896	Receipt Date	18/02/2020
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Received from Abhay Chandak, Mobile number 7506712299, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered on Document No. 2372 dated 18/02/2020 at the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	sbiepay	Payment Date	18/02/2020
Bank CIN	10004152020021801662	REF No.	202004902016629
Deface No	1802202001896D	Deface Date	18/02/2020

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



बदर - १६		
२३७२	५	६०
२०२०		

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1802202001898	Date	18/02/2020
Received from Abhay Chandak, Mobile number 7506712299, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 7 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	sblepay	Date	18/02/2020
Bank CIN	10004152020021801662	REF No.	202004902016629
This is computer generated receipt, hence no signature is required.			



बदर - १८		
2302	E	CO
२०२०		

बदर - १८		
2302	0	८०
२०२०		

PERMANENT ALTERNATE ACCOMMODATION AGREEMENT

THIS AGREEMENT ("AGREEMENT") TO PROVIDE PERMANENT ALTERNATE ACCOMMODATION made at Mumbai on this 18th day of Feb., 2020

BETWEEN

MR. ABHAY CHANDAK, an Indian Inhabitant of Mumbai, having his address at 807-808, 8th Floor, 'B' Wing, Hubtown Solaris, Opposite Teli Gully, N S Phadke Marg, Andheri (East), Mumbai – 400 069, hereinafter referred to as "**Abhay**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators) of the **FIRST PART**;

AND

MR. ADITYA CHANDAK, an Indian Inhabitant of Mumbai, having his address at 807-808, 8th Floor, 'B' Wing, Hubtown Solaris, Opposite Teli Gully, N S Phadke Marg, Andheri (East), Mumbai – 400 069, hereinafter referred to as "**Aditya**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators) of the **SECOND PART**;

AND

(1) **MR. GAJENDRA N. AGARWAL**, of Mumbai, Indian Inhabitant/s and (2) **MRS. MEENA G. AGARWAL**, of Mumbai, Indian Inhabitant/s, both residing at Flat No.3, 3rd Floor, Kaushalya, 11th Road, Juhu, Mumbai-400 049 hereinafter referred to as '**Tenants**' (which expression shall, unless it be repugnant to the context of meaning thereof, be deemed to mean and include their respective heir/s, executor/s, administrator/s and or assigns) of the **THIRD PART**;

AND

N R AGARWAL INDUSTRIES LIMITED, a company incorporated under the provisions the Companies Act, 1956 and validly existing under the provisions of the Companies Act, 2013, having its registered office at 502-A/501-B, Fortune Terraces, 5th Floor, Opp. City Mall, New Link Road, Andheri (west) Mumbai Mumbai -400 053, hereinafter referred to as the "**Confirming Party**", (which expression shall, unless it be repugnant to the context of meaning thereof, be deemed to mean and include its successors and or assigns) of the **FOURTH PART**.

Abhay and Aditya are hereinafter collectively referred to as "**Owners/Lessees**".

For N. R. AGARWAL INDUSTRIES LTD

Agarwal
M. Agarwal

✗

[Signature]

Authorised Signatory

For N. R. AGARWAL INDUSTRIES LTD.

Authorised Signatory

The Owners/Lessees, the Tenants and Confirming Party are hereinafter collectively referred to as "the Parties" and individually referred to as a "Party".

WHEREAS:

- A. Vithal Nagar Co-operative Housing Society Limited ("the said Society") is the sole and absolute owner of all that piece and parcel of land admeasuring about 1,006 square yards equivalent to 838.10 square meters and bearing plot No.18, New Survey No.107/18 and CTS No. 302 of Village Juhu situate, lying and being at 11th Road, Juhu, Mumbai - 400 049 ("the said Land"). The said Land is more particularly described in the **First Schedule** hereunder written and delineated with black colour boundary line on the Plan annexed hereto and marked as **Annexure "A"**.
- B. By and under an Indenture dated 15th August, 1959 ("the Lease Deed") executed by and between the said Society (therein referred to as 'the Lessor') of One Part and Mrs. Kaushalyabai Bhajanlal Bajaj (therein referred to as 'the Lessee' and hereinafter referred to as "Kaushalya") of the Other Part, the said Society granted lease of the said Land for a period of 999 (Nine Hundred and Ninety-Nine) years, commencing from 23rd May, 1958 in favour of Kaushalya, in the manner and on the terms and conditions as set out therein.
- C. Pursuant thereto, the said Society issued 5 (five) fully paid up shares of the face value of Rs. 50/- (Rupees Fifty only) each bearing Distinctive Nos. 96 to 100 (both inclusive) comprised in share certificate bearing No. 83 in favour of Kaushalya ("the said Shares"). The original share certificate representing the said Shares was lost and / or misplaced. Pursuant to an application made by Kaushalya in this regard, the said Society has issued to Kaushalya a duplicate Share Certificate bearing No. 83 dated 8th November 2018 representing the said Shares ("the Share Certificate"). A copy of the Share Certificate is annexed hereto as **Annexure "B"**.



Suman Paper & Boards Limited and N.R. Paper & Boards Limited ("Original Tenants") entered into a Tenancy Agreement dated 8th May, 1990 ("Tenancy Agreement") whereby Suman Paper & Boards Limited and N.R. Paper & Boards Limited were granted one of the Existing Flats in the said Building (as defined below) being the said Premises (as defined below) on a monthly transferable tenancy basis on the terms and conditions as set out therein.

2302	E	Pursuant to various permissions and approvals obtained by Kaushalya, Kaushalya duly constructed a building known as "Kaushalya" ("the said Building") comprising of basement, ground plus 4 (four) upper floors consisting of 4 (four) flats ("Existing Flats").
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The said Land along with the said Building is hereinafter collectively referred to as "the said Property".

- F. By and under an agreement of transfer of tenancy dated 2nd February, 1994 ("Transfer of Tenancy Agreement"), Suman Paper & Boards Limited and N.R. Paper & Boards Limited transferred their

(Handwritten signature)
M. Agarwal

For N. R. AGARWAL INDUSTRIES LTD.

(Handwritten signature)

Authorised Signatory

tenancy rights under the Tenancy Agreement with respect to the said Premises in favour of the Tenants in the manner and on the terms and conditions as set out therein.

- G. By and under an Order dated 2nd February, 2007 passed by the Hon'ble Bombay High Court in Company Petition Nos. 622, 623 and 624 the scheme for amalgamation was approved and Suman Paper & Boards Limited and N.R. Paper & Boards Limited were amalgamated with the Confirming Party herein. The Confirming Party has agreed to confirm the transaction contemplated under this Agreement.
- H. By and under a Letter dated 24th January, 2019, issued by the said Society, the said Society duly granted its no objection for the transfer and/or assignment of the said Land. A copy of the Letter dated 24th January, 2019 issued by the said Society is hereto annexed and marked as **Annexure "C"**.
- I. By and under Deed of Assignment dated 30th January, 2019 executed by and between Kaushalya of the First Part, Abhay of the Second Part and Aditya of the Third Part and registered with the Office of the Joint Sub-Registrar, Andheri No. 7, Mumbai Suburban District, under Serial No.BDR18-1317-2019, Kaushalya assigned and transferred her leasehold right, title and interest in the said Land, and ownership rights of the said Building, the said Shares, the Share Certificate and the right, title and interest in the Lease Deed to the Owners/Lessees in the manner and on the terms and conditions as set out therein.
- J. Accordingly, the Owners/Lessees have become absolute Owners/Lessees of the said Property and are in use, occupation and possession thereof. Further, the Owners/Lessees represent that they are entitled to develop/re-develop the said Property by way of exploiting, utilizing and consuming the full and maximum development potential of the said Land *inter-alia* by utilization of the entire floor space index that may be available from the said Land including basic FSI, fungible FSI, additional FSI, special FSI, Premium FSI, compensatory FSI, incentive FSI and any other FSI/TDR including TDR (that may be acquired in any manner) floor space towards staircase, lift and lobby area which is not computed in FSI and available either free of cost or on payment of premium together with all the benefits and entitlements to the FSI by way of undertaking incentive FSI scheme and/or by way of utilization and loading of any additional FSI that may become available ("**Total FSI**") and/or in the manner as provided under any of the provisions of the Development Control and Promotion Regulations for Greater Mumbai, 2034 and / or such other provisions of law as may be applicable, as may be amended, modified and / or reinstated from time to time ("**the Development Control Regulations**") in accordance with this Agreement.
- K. The Owners/Lessees are in the process of undertaking development/re-development of the said Property by constructing new building ("**New Building**") on the said Land by utilisation of the



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Total FSI under the applicable provisions of the Development Control Regulations and / or under any other provision of law as applicable from time to time. The Owners/Lessees shall obtain no objection of the said Society for development / re-development, if required.

- L. The Tenants are monthly tenants of one of the Existing Flats bearing Flat No. 3 admeasuring 2,905 square feet of carpet area on the third and fourth floor in the said Building which is being used for residential purpose and one car parking in the said Property (**"the said Premises"**) under the terms and conditions set out in the aforesaid Transfer of Tenancy Agreement.
- M. The Tenants have represented that the Tenants are bona fide tenants of the said Premises and are entitled to use, occupy and are in exclusive possession of the said Premises and no other person has any outstanding/ pending dues, claim, demand, share, right, title or interest in respect thereof.
- N. The Tenants have prior to the execution of this Agreement, given their no objection in favour of the Owners/Lessees for the development/re-development of the said Property, and in consideration thereof, the Owners/Lessees have agreed to provide New Premises (as defined below) together with New Car Parking Space (as defined below) to the Tenants on ownership basis in the New Building, proposed to be constructed on said Land, in lieu of the said Premises.
- O. Pursuant to negotiations between the Owners/Lessees and the Tenants, the Owners/Lessees have agreed to allot to the Tenants, and the Tenants have agreed to accept, on ownership basis, a permanent alternate accommodation in the nature of two flats (**"New Premises"**) being one flat admeasuring about 1960 square feet equivalent to 182 square meters of carpet area or thereabout on 7th floor from the ground floor of the New Building and the other flat admeasuring about 2230 square feet equivalent to 207 square meters of carpet area on 8th floor from the ground floor of the New Building, aggregating to 4,190 square feet equivalent to 389.30 square meters of carpet area (**"New Carpet Area"**) together with 3 (three) covered car parking space(s) on the lower basement floor in the New Building (**"New Car Parking Space"**). The New Premises and the New Car Parking Space are more particularly described in the Second Schedule hereunder written.



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right, title and interest in the Total FSI, the entire open spaces, terraces, the balance common areas (i.e. other than the Tenant Common Areas) on the said Land and/or the New Building which shall solely belong to and owned by the Owners/Lessees alone and the Tenants shall not be entitled to any part thereof and will not make any claim now or in future for any other rights pertaining to the said Land and/or any of the open spaces/ terraces/ common areas (other than the Tenant Common Areas) on the said Land and/or the New Building. Unless the Owners/Lessees otherwise agree in writing, the New Car Parking Space shall always be conjoint with the New Premises, and the Tenants (and / or any person claiming under / through them) shall not be entitled to separately deal with the New Car Parking Space, in any manner whatsoever.

Q. The Parties are entering into this Agreement to record the terms and conditions on which the Owners/Lessees will allot the New Premises and New Car Parking Space to the Tenants.

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

1. INTERPRETATION AND CONSTRUCTION

1.1. In this Agreement where the context admits:

1.1.1. All the aforesaid recitals shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

1.1.2. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:

(a) Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;

(b) All statutory instruments or orders made pursuant to a statutory provision; and

(c) Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.

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

1.1.4. Headings to clauses, sub-clauses and paragraphs are for convenience only and shall not form part of the operative provisions of this Agreement or the Schedules and shall be ignored in construing the same.

1.1.5. References to recitals, clauses or schedules unless the context otherwise requires are references to recitals, to



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clauses of or schedules to this Agreement.

- 1.1.6. References to days, months and years are to Gregorian days, months and calendar years respectively.
- 1.1.7. Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 1.1.8. The words "include" and "including" are to be construed without limitation. Any reference to the masculine, the feminine and the neutral shall include each other.
- 1.1.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.

2. NEW PREMISES

- 2.1. In consideration of the Tenants handing over vacant and peaceful possession of the said Premises and one car parking space in the said Building presently in possession, occupation and use of the Tenants, the Owners/Lessees hereby agree and undertake to duly allot to the Tenants on "Ownership Basis" and free of costs, the New Premises being one flat admeasuring about 1960 square feet equivalent to 182 square meters of carpet area on 7th floor from the ground floor of the New Building and the other flat admeasuring about 2230 square feet equivalent to 207 square meters of carpet area on 8th floor from the ground floor of the New Building, aggregating to 4,190 square feet equivalent to 389.30 square meters of carpet area i.e. New Carpet Area, having the minimum height of 3.25 meters floor to floor together with New Car Parking Space being 3 (three) covered car parking space(s) on lower basement floor as demarcated in the New Car Park Plan. A copy of the tentative plan of the New Premises is hereto annexed and marked as **Annexure "D"** ("the said Plan"). Hereto annexed and marked as **Annexure "D1"** is the copy of the New Car Park Plan. The said Plan shall be submitted to the authority for the sanction and the final plan of the New Premises shall be as sanctioned by the competent authority and the same shall be final and binding upon the Parties, provided the same does not adversely affect the location and area of the New Premises. A list of all the amenities to be provided by the Owners/Lessees to the Tenants along with the New Premises is hereto annexed as **Annexure "E"**. The New Premises and the New Car Parking Space are more particularly described in the **Second Schedule** hereunder written.

- 2.2. The New Premises shall be used only for residential purposes in the New Building.



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2.3. The Tenants acknowledge that MCGM or any competent authority may require the Owners/Lessees to amend plans for the New Buildings including the plans for the New Premises and/or relevant floor plan, provided the same does not adversely affect the location and area of the New Premises and New Car Parking Space. Upon obtaining the amended/ revised plans, the same must be made available forthwith to the Tenants by the Owners/Lessees.

2.4. Simultaneous with the issuance of Intimation of Possession (as defined below) and in any event prior to handing over possession of the New Premises, the Owners/Lessees shall send an area certificate of the New Premises issued by the Architect of the Owners/ Lessees. If the Tenants so wish to measure the carpet area of the New Premises through their Architect, they will be free to do so with prior written intimation to the Owners/Lessees. In case of any discrepancy between the actual carpet area and the area as per the sanctioned plans of the New Premises, certified by Owners/Lessees' Architect and that of the Tenants' Architect certified area, then both the parties shall obtain area certificate from mutually appointed architect, whose certificate will be final and binding on both the parties. For the purpose of calculation of Actual Carpet Area, the Real Estate (Regulation and Development) Act, 2016 shall be taken into consideration. On such certification by the architect jointly appointed by the Parties, if the actual carpet area of the New Premises as certified by the architect of Owners/Lessees is found to be incorrect then the Owners/Lessees hereby agree to pay the cost and expenses for the architect appointed jointly by the parties as well as appointed by the Tenants on earlier occasion.

2.5. It is agreed and clarified that, the Tenants shall have no claim against the said Property and/or against the development/re-development of the said Property and/or against the Owners/Lessees of any nature whatsoever. The Tenants hereby declare and confirm that the Total FSI, the entire open spaces / common areas, terraces on the said Land and/or the New Building belongs to and solely owned by the Owners/Lessees and the Tenants are not entitled to use any part other than what is specifically permitted by this Agreement. The Tenants have not and/or will not make any claim now or in future for any other rights pertaining to the said Land and/or any of the open spaces/ common areas, terraces on the said Land and/or the New Building. It is clarified that in case of demolition/destruction/ reconstruction of the New Building for any reason whatsoever, the Tenants shall at least be entitled to get, free of cost, the premises have an area equivalent to the area of the New Premises and car parking areas equivalent to the area of the New Car Parking Space and irrevocable right to use the tenant common areas as and when any new building is constructed on the said Land considering the development regulations that may be in force at that point in time.

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2.6. The Tenants do hereby fully agree and give their free, informed, absolute and irrevocable consent for the development/re-development of the said Property and has agreed to receive New Premises and New Car Parking Space on ownership basis and the



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irrevocable right to use the Tenant Common Areas, in the New Building, in the manner and on the terms and conditions recorded herein. Unless the Owners/Lessees otherwise agree in writing the New Car Parking Space shall always be conjoint with the New Premises by the Tenants, and the Tenants (and / or any person claiming under / through him) shall not be entitled to separately deal with the New Car Parking Space, in any manner whatsoever.

- 2.7. The Tenants shall, within a period of 30 (thirty) days from being provided a written intimation by the Owners/Lessees along with the copies of the sanctioned plans for building, floor and elevations for the Total FSI available as on the date of sanction, architect's certificate detailing the calculation of the total sanctioned carpet area of the New Premises and IOD issued by MCGM / competent authority ("**Notice to Vacate**"), duly vacate and hand over the quiet, vacant and peaceful possession of the said Premises to the Owners/Lessees. In the event any additional FSI is granted by the competent authority at any time, the Owners/Lessees shall at their sole discretion be entitled to utilize the same in the New Building or elsewhere in any manner the Owners/Lessees deem fit. The date on which the Tenants hand over quiet, vacant and peaceful possession of the said Premises to the Owners/Lessees is hereinafter referred to as the "**Vacation Date**". The Tenants shall make his/her/their own temporary alternate accommodation from the Vacation Date till Possession Date (defined in the clause 2.14) and for this period the Owners/Lessees shall pay Temporary Accommodation Reimbursement Amounts to the Tenants as envisaged in Clause 2.10.



Despite the Owners/Lessees providing the sanctioned plans and documents set out hereinabove along with Notice to Vacate, if the Tenants fail to vacate the said Premises on the Vacation Date with a further grace period of 30 (thirty) days, then the Tenants shall be jointly and severally liable to pay to the Owners/Lessees an amount of Rs.1,00,000/- (Rupees One Lac only) per day as and by way of pre-estimated quantified liquidated damages from the expiry of the aforesaid grace period till the actual vacation thereof.

- 2.9. The Owners/Lessees shall complete and obtain the full occupation certificate of the New Building within a period of 36 (thirty-six) months from the Vacation Date with an automatic extension / grace period of 6 (six) months thereafter. The aforesaid period of 36 (thirty six) months and 6 (six) months grace period aggregating to 42 (forty two) Months is hereinafter referred to as "**Completion Period**". The Owners/Lessees undertake to complete the construction of the New Building and obtain full occupation certificate within the aforesaid Completion Period. It is further agreed as follows:

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- 2.9.1 The Owners/Lessees shall complete construction of plinth of the New Building within a period of 2 (two) years from the Vacation Date and provide to the Tenants, their architect's certificate certifying the completion of plinth of the New Building along with plinth photograph and notarized declaration of the architect to the

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effect that the contents of certificate are personally verified and correct ("**Period for Completing Plinth**"). As a security for the same, the Owners/Lessees shall deposit with M/s. Legasis Partners ("**Escrow Agent**") in escrow an undated cheque in favour of the Tenants (in the name of Mr.Gajendra N. Agarwal) for a sum of Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs and Fifty Thousand Only). Upon completion of plinth within the Period for Completing Plinth, The aforesaid cheque shall be released in accordance with escrow agreement

2.9.2 In the event, the Owners/Lessees fail to or are not able to complete the construction of plinth of the New Building and provide its architect's certificate within the Period for Completing Plinth, then the aforesaid undated cheque shall be released to the Tenants who shall be entitled to encash the same. Such encashed amount shall remain deposited with the Tenants until (i) completion of construction of New Building and (ii) possession of the New Premises along with New Car Parking Space being offered by the Owners/Lessees along with copy of full occupation certificate of the New Building. In no event the Tenants shall be required to pay interest on the aforesaid encashed amount to the Owners/Lessees while returning the same to the Owners/Lessees.

2.9.3 Further, in case the Owners/Lessees fail or unable to offer possession of the New Premises and New Car Parking Space to the Tenants along with full occupation certificate for the New Building within the Completion Period then the Tenants shall, be entitled to adjust from the encashed amount the liquidated damages, if any, (as agreed under Clause 2.16 below) payable by the Owners/Lessees to the Tenants in terms of this Agreement calculated from the Completion Period till actual possession of the New Premises and New Car Parking Space is offered along with copy of full occupation certificate of the New Building, and return the balance, simultaneously with the possession of the New Premises and New Car Parking Space is offered along with copy of full occupation certificate of the New Building. The Parties hereby agree to enter into an escrow agreement with the Escrow Agent for incorporating the terms regarding depositing and releasing the undated cheque mechanism as agreed between them.

2.9.4 Provided that, any period during which any of the following events exists ("**Force Majeure Events**") shall not be computed in the Period for Completing Plinth and/or the Completion Period:

- (i) Non-availability of steel, cement, sand or other building material, water or electric supply or for any other reason not attributable to acts and omissions of the Owner/ Lessee.
- (ii) Acts of God, fire, flood, tempest, earthquake, windstorm or other natural disaster.
- (iii) Strikes, lock-outs, acts of any sovereign power against

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India which directly affects the city of Mumbai, including but not limited to a war, invasion, act of foreign enemies, hostilities, terrorist attack, whether war be declared or not, civil war, rebellion, or insurrection, civil commotion in the city of Mumbai.

- (iv) Any notice, order, rule, notification of the Government, MCGM, Collector and/or other public or other competent authority or Court issued in respect of the Property and/or which affects the said Property and the re-development envisaged herein, but not arising out of any act, omission or negligence on the part of the Owners/Lessees and/or for any other reason beyond the reasonable control of the Owners/Lessees;
- (v) Retrospective changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting and/or hampering and/or obstructing the development and the project; for no fault / negligence of the Owners/Lessees; or
- (vi) Delay in grant of any NOC/permission/license/connection for installation of any services, such as lifts, electricity and water connections' and meters to the project/flat/Road or completion certificate from appropriate authority; for no fault / negligence of the Owners/Lessees.



2.10. The monthly temporary accommodation reimbursement amount payable by the Owners/Lessee to the Tenants is Rs.3,92,175/- (Rupees Three Lakhs Ninety Two Thousand One Hundred Seventy Five only) with escalation at the rate of 5% (five percent) after expiry of every 12 (twelve) months ("**Temporary Accommodation Reimbursement Amount**"). Such Temporary Accommodation Reimbursement Amount for every 12 (twelve) months shall be paid collectively in advance by way of handing over demand draft/cheque in accordance with Clause 2.11 below and the same shall be payable for a period commencing from the Vacation Date till the expiry of 30 (thirty) days from the date of Intimation of Possession (as defined below). The Tenants shall be liable to refund the proportionate/ unused monthly Temporary Accommodation Reimbursement Amount paid in advance (after retaining the immediate one month's Temporary Accommodation Reimbursement Amount) to the Owners/ Lessees in case Intimation of Possession is issued prior to Completion Period.

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Upon issuance of the Notice to Vacate, the Tenants shall hand over the possession of the said Premises to the Owners/Lessees in the manner as stated herein. Simultaneously, at the time of Tenants handing over the possession of the said Premises, the Owners/Lessees shall hand over one Demand Draft/ Pay Order and three cheques towards Temporary Accommodation Reimbursement Amount for the entire period of 42 (forty-two) months to the Tenants. The Demand Draft/ Pay Order shall be

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towards Temporary Accommodation Reimbursement Amount for the first 12 (twelve) months from the Vacation Date and the 3 (three) post-dated cheques would be for next 30 (thirty) months viz. two (2) cheques (each for consecutive twelve months) and the third cheque for last 6 (six) months. The cheques shall be dated in such a manner that the Tenants shall be in a position to deposit and encash the same 5 (Five) days prior to the commencement of such respective periods. If the Intimation of Possession is issued prior to the expiry of the aforesaid period of 42 (forty two) months, then the Tenants, after retaining the immediate one month's Temporary Accommodation Reimbursement Amount, shall return the balance post-dated cheques (or if the same are deposited the balance monies) to the Owners/Lessees simultaneously at the time of Owners/Lessees handing over possession of the New Premises and New Car Parking Space to the Tenants.

2.12. Further, the Owners/Lessees shall pay (i) an aggregate sum of Rs.3,92,175/- (Rupees Three Lakhs Ninety Two Thousand One Hundred Seventy Five only) to the Tenants towards one-time shifting charges, i.e., from the said Premises to the temporary alternate accommodation and back to the New Premises and (ii) an aggregate sum of Rs.3,92,175/- (Rupees Three Lakhs Ninety Two Thousand One Hundred Seventy Five only) to the Tenants towards one-time brokerage charges for arranging the temporary alternate accommodation simultaneously with the Tenants vacating the said Premises and handing over and delivering quiet, vacant, unencumbered and peaceful possession of the said Premises to the Owners/Lessees.

2.13. The Owners/Lessees have agreed to pay to the Tenants an amount of Rs.87,15,000/- (Rupees Eighty Seven Lakhs Fifteen Thousand only) ("Hardship Allowance") towards meeting the financial and other hardships faced by the Tenants. The Hardship Allowance is payable in the following manner:

2.13.1. Rs.43,57,500/- (Rupees Forty Three Lakhs Fifty Seven Thousand Five Hundred only) out of the Hardship Allowance shall be payable by the Owners/Lessees at the time of handing over possession of the said Premises by the Tenants to the Owners/Lessees; and

2.2. Balance Rs.43,57,500/- (Rupees Forty Three Lakhs Fifty Seven Thousand Five Hundred only) of the Hardship Allowance shall be payable by the Owners/Lessees at the time of handing over possession of the New Premises by the Owners/Lessees to the Tenants.



It is agreed that the Tenants shall vacate the said Premises upon the Owners/Lessees offering the applicable amount of the Hardship Allowance (as stated above). Temporary Accommodation Reimbursement Amount for first 12 (Twelve) months and post-dated cheques pertaining to Temporary Accommodation Reimbursement Amount as set out in Clause 2.10, and one time brokerage charge and shifting charges as agreed above.

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2.14. Upon obtaining the full Occupation Certificate for the New Building within the Completion Period, the Owners/Lessees shall offer to the Tenants by way of a written letter along with copies of occupation certificate of the New Building and architect's certificate as envisaged in Clause 2.4 above ("**Intimation of Possession**") to take the quiet, vacant and peaceful possession of the New Premises together with the New Car Parking Space, within 30 (thirty) days from the date of issuance of such Intimation of Possession. The Tenants shall be entitled to continue receiving the Temporary Accommodation Reimbursement Amount until the expiry of one month from the date of Intimation of Possession ("**Possession Date**").

2.15. Upon the Tenants approaching the Owners/Lessees to take possession of the New Premises as per the Intimation of Possession, the Tenants shall simultaneously execute a Possession Letter and acknowledge the receipt of the original keys of the New Premises as also shall refund the proportionate unused amount of advance Temporary Accommodation Reimbursement Amount paid to him/her in the manner stated hereinabove.

2.16. In the event the New Premises is not duly completed with the amenities as agreed herein and ready for occupation along with full Occupation Certificate of the New Building and architect's certificate as stated above within the Completion Period as set out in the Clause 2.9 above, then subject to force majeure events, the Owners/Lessees shall pay a sum of Rs.7,84,350/- (Rupees Seven Lakh Eighty Four Thousand Three Hundred Fifty only) per month (i.e. double the temporary accommodation Reimbursement Amount) as liquidated damages till the New Premises is offered to the Tenants as per the terms of this Agreement. It is expressly agreed and understood between the Parties that the Tenants' right to receive the liquidated damages as above is without prejudice to other rights that the Tenants are entitled to in terms of this Agreement or under law including but not limited to right to seek specific performance of any of the terms of this Agreement.



2.17. The Tenants shall be liable to pay the proportionate share of the outgoing in the New Building (proportionate to the carpet area of the New Premises) including but not limited to local taxes, property taxes, municipal taxes or such other levies by the concerned local authority. The Tenants shall pay proportionate expenses for electricity, water, common lights, repairs and salaries of clerks, bill collectors, managers, watchmen, sweepers and other expenses necessary and incidental to the management and maintenance of the New Building, fitness center with effect from expiry of 30 (thirty) days from the date of Intimation of Possession. The Owners/Lessees shall be solely entitled to appoint maintenance agency for the maintenance and upkeep of the New Building. It is agreed that the N. A. tax to the concerned authority and/or any tax/charges to be paid to the said Society, if any, shall always be solely borne and paid by the Owners/Lessees. Further, any arrears of taxes till date in respect of said Land and said Building shall be

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the responsibility of the Owners/Lessees alone.

- 2.18. The Tenants on handing over the said Premises to the Owners/Lessees for demolition shall not be liable to pay any rent to the Owners/Lessees in respect thereof but would continue to remain a Tenant thereof until he/she receives Intimation of Possession of the New Premises on ownership basis and shall always be entitled to rights that are conferred in terms of these presents.
- 2.19. It is agreed and clarified that, in case the Owners/Lessees are desirous of availing any external finance for carrying out the construction and development of the New Building, the Owners/Lessees shall not create any charge, lien, mortgage, encumbrance on New Premises and New Car Parking Space.
- 2.20. The Owners/Lessees shall offer possession of premises to any third party if any only after offering possession of the New Premises and New Car Parking Space to the Tenants.
- 2.21. It is hereby agreed that Goods and Services Tax, if any, applicable on this Agreement, and hardship allowance, temporary accommodation reimbursement amount, shifting and brokerage charges in particular payable by the Owner/Lessees to the Tenants in terms of this Agreement shall be the sole responsibility of and be borne by the Owners/Lessees.

3. OWNERS/LESSEES' ENTITLEMENT

- 3.1. The Owners/Lessees represent that they are and shall continue to be entitled to, at their own costs and expenses, do all such acts, deeds, matters and things as may be required to complete the development/re-development of the said Property, including but not limited to the following:

- 3.1.1. Develop/re-develop the said Property and every and any part thereof in such manner as the Owners/Lessees deem fit and proper, by exploiting, consuming and utilisation of the full and maximum development potential of the said Land, including the basic available FSI and/or Premium FSI and/or Incentive FSI and/or any other FSI and/or TDR available in accordance with the approvals issued / to be issued by the MCGM and / or any other competent authority and in accordance with applicable law(s) and construct the New Building thereon as per the sanctioned plans.

- 3.1.2. Engage architects, engineers, R.C.C. consultants, surveyors, agents, contractors, designers and other professionals and other persons for the development/re-development of the said Property and the New Building and to remove him or them and appoint another in his or their place and pay and settle their fees.

- 3.1.3. Apply and obtain all the approvals, permissions.



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authorizations, consents, licenses, exemptions and notifications from any government authority including, without limitation, approvals of the MCGM, Maharashtra Housing and Area Development Authority ("MHADA") and any other planning and statutory authority, as may be applicable for the development/re-development of the said Property.

3.1.4. To prepare, amend, revise and modify the sanctioned layout plans and building plans with respect to the New Building subject to the location and area of the New Premises and New Car Parking Space are in accordance with the terms of this Agreement and plans annexed hereto, and to apply for and obtain / procure approval and sanction thereto from MCGM, MHADA and/or any other statutory authorities.

3.1.5. Deal with all the concerned statutory and local authorities, including but not limited to, MCGM, revenue authorities, MHADA, Government of Maharashtra and all its ministries and departments, MCZMA/NCZMA, MOEF, Government of India and all its ministries and departments, Defense establishments including the Defense Authorities, Airport Authority, concerned public /statutory authorities/private utilities with respect to the Development of the said Property and apply for, deal with, appear before and obtain from the concerned authorities all such orders, certificates, permissions, extensions, modifications, clearances, exemptions and concessions as may be necessary for the development/re-development of the said Property or any part thereof;



6. Carry out all the infrastructural work including leveling of the said Land, laying of roads, street lights, water storage facilities, water mains, sewages, storm water drains, recreation gardens, boundary walls, electrical sub-stations;

3.1.7. Employ and/or engage labour, workmen, contractors, personnel – skilled and unskilled to carry out the development/re-development of the said Property whilst ensuring that all relevant labour laws are complied with by the Owners/Lessees and the Contractors / personnel appointed by the Owners/Lessees;

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3.1.8. Make payment and/ or receive the refund of all deposits, scrutiny fees and/or other charges to and from, respectively, all public/statutory authorities and/or public/private utilities including MCGM, MHADA relating to the development/re-development of the said Property;

3.1.9. Apply and obtain fresh/ revised letters of intent, intimations of approval/ disapproval, commencement certificates, occupation certificate and building completion certificates in respect of New Building to be constructed on the said Land

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or any part thereof;

- 3.1.10. Make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before the Central or State Government, the Collector of Mumbai, MCGM, MHADA, the Town Planning Authorities, the Maharashtra State Electricity Board, Reliance Energy Limited, Adani Electricity/ Transmission, BEST, BSES, the MTNL, the Competent Authority or Authorities under the Urban Land (Ceiling and Regulations) Act, 1976, Collectors of Land Revenue and Assessors and Collectors of Municipal Rates and Taxes, Commissioner of Police and any other appropriate Government or Local or Statutory authority or other Competent Authority or Authorities or public body or bodies whatsoever as may be necessary to carry out and /or implement any of the provisions of law;
- 3.1.11. To make, sign, execute, submit, address any applications, forms, declarations, documents, undertakings, papers, writings, indemnity bonds, letters, communications, representations, statements, terms, conditions, to or before any competent authority for obtainment of no objection certificate/s as may be required for the development/re-development of the said Property;
- 3.1.12. Commence and complete all construction work on the said Land in accordance with the plans and specifications as sanctioned by the MCGM and MHADA and other concerned authorities, from time to time;
- 3.1.13. Act, appear and represent before the Government and/or Semi-Government Authorities as well as before all the officers of the MHADA, MCGM, Civil Aviation as well as Revenue Authorities including the Tehsildar, Mamlatdar, Collector and Superintendent of Land Records, town planning authority and other officers and/or other public and legal authorities in connection with the said Property and to sign all papers, applications, affidavits, declarations, authority letters, indemnity, petitions, writings;
- 3.1.14. Deposit amounts as may be required with the MHADA, MCGM, Civil Aviation Department, Collector and/or any other statutory authority in connection with the said Property for the development thereof and to apply for and receive refund of the deposit so made and to sign and give all effectual and valid receipts and discharges for the same;
- 3.1.15. Make application to MCGM, City Survey Office and MHADA for survey of the said Land or any part thereof and to receive survey of measurement of the said Land or any part thereof from MCGM, City Survey Office and MHADA and for the purpose to sign all papers, writings and documents and to



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pay all necessary costs, charges and deposits as may be required for the purpose;

3.1.16. Commence, prosecute, defend and continue all or any actions, suits and legal proceedings in any court of justice civil, criminal and revenue both appellate and original sides and to appeal before all magistrates, justices and other officers and to prosecute, defend or discontinue or become non-suited thereon, to settle, compromise or refer to proceeding in connection with or arising out of the said Property or any part thereof and/or any affairs pertaining thereto and to appoint solicitors, counsels, advocates to file Vakalatnama and to sign and verify and affirm all plaints, written statements, tabular statements, petitions, affidavits, complaints and other documents to prefer appeals and to apply for review and revision, to apply for execution of decrees and orders, to draw moneys from any court, account general, official receiver and to give effectual receipts and discharge for the same, to give effectual receipts and accept service of writ petitions, summons, notices and other legal processes and generally to represent the Tenants before all courts, magistrates and other judicial, civil, criminal and revenue authorities and any other public authorities or authority in relation to the development/re-development of the said Property or any aspect concerning the same;

3.1.17. Comply with the requirements and/or requisitions of the MCGM, MHADA or other authorities concerned for the purpose and also to comply with the terms and conditions of the said division/layout;



Obtain and acquire FSI/TDR, of any other property for the purpose of construction on the said Land and/or also acquire and obtain the necessary TDR of any other property on the said Land for the purpose of construction on the said Land;

3.1.19. Use and utilize the TDR/DRC available from the said Land and/or any other property for construction of additional floors, or use in the New Building, and in this regard to amend and/or modify the layout plan of the said Land and the building plan of the New Building, from time to time, as may be required in terms of this Agreement;

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3.1.20. Comply with the terms of the building plans, I.O.A./ I.O.D., commencement certificate, occupation certificate and completion certificate and for the purpose if required to hand over and/or surrender and/or transfer portions of the said Land falling in set-back area or under reservation to MHADA, MCGM or the Collector or to any other concerned authority and to apply for and obtain in lieu thereof the compensation and/or F.S.I. to consume the said F.S.I. on the said Land or utilize the same in such manner as the

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(N. R. Agarwal)

For N. R. AGARWAL INDUSTRIES LTD.

Lessee deems fit and in terms of this Agreement:

- 3.1.21. Approach the concerned authorities to get the said Land or any portion thereof under reservation and/or requisition released and/or shift the same in such manner as the Owners/Lessees may deem fit and proper;
- 3.1.22. To include the name of the Owners/Lessees in all the statutory records including the letters of intent issued/ to be issued by the MCGM, MHADA and / or any other competent authority;
- 3.1.23. To take all decisions with respect to the lay-out, design, aesthetics, planning, development, quality, facilities, lay-out infrastructure, in respect of the said Property so far it does not adversely affect the New Premises, in terms of this Agreement;
- 3.1.24. The Owners/Lessees shall be sole and absolute owner of all the areas in the New Building including but not limited to Total FSI, the entire open spaces, common areas, amenities, terraces, the balance common areas (i.e. other than the Tenant Common Areas) on the said Land and/or the New Building which shall solely belong to and owned by the Owners/Lessees alone common areas, amenities, etc. save and except the New Premises along with the New Car Parking Space together with irrevocable right to use the Tenant Common Areas.
- 3.1.25. The Owners/Lessees shall form an association of apartment owners under the provisions of the Maharashtra Apartment Ownership Act, 1970 and the Rules made thereunder or ("Organization"), comprising of the Owners/Lessees herein and other occupants of the premises in the New Building. On formation of the Organization, the Owners/Lessees shall execute within a period of 120 (one hundred and twenty) days from possession being handed over of the New Premises to the Tenants, a Deed of Apartment and/ or other relevant documentation thereby confirming the Tenants and the occupants of the other Existing Flats the title, right and interest conferred herein with respect, to their respective New Premises and New Car Parking Space (together with irrevocable right to use the Tenant Common Areas as defined herein.) and the Tenants shall have absolutely no right, title and interest in the said Land and the rights appurtenant thereto and the balance portion of the New Building (other than the New Premises and New Car Parking Space together with right to use the Tenant Common Areas as defined herein).
- 3.1.26. The Tenants shall sign, execute, file, register all necessary declarations, applications, papers, writings, deeds,



For N. R. AGARWAL INDUSTRIES LTD.

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instruments and documents, and make representations before all concerned authorities, as and when may be required or when called upon by the Owners/Lessees to form the Organization, as stated herein and/or admit and enroll the Tenants as the member of the Organization.

4. PARTIES COVENANTS AND UNDERTAKINGS

4.1. The Tenants hereby agree, covenant and undertake as follows:

4.1.1. Not to encumber, mortgage, create a charge upon, lien, trust, sale, gift, give on lease or tenancy, leave and license, induct any third party into or create any other rights of any nature whatsoever in respect of the New Premises or any part thereof and the New Car Parking Space/s or any part thereof, without prior written intimation to the Owners/Lessees (till the time the Organization is formed) and then to Organization as and when the same is formed. However, the same shall be strictly as per the terms of this Agreement;

4.1.2. That the Tenant shall not interfere with or cause any unnecessary obstruction or hindrance in the development/re-development of the said Property and shall occupy the New Premises and New Car Parking Space without any obstruction or hindrance from the Owners/Lessees or any one lawfully or equitably claiming by, through or under him as per the terms of this Agreement.

To use the New Premises i.e. for residential use and the New Car Parking Space for the purpose for which the same are allotted. The Tenants shall not use the same for any other purpose or in the manner which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the New Building and shall not store any hazardous substances or shall not use the same for any dangerous, illegal or immoral purpose;

4.1.4. The Tenants shall not interfere in any manner in any work of development or construction and save and except what is stated in this Agreement, the Owners/Lessees alone shall have full control, absolute authority and say over the open spaces, terraces, infrastructure facilities, common areas and facilities and/or any other common facilities to be provided.

It is expressly agreed that the covenants of this Agreement are running with the New Premises and the New Car Parking Space and hence will continue and be applicable to the new purchaser/lessee/ licensee/occupant of the New Premises and the New Car Parking Space, and the Tenants undertake/s to expressly include the same vide a specific term in the new agreement for sale/lease/leave



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 For N. R. AGARWAL INDUSTRIES LTD.
[Signature]
 Authorised Signatory

and license or otherwise between the Tenants and the proposed transferee/ lessee /licensee.

4.2. The Owners/Lessees hereby agree, covenant and undertake as follows:

4.2.1. In the event any breakages and/or leakages arise due to faults in the construction carried out by the Owners/Lessees and/or any structural defect or other defects on account of workmanship, quality or provision of service are found during the defect liability period i.e. five years from the date of Intimation of Possession, then upon the same being brought to the notice of the Owners/Lessees, the Owners/Lessees hereby agree to rectify such leakage and/or breakage and/or defect at its own costs and expenses within a period of 30 (Thirty) days from the date of receipt of written intimation to that effect. Provided that, such leakage/breakage/defect is not caused by any additions and/or alterations of whatsoever nature done by the Tenants contrary to the approved plan or as a result of any other act of omission or commission of the Tenants.

4.2.2. The entire construction costs including (but not limited to) those payable to the Architects, R.C.C. Consultants and all other consultants appointed by the Owners/Lessees, the bills of the various contractors appointed by them, the wages/ dues of the workmen, bills of suppliers, and all other charges, fees and deposits to be paid to the concerned authorities for the construction work, costs for procuring TDR/ FSI, and any other costs / charges including but not limited to property taxes (during construction period), non-agricultural taxes, financing costs / borrowing costs, with respect to the said Land and development of the building in terms of this Agreement shall be borne and paid solely by the Owners/Lessees and any escalations therein shall be borne by the Owners/Lessees.

5.

REPRESENTATIONS OF THE TENANTS

The Tenants hereby represent and warrant as follows:

5.1.1. The Tenant declares that save and except the Tenants nobody else has any claim, right, title and/or interest in the said Premises and that the Tenants alone are entitled to enter into this Agreement. The Tenants alone are in exclusive use, occupation and possession of the said Premises. The Tenants have not committed breach of any tenancy rights and the same is valid, existing and subsisting.

5.1.2. The Tenants have received full and complete information relating to the development / redevelopment of the said Property and the Owners/Lessees have disclosed to the Tenants full material particulars regarding the scheme of



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redevelopment:

- 5.1.3. The Tenants have been shown the said Plan of the New Building including the floor plan of the New Premises;
- 5.1.4. The Parties have good right, full power and absolute authority to enter into and implement the transaction contained herein with or without modification and the Tenants have full right to surrender and hand over vacant and peaceful possession thereof to the Owners/Lessees as contained herein;
- 5.1.5. The Tenants do hereby represents, warrants, declares, confirms and covenants as follows:

- (a) To maintain the New Premises at the Tenants' own costs in good tenantable repair and proper condition from the date of the receipt of the possession by the Tenants.
- (b) Not to modify, change, alter, or cause to be done anything in or to the staircase/ passages/ any other common areas and maintenance in the New Building without the prior consent of the Owners/Lessees.
- (c) Not to undertake any structural changes in the New Premises without the prior written consent of the Owners/Lessees and the concerned authority.
- (d) Not to store in the said New Premises and / or New Car Parking Space any goods which are hazardous, combustible or of dangerous nature. Not to store any such goods as may be objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors (not including furniture, fixtures and other household necessities) which may damage or likely to damage the staircases, common passages or any other part of the New Building in which the New Premises would be located, including entrances of the New Building.



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- (e) Not to make any changes to the windows or otherwise to the said New Premises, which would cause any change to the external façade of the New Building without prior written consent of the Owners/ Lessees.
- (f) Not to make any changes to the common area/lobby and structural changes in the New Building. The Tenants shall not change the location of the plumbing or electrical lines in the New Premises/ Building.

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For N. R. AGARWAL INDUSTRIES LTD.

[Signature]

Authorized Signatory

- (g) Not to demolish or cause to be demolished the said New Premises or any part thereof, nor at any time make or cause to be made any structural addition or alteration in or to the New Premises or any part thereof, nor any alteration in the elevation and outside color scheme of the New Building and shall keep the portion, sewers, drains pipes in the New Premises and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the New Building and shall not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or PCC, pardis or other structural members in the New Premises.
- (h) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the New Premises in the compound.
- (i) To clear and pay the local taxes, development charges, property taxes water charges, insurance and such other taxes, fees, levies, if any, which are imposed by the concerned local authority and / or government and / or other public authority with respect to the New Premises chargeable / leviable subsequent to Occupation Certificate and Building Completion Certificate.
- (j) The Tenants shall pay and discharge all their liabilities or share towards maintenance, outgoings or expenses including all taxes levied by the MCGM, proportionate charges towards common areas and maintenance, and other charges and taxes as may be applicable from the date of Intimation of Possession.
- (k) Tenants shall abide by the bye-laws of the Organisation (as amended from time to time) and/or any other laws, rules, regulations.



5.2. The Owners/Lessees hereby represent, warrant, declare, confirm and covenant that the Owners/Lessees have leasehold rights in the said Land and is entitled to carry out development upon the said Land.

6. **NOTICES**

6.1. All notices to be served on the Tenants and the Owners/Lessees shall be deemed to have been duly served if personally delivered or sent to him/her by Registered Post A.D at his/her address specified below:-

6.2. The address for service to Tenants shall be:

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M. G. Agarwal

[Signature]

Address: 412, Raheja Plaza
15-B, Shah Industrial Estate
Off Veera Desai Road
Opposite Yeshraj Studio
Andheri (W), Mumbai-400 053.

6.3. The address for service to Owners/Lessees shall be:

Address: 807-808, 8th Floor, 'B' Wing, Hubtown Solaris, Opposite
Teli Gully, N S Phadke Marg, Andheri (East),
Mumbai - 400069.

7. ENTIRE AGREEMENT

7.1. The terms of this Agreement are the entire agreement and understanding with respect to the subject matter hereof and supersedes all prior discussions or representations between the parties and all agreements entered into between the Parties.

7.2. No change, modification, or termination of any of the terms, provisions, or conditions of this Agreement shall be effective unless made in writing and signed by all signatories to this Agreement.

8. MISCELLANEOUS

The stamp duty and registration charges to the extent of an area equivalent to said Premises and one car parking shall be borne and paid by the Owners/ Lessees. The Tenants shall bear and pay the stamp duty for the additional carpet area forming part of the New Premises and two car parking spaces.

8.2. Permanent Account numbers of the Parties hereto are as under:

8.2.1. Mr. Abhay Chandak: ACTPC1243Q;

Mr. Aditya Chandak: ADSPC7258D;

8.2.2. (1) Mr. Gajendra. N. Agarwal: AAVPA0050B

(2) Mrs. Meena G. Agarwal: ADAPA5628B

8.2.3. The Owners/Lessees hereby agrees and undertake that they shall not assign/ encumber and/ or transfer the benefits of this Agreement nor any right or obligation hereunder to any person or persons during the subsistence of this Agreement.

8.2.4. This Agreement shall be subject to jurisdiction of the Competent Courts in Mumbai only.

8.2.5. If at any time, any provision of this Agreement shall become and/ or shall be held to be illegal, invalid or unenforceable in any respect under any law, then the legality, validity or



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(Signature)

M. G. Agarwal

(Signature)

enforceability of the remaining provisions of this Agreement shall not in any way be affected, impaired or invalidated.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the said Land)

All that piece and parcel of land admeasuring about 1,006 square yards equivalent to 838.10 square meters and bearing plot No.18, New Survey No. 107/18 and CTS No. 302 of Village Juhu situate, lying and being at 11th Road, Juhu, Mumbai – 400 049 along with the structure standing thereon and bounded as follows:

On the North : Land bearing CTS Nos. 303 and 304 of Village Juhu
On the South : Land bearing CTS No. 301 of Village Juhu
On the East : Land bearing CTS No.274 of Village Juhu
On the West : N.S. Road No.11

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the New Premises and the New Car Parking Space)

Two flats being one flat admeasuring about 1960 square feet equivalent to 182 square meters of carpet area on 7th floor from the ground floor of the New Building and the other flat admeasuring about 2230 square feet equivalent to 207 square meters of carpet area on 8th floor from the ground floor of the New Building, aggregating to 4,190 square feet equivalent to 389.30 square meters of carpet area together with 3 (three) covered car parking space(s) on the lower basement floor in the New Building.

IN WITNESS WHEREOF the Parties above-named have hereunto set out and subscribed their respective hands and seal on the day and year first hereinabove written.



SIGNED AND DELIVERED
BY Mr. Abhay Chandak in
the presence of ...

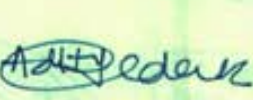
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SIGNED AND DELIVERED
BY Mr. Aditya Chandak
in the presence of ...

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SIGNED AND DELIVERED
by the Tenants
Mr. Gajendra N. Agarwal



) *Agarwal*
)
) *M. G. Agarwal*

Mrs. Meena G. Agarwal
in the presence of ...



1. *[Signature]*

2. *[Signature]*

SIGNED AND DELIVERED
by the Confirming Party
N R Agarwal Industries Limited
Through its Authorized Signatory
Shri Srinivas Iyengar
Duly authorized through resolution
passed in the board meeting held on
12-02-2020
in the presence of ...

)
) For N. R. AGARWAL INDUSTRIES LTD.
)

[Signature]

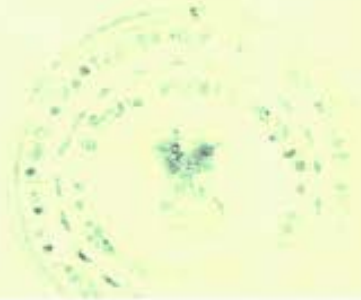
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1. *[Signature]*

2. *[Signature]*



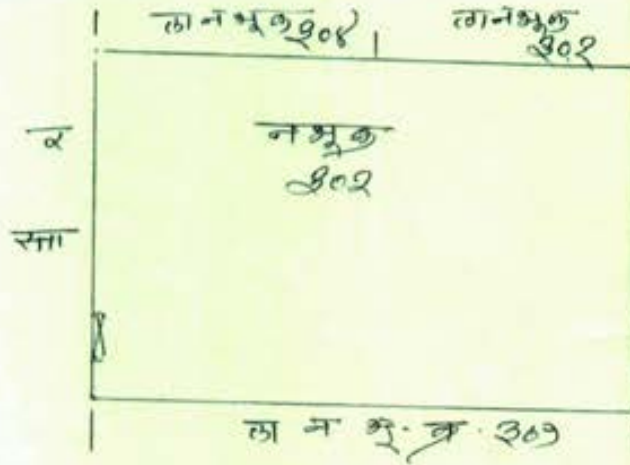
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Annexure - A

अर्जदार श्री. डा. डी. लुमार मिश्रा यांचा दिनांक 20/09/2019 चे विनंती अर्जावरून नगर भूमापन मुंबई ता. अंधेरी येथील न.भू.क्र. १९२ चे मुळ आलेख पुनर्विलोकन आलेख क्र. १६ / ट्रेसिंग क्लॉथ क्र. / मो. र.नं. वरून तयार केलेल्या नकाशाची कारणापूरती नक्कल.

नगर भूमापन : मुंबई
तालुका : अंधेरी
जिल्हा : मुंबई उपनगर



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- सदरची नक्कल मूळ नगर भूमापन आलेख / छापील आलेख / पुनर्विलोकन आलेखावरून देणेत आली आहे.
- सदरची नक्कल मूळ नगर भूमापनाचे वेळेची जागेची परिस्थिती दर्शविते / पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली परिस्थिती दर्शविते.
(जेथे शक्य आहे त्या ठिकाणी मूळ नगर भूमापनाचे वर्ध अथवा पुनर्विलोकन कोणत्या काळावधीसाठी करणेत आले याबाबत तपशील नमूद करावा.)
- सदरची नक्कल जागेवरील अद्यावत स्थिती नाही. जागेवरील अद्यावतस्थिती दर्शविणाऱ्या नकाशासाठी मोजणी करून घेणे आवश्यक आहे.

टीप : सदरचे नकाशांमध्ये त्रुटी साईचे बांधकामे व काळ्या साईचे बांधकामे आहेत.

तयार करणार. व. व. व. विडेबाब
तपासणी करणार.



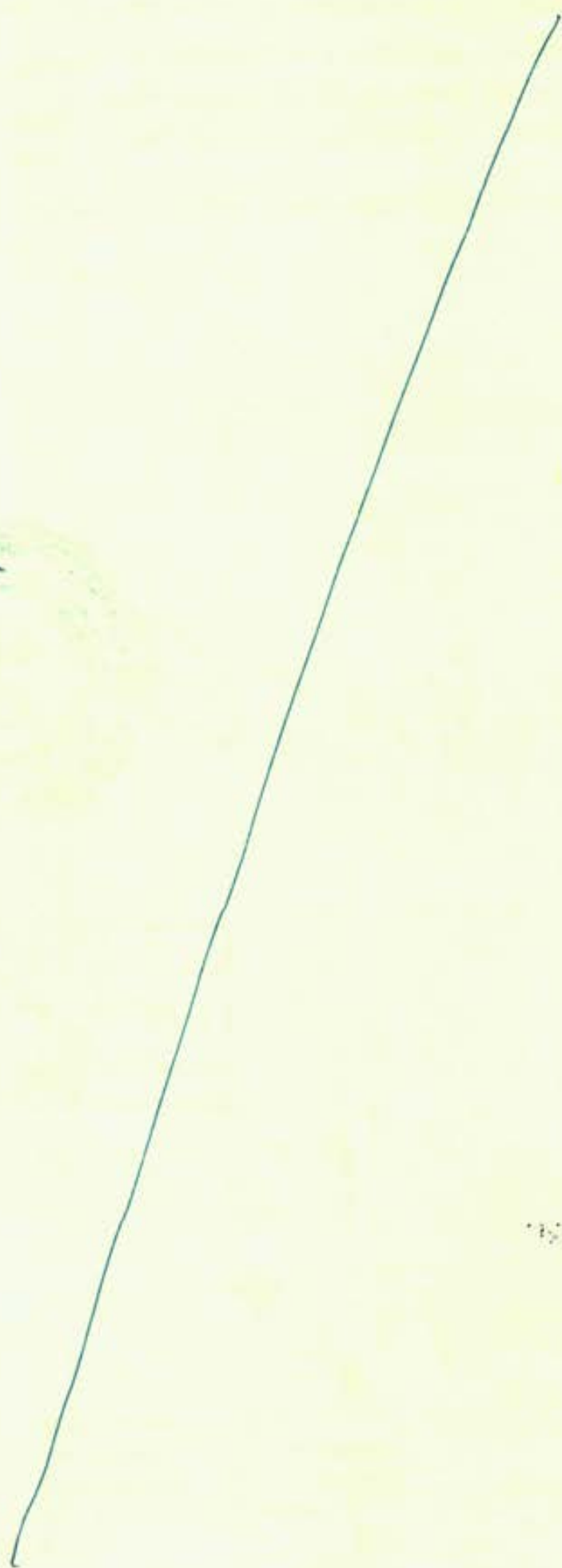
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अर्ज क्रमांक १५०३ एकूण नोंदी / नकाशे
अर्ज दाखल दिनांक २०/०९/२०१९ नक्केचे शुल्क ५०१
नक्कल तयार दिनांक ३०/११/२०१९ कागद फी ५१
नक्कल दिल्याचा दिनांक १/१२/२०१९ एकूण फी ५५१

प्रमु. थालिपाक
- न. भ. अ. विलेपार्ले,

सत्य - प्रतिलिपी

नगर भूमापन अधिकारी, विलेपार्ले



ANNEXURE - B

DUPLICATE

SHARE CERTIFICATE

Certificate No. 83

Member's Reg. No. 98

Vithalnagar Co-operative Housing Society Limited

Vile Parle (West), Mumbai 400 056.

AUTHORISED SHARE CAPITAL Rs. 2,00,000/-

Divided into 4,000 Shares of Rs. 50/- each

(Registered under the Section 10 of Bombay Act VII of 1925)

(Regd. No. B-326 of 1947)

This is to Certify that Smt. KAUSHALYABAI BAJAJ

is / are the Registered Holder(s) of 5 (Five) Shares of Rupees Fifty each
Numbered 96 to 100 both inclusive,
subject to the Bye - Laws of the society for the time being in force and that
the sum of Rupees Fifty only has been paid up, in respect of each of the said Shares.

Given under the Common Seal of **Vithalnagar Co-operative Housing
Society Limited** Regd. No. B - 326 of 1947 Vile Parle (West), Mumbai

this EIGHTH day of NOV 1992



[Signature]
Secretary

[Signature]
Chairman

THESE SHARE CERTIFICATES ARE ISSUED TO MEMBERS OF SOCIETY IN LIU OF THE
SHARES HELD BY THEM ON 31.3.96. THIS CANCELS ANY OTHER SHARE CERTIFICATE
HELD BY A MEMBER HERE INBEFORE.

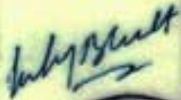


[Handwritten signature]
MGA/w2

For N. R. AGARWAL INDUSTRIES LTD.

[Signature]
Authorized Signatory

बदर - १८		
2302	32	10
2020		

Memorandum of Transfers of the within mentioned shares

DATE OF TRANSFER	NO. OF TRANSFER	TO WHOM TRANSFERRED	Signature of	
			HON. SECRETARY	CHAIRMAN
7/5/19		AS PER M.C. MEETING HELD ON 7 th MAY 2019 ABHAY CHANDAK ADITYA CHANDAK	 	



बदल - १.६		
2302	33	८०
२०१०		

Asrawal
M. H. Poewal

For N. R. AGARWAL INDUSTRIES LTD.


Authorized Signatory

AS

THE VITHALNAGAR CO-OP HOUSING SOCIETY LTD.

(Regd No : B-326 of 1947)

Cabin No. 12, 2nd Floor, Jaihind Club, Plot No.51, Jaihind Society, N. S. Road No. 11,
J.V.P.D. Scheme, Vile Parle (West), Mumbai - 400 049.

Date: January 24, 2019

To,
Mrs.Kaushalya Bajaj
Flat No.12, Palm Crest TPS IV,
Crossing of Main Avenue,
Santacruz (West)
Mumbai 400 054.



Dear Madam,

We have received your letter dated 3.1.2019 seeking permission to transfer Plot-18. The Society grants permission to transfer and/or assign Plot-18 in favour of Shri Abhay Chandak and Shri Aditya Chandak subject to fulfilment of provisions of Maharashtra Co-operative Societies Act, the Rules thereunder, the provisions of our Society Bye laws and all amendments thereto till date as also resolutions passed from time to time till date. The same is also subject to all Government levies and taxes as applicable which will have to be borne by the Transferor member which please note.



Yours faithfully,

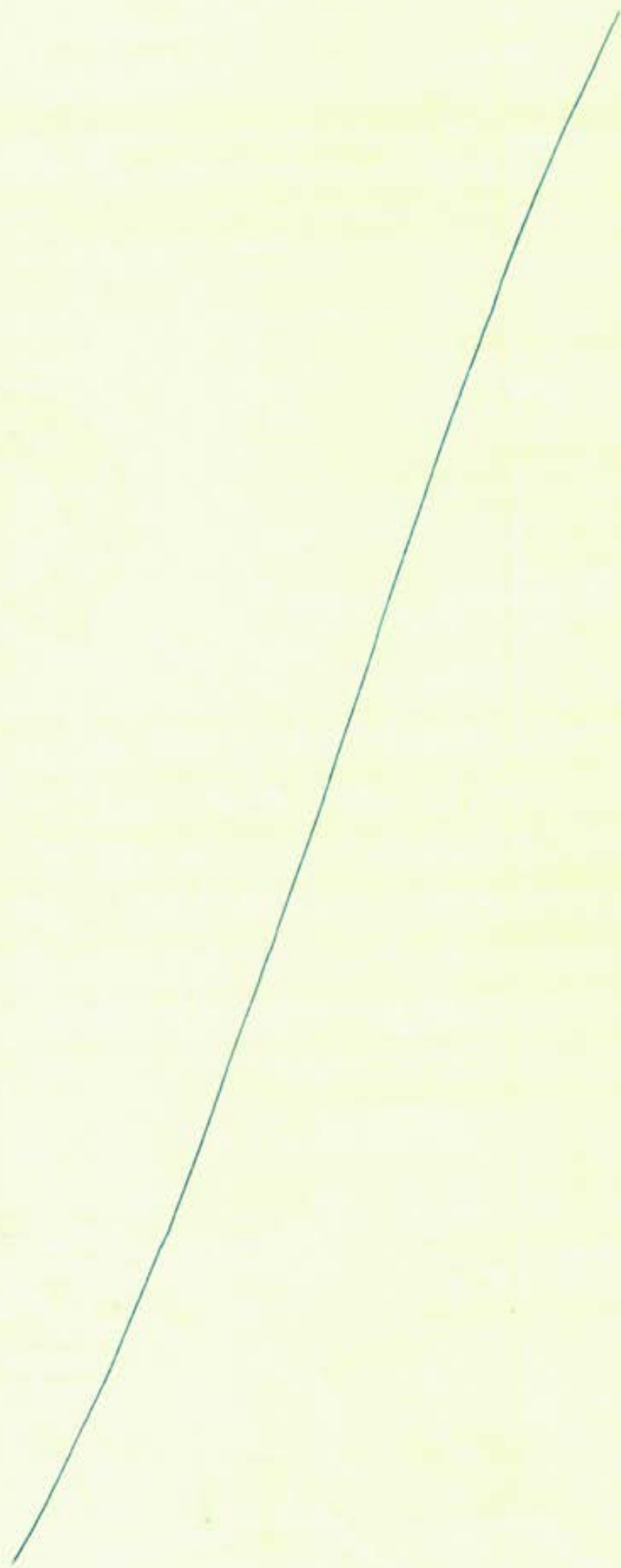
For THE VITHALNAGAR CO-OP. HSG. SCY. LTD.

CHAIRPERSON TREASURER HON. SECRETARY

बदर - १८		
२३७२	३६	८०
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For N. R. AGARWAL INDUSTRIES LI

Authorized Signat



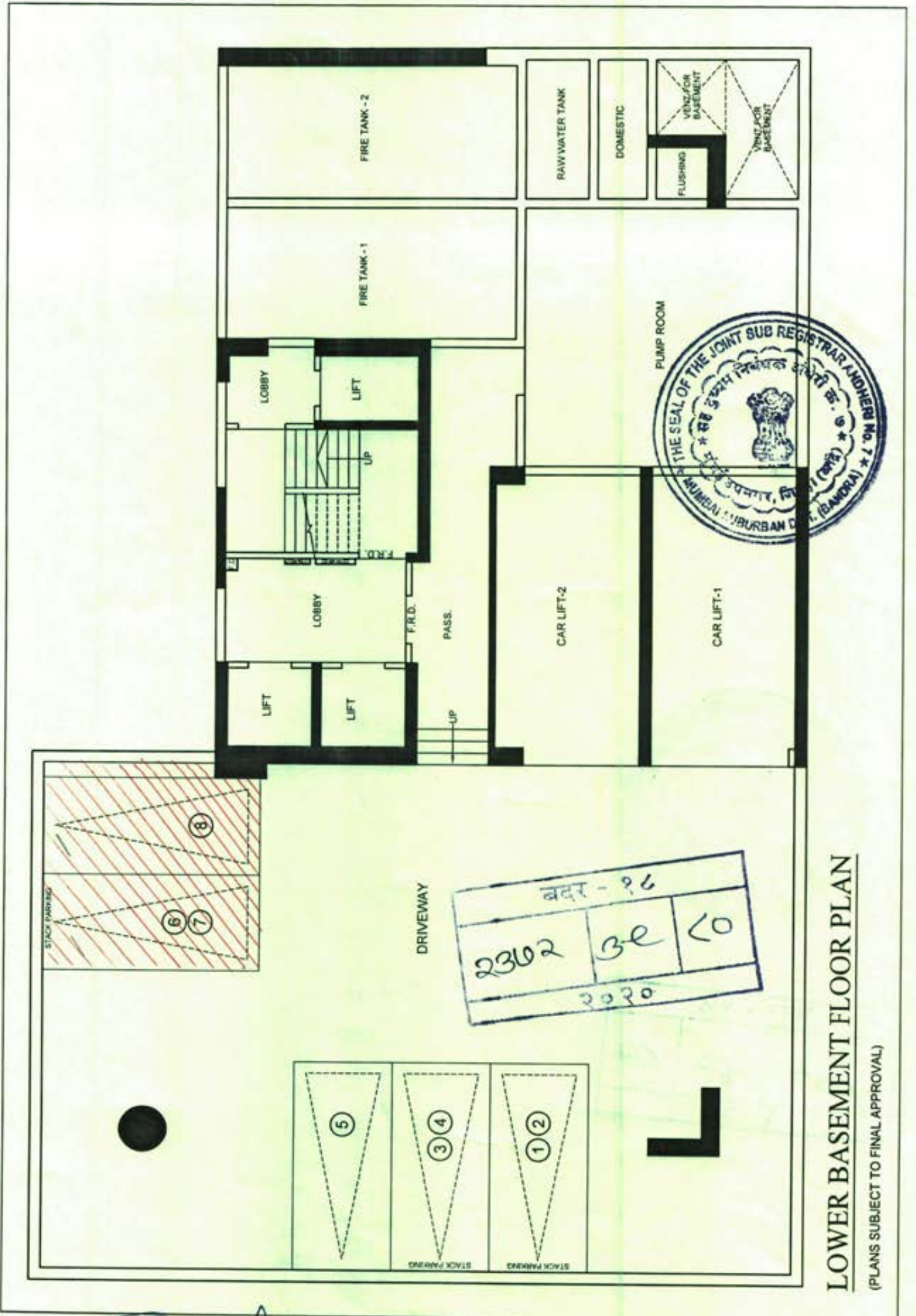


बदर - १८		
2302	BE	CO
३०३०		



बदर - १८		
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ANNEXURE - D1



बंदर - १६
 २३०२ ३६ ८०
 २०२०

LOWER BASEMENT FLOOR PLAN

(PLANS SUBJECT TO FINAL APPROVAL)

Abawal
नि. र. अ. अ. अ. अ. अ.

Handwritten initials and signature

Handwritten signature



बदर - १८		
2302	४०	८०
२०२०		

ANNEXURE - E

AMENITIES

1) Flooring

- Imported Marble Flooring @ Rs. 250/- per Sft. in the Living, Kitchen, Bedroom & Passages.

2) Kitchen –

- Wall tiles up to Beam Height
- Granite Kitchen Platform & Service Platform.
- Double Bowl Sink of Nirali brand with Hot & Cold mixer of Grohe or Equivalent Brand.
- Exhaust Fans of Havells Vento brand or Equivalent brand (auto).

3) Bathrooms -

- Flooring Tiles & Wall tiles (dado) upto Beam bottom
- Online water Heater of Stiebel brand or Equivalent brand.
- Flush valve of Grohe brand or Equivalent brand.
- CP fitting of Grohe brand or Equivalent brand.
- Sanitary Fitting of Toto brand or Equivalent brand.
- Exhaust Fan of Havells Vento brand or Equivalent brand (auto).

4) Electricals –

- Wiring shall be Polycab / RR brand or Equivalent brand
- Cable point and Telephone point shall be provided
- Switches / switch boards of Philips / Legrand brand or Equivalent brand
- Concealed copper wiring
- 3 Phase Meter
- Cat 6 wiring for broadband and security system

5) Doors –

- Fire rated decorative main door & safety grill door
- Veneer finish and PU polish (Matt) Main door
- Doors for bedrooms Laminate finish solid wood core doors @ 30mm thk.
- Waterproof bathroom doors
- Door locks will be MCM / Godrej brand or Equivalent brand

6) Windows –

- Granite window sill (all four sides)
- Slim line window – 2DGU glass
- Mosquito net for windows as part of sliding windows
- Brand – Jindal or equivalent

7) Air-conditioning –

- In Living room – 2 nos. of 2 tons each – Mitsubishi / Toshiba / Daikin brand – cassette AC along with fully installation and warranty certificate
- In Bed rooms – 1 no. of 1.5 tons - Mitsubishi / Toshiba / Daikin brand– Split AC along with fully installation and warranty certificate

8) Plumbing –

- Internal – Concealed CPVC
- Looping and down take – UPVC

9) Painting –

- Internal Painting shall be of Nerolac / Asian Paint or equivalent brand.



बदर - १८		
2302	४९	८०
२०२०		

Agarwal
N.R. Agarwal

[Handwritten initials]

For N. R. AGARWAL INDUSTRIES LTD

[Handwritten signature]
Authorized Signatory



बदल - १८		
२३७२	४२	८०
२०२०		

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

ABHAY SHYAMSUNDER CHANDAK
SHYAM SUNDER GANESHIDAS CHANDAK

02/08/1980
 Permanent Account Number
ACTPC1243Q


 Signature





13072011

Shyam Sunder



बदर - १८		
२३०२	४३	८०
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भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/29856/00541

To,
अभय श्यामसुन्दर चांदक
Abhay Shyamsunder Chandak
S/O: Shyamsunder Chandak
C-501, Vastu CHSL, Plot No. 49
Military Road
Near Devanand Bunglow Juhu
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9820293260

Ref: 565 / 30U / 170970 / 171084 / P



SA423293538FT



आपला आधार क्रमांक / Your Aadhaar No. :

5374 9027 6157

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अभय श्यामसुन्दर चांदक
Abhay Shyamsunder Chandak
जन्म तारीख / DOB: 02/08/1980
पुरुष / Male



5374 9027 6157

माझे आधार, माझी ओळख

Alison

बदर - १८		
2302	४४	८०
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सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: वडिवरचे/अईचे गव
कमलसुंदर चव्हाण, पो. 501, बंदरा
सीएचएसएल, प्लॉट नं. 49, वडिवर
रोड, देवानंद बंगला जवळ, उड. मुंबई,
उड. मुंबई, महाराष्ट्र, 400049

Address: S/O Shyamsunder Chandak,
C-501, Vastu CHSL, Plot No. 49, Military
Road, Near Devanand Bunglow, Juhu,
Mumbai, Juhu, Mumbai, Maharashtra,
400049

5374 9027 6157



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www

www.uidai.gov.in

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भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/29856/00527

To
अदिच्या चांदक
Aditya Chandak
S/O: Saroj Chandak
C-501, Vastu Apartment
Military Road
Near Devanand Bungalow Juhu
Mumbai
Juhu Mumbai Mumbai
Maharashtra 400049
9833775805

Ref: 565 / 30U / 170993 / 171084 / P



SA423293762FT



आपला आधार क्रमांक / Your Aadhaar No. :

7377 8640 0214

माझे आधार, माझी ओळख



भारत सरकार
Government of India



अदिच्या चांदक
Aditya Chandak
जन्म तारीख / DOB : 09/02/1984
पुरुष / Male



7377 8640 0214

माझे आधार, माझी ओळख



Aditya Chandak

बदर - १८		
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२०२०		



सूचना

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

300 / 170993

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: वडोदर/आईये नाव: सरोज
वाडोदर-५०१, वास्तू अपार्टमेंट,
मिनिस्ट्री रोड, देवानंद बंगला जवळ,
मुंबई-४०००४९, महाराष्ट्र.

Address: S/O: Saroj Chandak, C-501
Vastu Apartment, Military Road, Near
Devanand Bungalow, Juhu, Mumbai, Juhu,
Mumbai, Maharashtra, 400049

7377 8640 0214

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वडोदर - १८		
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२०३०		

आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA S CHANDAK
SHYAMSUNDERI GANESHIDAS CHANDAK
09/02/1984
 Permanent Account Number
ADSPC7258D

 Signature

भारत सरकार
GOVT. OF INDIA


 भारत सरकार
 09022011

Aditya Chandak



बदर - १६		
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२०२०		





भारत सरकार

GOVERNMENT OF INDIA



मीना गर्जेद्र अग्रवाल

Meena Gajendra Agrawal

जन्म तारीख/ DOB: 03/11/1961

महिला / FEMALE



6350 9635 0674

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 22/03/2017

पत्ता:

पतीचे नांव: गर्जेद्र नगीन अग्रवाल, 18,
कौशल्या, 3 फ्लोर, 11 रोड, एन.एस.रोड,
जुहु स्कीम, जुहु विठ्ठल नगर, मुंबई, मुंबई,
महाराष्ट्र - 400049

Address

W/O: Gajendra Nagin
Agarwal, 18, Kaushalya, 3rd
Floor, 11th Road, N.S.Road,
Juhu Scheme, Juhu Vitthal
Nagar, Mumbai, Mumbai,
Maharashtra - 400049

MGA Agrawal



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



बदर - १६		
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भारत सरकार

GOVERNMENT OF INDIA



गजेंद्र नगीन अग्रवाल

Gajendra Nagin Agarwal

जन्म तारीख/ DOB: 15/01/1959

पुरुष / MALE



7624 4689 4323

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 22/03/2017

पत्ता:

वडिलाचे/आईचे नांव: नगीन राधाकिशन
अग्रवाल, 18, कौशल्या, 3 फ्लोर, 11
रोड, एन.एस.रोड, जुहु स्कीम, जुहु विठ्ठल
नगर, मुंबई, मुंबई,
महाराष्ट्र - 400049

Address

S/O: Nagin Radhakishan
Agarwal, 18, Kaushalya, 3rd
Floor, 11th Road, N.S.Road,
Juhu Scheme, Juhu Vitthal
Nagar, Mumbai, Mumbai,
Maharashtra - 400049



help@uidai.gov.in

WWW

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

वट्टर - १६		
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Agarwal

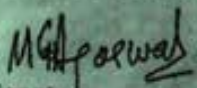
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MEENA GAJENDRA AGARWAL
BANSILAL JHAAVERI
03/11/1961
 Permanent Account Number
ADAPA5628B




 Signature


Meena Gajendra Agarwal



बदर - १८		
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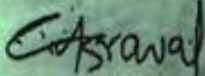
आयकर विभाग
INCOME TAX DEPARTMENT





भारत सरकार
GOVT. OF INDIA

GAJENDRA NAGINDAS AGARWAL
N R AGARWAL
15/01/1959

Permanent Account Number
AAVPA0050B


 Signature

G. Agarwal



बदर - १६		
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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF N R AGARWAL INDUSTRIES LIMITED HELD ON FEBRUARY 12, 2020 AT THE REGISTERED OFFICE AT 502-A/501-B, FORTUNE TERRACES, 5TH FLOOR, OPP. CITY MALL, ANDHERI WEST, MUMBAI - 400053.

The Chairman informed that NR Paper & Boards Limited and Suman Paper & Boards Limited jointly held tenancy rights in residential premises at Flat no. 3, 3rd and 4th Floor, Kaushalya, 11th Road, Juhu, Mumbai - 400049 ("Said Premises"). Pursuant to an Agreement of Transfer dated February 02, 1994 the said tenancy rights were transferred to Mr. Gajendra Agarwal and Mrs. Meena Agarwal the said premises. Pursuant to an order dated 02nd February, 2007 passed by Bombay High Court, these Companies were amalgamated with N R Agarwal Industries Limited. The said premises are now undertaken for redevelopment by Mr. Abhay Chandak and Mr. Aditya Chandak. Mr. Gajendra Agarwal and Mrs. Meena Agarwal has requested N R Agarwal Industries Limited to become confirming party for execution of Permanent Alternate Accommodation Agreement to be executed for redevelopment of the said premises. The Board after discussion passed the following resolution unanimously.

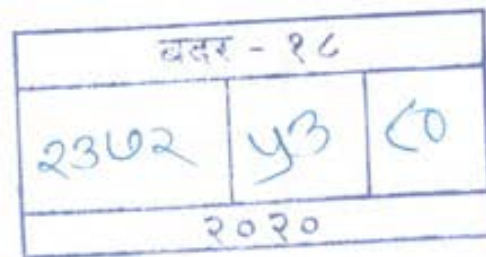
"RESOLVED THAT the Company hereby authorized Shri Srinivas Iyengar, Sr. Manager-HR & Admin, authorized representative of the Company to sign and execute the Permanent Alternate Accommodation Agreement and such other documents as may be required in the capacity of confirming party.

RESOLVED FURTHER THAT a certified copy of the said resolution be furnished to the appropriate authorities wherever required."

CERTIFIED TO BE TRUE

For N R Agarwal Industries Limited


 Pooja Dafary
 Company Secretary & Compliance Officer
 Membership No. A38024
 502-A/501-B, Fortune Terraces,
 5th Floor, Opp. City Mall,
 New Link Road, Andheri (West)
 Mumbai - 400053





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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

N R AGARWAL INDUSTRIES LIMITED



08/12/1993

Permanent Account Number

AAACN7721N

26072006



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
चौधी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
4th Floor, 'A' Wing, Trade World,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

बदर - १८		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AANPI7269Q

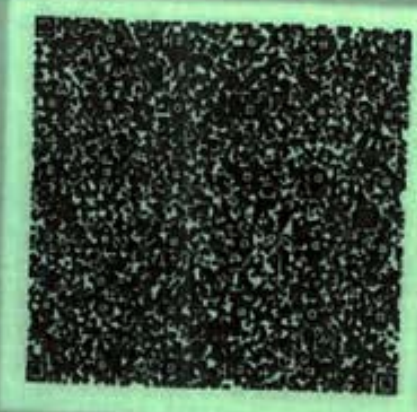
नाम/ Name
SRINIVAS K IYENGAR

पिता का नाम/ Father's Name
KRISHNAPRASAD NUGHEHALLY

जन्म की तारीख/
Date of Birth
14/12/1972

हस्ताक्षर/ Signature

28042019



बदर - १८		
2302	YE	10
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पु./स्त्री	क्र.सं.	महिला व खोली नं.	मतदाराचे नांव (वडील आई किंवा पतीचे नांवासह)	पु./स्त्री	वय	अ.नं.	महिला व खोली नं.	मतदाराचे नांव (वडील आई किंवा पतीचे नांवासह)	पु./स्त्री	वय
			कौशल्या							
स्त्री	३१२	प-१	शाह शांतिलाता शोभागचंद	पु.	७८	३५३	त-२	कौर परमजीत अवतार	स्त्री	३७
पु.	३१३	प-१	शाह राजेंद्र शांतिलाल (२)	पु.	४१	३५४	त-१	पंचामृत	स्त्री	५८
स्त्री	३१४	प-१	शाह प्रभा राजेंद्र	स्त्री	४०	३५५	त-१	भट प्रतिभा राजेंद्र	पु.	३१
पु.	३१५	प-१	शाह पारस शांतिलाल (१)	पु.	३६	३५६	त-१	भट मलय राजेंद्र	स्त्री	२७
पु.	३१६	प-१	शाह प्रिती पारस	स्त्री	३१	३५७	त-१	भट गिता मलय	पु.	५५
पु.	३१७	दु-१	राज निरेन कल्याणजी (३)	पु.	५२			भट पांडू हरी	पु.	५५
पु.	३१८	दु-१	राज आशा विरेन	स्त्री	४१	३५८	त-१	स्वीटी		
पु.	३१९	दु-१	राज रूपा विरेन	पु.	१८	३५९	त-१	चंडोक भूपींदरसिंग मखनसिंग	पु.	५५
पु.	३२०	दु-१	गोसावी जगन्नाथ तुकाराम	पु.	३०	३६०	त-१	चंडोक त्रमिंदरकौर भूपिंदरसिंग	स्त्री	४९
पु.	३२१	दु-१	पेजल चंद्रकांत गुणाजी (४)	पु.	१८	३६१	त-१	चंडोक बलविंदरसिंग भूपिंदरसिंग	पु.	२८
पु.	३२२	दु-१				३६२	त-१	चंडोक अमृतपालसिंग भूपिंदरसिंग	पु.	२५
पु.	३२३	ति-१	आगरवाल मीना राजेंद्र	स्त्री	३३					
पु.	३२४	ति-१	मंडल उदयचंद्र दिगंबर	पु.	३४	३६३	त-१	गोपुरा		
स्त्री	३२५	ति-१	मुखीया राम मुन्नर	पु.	२८	३६४	त-१	हसरजानी गोपालदास हामानंद	पु.	५६
पु.	३२६	ति-१	मुखीया महेंद्र पून	पु.	१८	३६५	त-१	हसरजानी उषा गोपालदास	स्त्री	५१
पु.	३२७	त-१	सोहल प्लॉट - १९			३६६	त-१	हसरजानी शोभना गोपालदास	स्त्री	३०
पु.	३२८	त-१	सुजैत अन्नसिंह ब्रिशनसिंग	पु.	५५	३६७	त-१	हसरजानी नरेश गोपालदास	पु.	२७
पु.	३२९	त-१	सोहल धरमसिंग	पु.	८०			कविर		
पु.	३३०	त-१	सोहल गुलबचणकौर धरमसिंग	स्त्री	७५	३६७	त-१	भूरजी ग्यानसिंग धरमसिंग	पु.	६०
पु.	३३१	त-१	सोहल हरजीतसिंग धरमसिंग	पु.	४५	३६८	त-१	भूरजी परमजीतकौर धरमसिंग	स्त्री	४७
पु.	३३२	त-१	सोहल जसविंदरसिंग धरमसिंग	पु.	२७	३६९	त-१	भूरजी मुखविंदरसिंग ग्यानसिंग	पु.	३०
पु.	३३३	त-१	सोहल अमरजीतकौर जसविंदरसिंग	स्त्री	२५	३७०	त-१	भूरजी मुखविंदरसिंग ग्यानसिंग	पु.	२५
पु.	३३४	त-१	सोहल तलवीरकौर हरजीतसिंग	स्त्री	४०	३७१	त-१	भूरजी कमलप्रोत मुखविंदर	स्त्री	२५
पु.	३३५	त-१	रुक्मिणी			३७२	त-१	भूरजी इकनालसिंग ग्यानसिंग	पु.	२३
पु.	३३६	त-१	कुमार बिहारीलाल बालकिशोरदास	पु.	६६			डिडॉन ग्रीला		
पु.	३३७	त-१	कुमार कमला बिहारीलाल	स्त्री	६३	३७२	त-१	डेंडोप्पा डॅनी	पु.	४६
पु.	३३८	त-१	कुमार रवी बिहारीलाल	पु.	४२	३७३	त-१	डेंडोप्पा गावा डॅनी	स्त्री	३०
पु.	३३९	त-१	कुमार निलम रवी	स्त्री	४२	३७४	त-१	शर्मा रामलाल	पु.	३५
पु.	३४०	त-१	कुमार समीर रवी	पु.	२८					
पु.	३४१	त-१	धवन			३७५	त-१	रणदिवे गजानन महादेव	पु.	६९
पु.	३४२	त-१	नरसी भवानजी	पु.	७०	३७६	त-१	रणदिवे सुधा गजानन	स्त्री	६०
पु.	३४३	त-१	नरसी जयवंती भवानजी	स्त्री	६६	३७७	त-१	रणदिवे समिर गजानन	पु.	३६
पु.	३४४	त-१	नरसी कल्याणजी	पु.	६८	३७८	त-१	रणदिवे शुभदा समिर	स्त्री	२९
पु.	३४५	त-१	नरसी चंदन कल्याणजी	स्त्री	६६			मोनी वीला		
पु.	३४६	त-१	नरसी चितू भवानजी	पु.	४८	३७९	त-१	चंडोक मनगोहनसिंग माखनसिंग	पु.	५६
पु.	३४७	त-१	नरसी अनुपमा चितू	स्त्री	४७	३८०	त-१	चंडोक कुलवीरकौर मनमोहनसिंग	स्त्री	४९
पु.	३४८	त-१	नरसी हिरेन कल्याणजी	पु.	४१	३८१	त-१	चंडोक रोनी मम्मोहनसिंग	स्त्री	२२
पु.	३४९	त-१	नरसी बीना हिरेन	स्त्री	३७			जयसिका		
पु.	३५०	त-१	नरसी कानन चितू	स्त्री	२१	३८२	त-१	सोपारकर के. एम.	पु.	८१
पु.	३५१	त-१	खळे रामजी माधव	पु.	७०	३८३	त-१	सोपारकर सुशिला के.	स्त्री	७६
पु.	३५२	त-१	खळे जानू रामा	पु.	५३			शमभर्ति		
पु.	३५३	त-१	अटेकर सुरेश	पु.	४०	३८४	त-१	गोयल रामभर्ती लालचंद	पु.	५६
पु.	३५४	त-१	सातोपे दयेंद्र जिमाजी	पु.	२२	३८५	त-१	गोयल राजीव लालचंद	पु.	२५
पु.	३५५	त-१	नीनी			३८६	त-१	गोयल राजीव लालचंद	स्त्री	२४
पु.	३५६	त-१	सिंग अवतार सूरजीत	पु.	४३			बदर अशाफ खीत		



बदर अशाफ खीत
 कनक-कुंज
 १३१०
 २०१९

बदर - १८
 २३७२ ५७ ८०
 २०२०





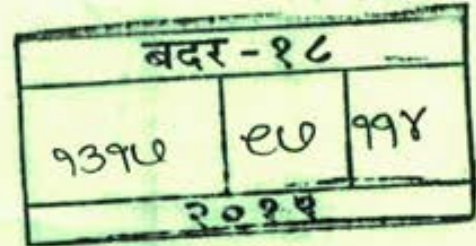
प्रारूप मतदार यादी 2019
राज्य - (एस 13) महाराष्ट्र

165 - अंधेरी पश्चिम विधानसभा मतदार संघ

यादी भाग क्रमांक : 250

26 कौशल्या नं.18 विठ्ठल नगर सोसायटी, 11 वा रोड, जे.व्ही.पी.डी. जुहू स्कीम विलेपार्ले प
ता. अंधेरी जि. मुंबई उपनगर पिनकोड 400056

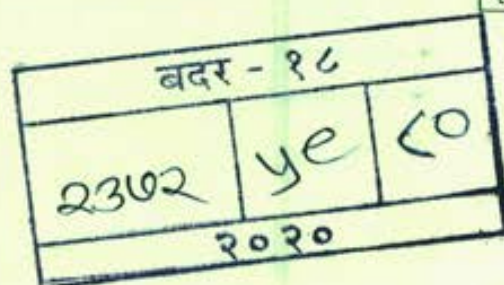
230 MT/08/038/0276510 मतदाराचे पूर्ण नाव : शाह शांतिलाल शाभागचंद वडीलांचे नांव : शाह शाभागचंद घर क्रमांक : प-1 वय : 100 लिंग : पुरुष Photo Available	231 KNF0807974 मतदाराचे पूर्ण नाव : शाह पारस शांतिलाल वडीलांचे नांव : शाह शांतिलाल घर क्रमांक : प-1 वय : 61 लिंग : पुरुष Photo Available	232 MT/08/038/0276511 मतदाराचे पूर्ण नाव : शाह प्रिती पारस पतीचे नांव : शाह पारस घर क्रमांक : प-1 वय : 56 लिंग : स्त्री Photo Available
233 KNF0804336 मतदाराचे पूर्ण नाव : शाह प्रज्ञा राजेंद्र पतीचे नांव : शाह राजेंद्र घर क्रमांक : प-1 वय : 65 लिंग : स्त्री Photo Available	234 KNF0804310 मतदाराचे पूर्ण नाव : शाह कुणाल राजेंद्र वडीलांचे नांव : शाह राजेंद्र घर क्रमांक : प-1 वय : 41 लिंग : पुरुष Photo Available	235 AJO5171475 मतदाराचे पूर्ण नाव : अग्रवाल गर्जेंद्र नागीन वडीलांचे नांव : अग्रवाल नागीन घर क्रमांक : 301/18 वय : 60 लिंग : पुरुष Photo Available
236 AJO5171467 मतदाराचे पूर्ण नाव : अग्रवाल मीना गर्जेंद्र पतीचे नांव : अग्रवाल गर्जेंद्र घर क्रमांक : 301/18 वय : 57 लिंग : स्त्री Photo Available	237 AJO5171483 मतदाराचे पूर्ण नाव : अग्रवाल निखार गर्जेंद्र वडीलांचे नांव : अग्रवाल गर्जेंद्र घर क्रमांक : 301/18 वय : 29 लिंग : पुरुष Photo Available	238 AJO5171491 मतदाराचे पूर्ण नाव : अग्रवाल नेहा गर्जेंद्र पतीचे नांव : अग्रवाल गर्जेंद्र घर क्रमांक : 301/18 वय : 33 लिंग : स्त्री Photo Not Available
239 AJO1007848 मतदाराचे पूर्ण नाव : शहा मौसमी कुणाल पतीचे नांव : शहा कुणाल घर क्रमांक : वय : 38 लिंग : स्त्री Photo Available	240 AJO1007855 मतदाराचे पूर्ण नाव : शहा नमन पारस वडीलांचे नांव : शहा पारस घर क्रमांक : वय : 32 लिंग : पुरुष Photo Available	241 AJO1007830 मतदाराचे पूर्ण नाव : शहा भविन पारस वडीलांचे नांव : शहा पारस घर क्रमांक : 11 वय : 29 लिंग : पुरुष Photo Available



01/01/2019 रोजी चे वय

मतदार नोंदणी अधिकारी, चांच्या द्वारे प्रकाशित

पृष्ठ क्रमांक : 28





Bill No. : 4

Date 2/2/2020

Tenant's Name Mr. Gajendra N. Agarwal
and Mrs. Meena G. Agarwal.
Rent of the House No. Flat No 3

Situated at Kaushalya building Plot No 18
July
and occupied by you as monthly tenant for

the month of Jan 20 20

Including all occupier's taxes Rs. 4000/-

E.E. Contents Received

Received by Abhay Chandak and Aditya Chandak

Date 2/2/2020 Signature Dyan

TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacate.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions made.
6. Tenants will not be allowed to rear any soft animals in the premises.
7. Tenants are not allowed to wash cook or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.

बंद - १८		
2302	६०	८०
२०२०		

RECEIPT

Date: 21/04/1996
 Bill No. 04

Name of the landlord Kaushalya Batai
 (Mrs. G.N. Agrawal (Proprietor))
 Tenant's name Sulam Paper & Boards Ltd over N.R. Patil's and Boreas U/s
 Rent of the House No. 03 Situated at 2nd & 3rd floor, Kaushalya Building
PLOT No 18, W.P.O. Scheme, N.T. Circle
 and occupied by you as monthly tenant for the month of March 1996
 including all occupier's taxes Rs. 4000/-
 E. E. & Contents Received

Recd. date: _____ Received by _____ Signature _____

Jayraj
 For Kaushalya Batai



बदर - १८		
9390	७२	998
२०१९		

बदर - १८		
2302	६९	८०
२०२०		



- १६		
2302	६२	८०
२०१०		



बंदर - १८		
१३१०	८०	११४
२०११		

BSES Limited

T-4

Tel: 022-2250 012731

ELECTR. CITY HOUSE, POST BAG NO. 6808, SANTACRUZ (EAST), MUMBAI 400 056



DATE	CONTRACT NO.	SCHEM	SCHEM	SCHEM
16-03-96	FEB-96	A11056993	17	01 01

SOUTH ZONE

SHRI G N ADARWAL
301 KAUSHALYA PLOT 18
N S RD NO 11 V PARLE WEST
BOMBAY 400049

NOTICE -
Please take notice that you have to pay the amount of Rs.

STAFF	METER NUMBER	PARENT METER	UNITS	METER RATE	ELECTRICITY CHARGE
	LF1 8115514		0	2000	1000

NOT APPLICABLE
The amount of Rs. 1000 (Ten Hundred Rupees) is due on account of electricity charges for the month of February 1996. The amount is due on account of electricity charges for the month of February 1996. The amount is due on account of electricity charges for the month of February 1996.

201 000	00	00	00	1200	1200
---------	----	----	----	------	------

1948162	00	00	00	1948162CR	1948162CR
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Receipt of Payment made by cheque is issued subject to realization of cheque.

[Signature]
GENERAL MANAGER

Payment received after 14-03-96 not accounted.
Produce receipt at counter for acceptance of full amount.

DATE FOR CURRENT MONTHS TO BE PAID ONLY	FOUND IN HOW MANY DAYS

PAYMENT TO BE MADE AT AUTHORIZED COLLECTION CENTRES ONLY AND OBTAIN RECEIPT
Please do not pay cash at site to any person towards the bill/other charges
IMPORTANT MESSAGES: (For detailed explanation of notes, please see overleaf)

REF NOTE-1 ASSESSED BILL

STAMP FOR OFFICE USE

A11056993 / 57

1697

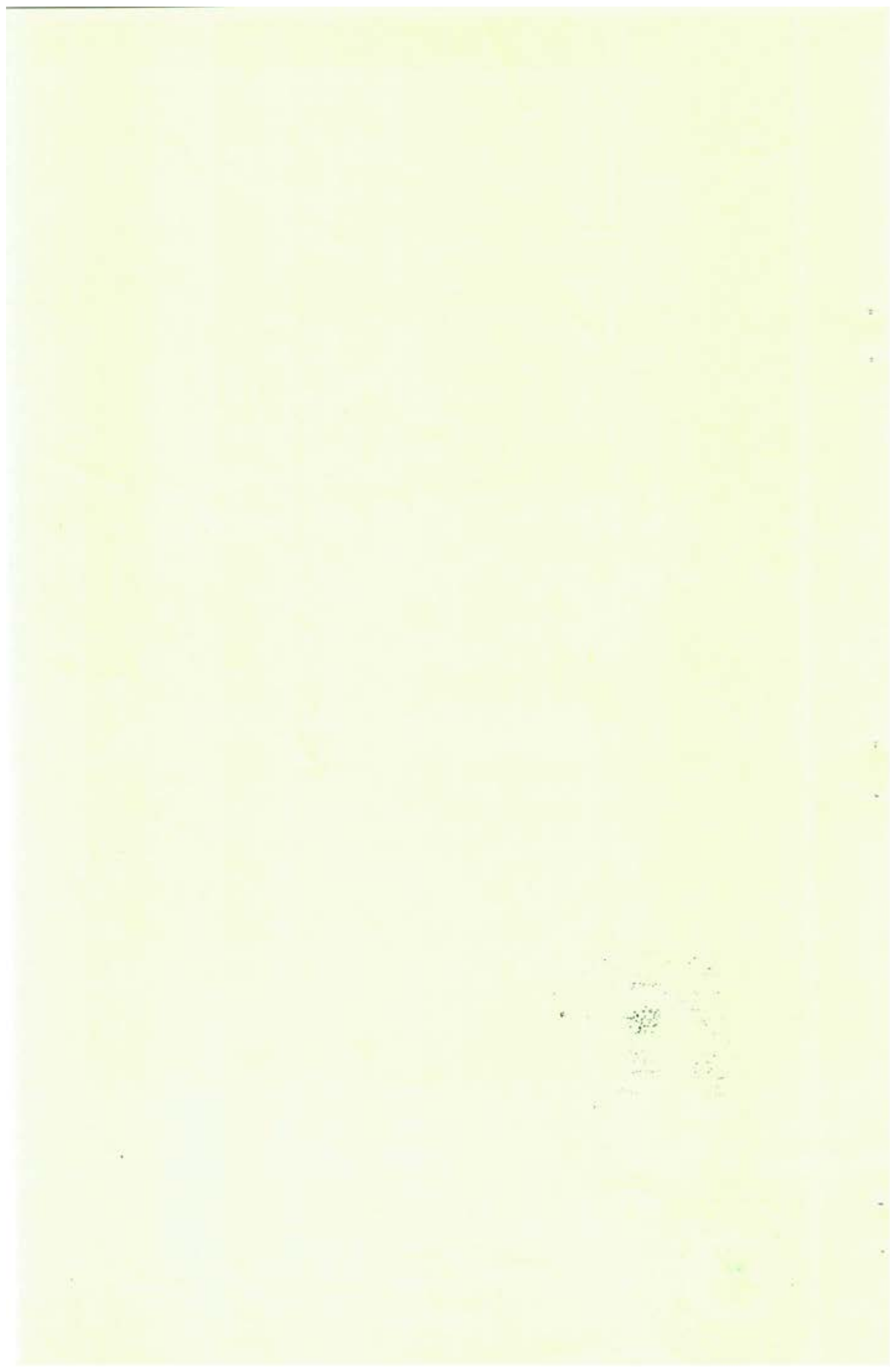
A 1105 6993

FEB-96 17 A 1105 6993 / 57



बदर-२८		
१३९७	८३	९९४
२०१९		

बदर-२८		
२३७२	६३	८०
२०२०		







24694

8.6711.31.12.91

PHOTOGRAPH OF OWNER

NAME: GAJENDRA NAGIN
AGRAWAL

SEX: MALE

PLACE OF BIRTH: BURHANPUR, M.P.

AGE: 15-1-1959 FIFTY NINE

CITIZENSHIP: CITIZEN OF INDIA

RESIDENTIAL ADDRESS: K. 85 & 194

DATE OF BIRTH: 17 FEBRUARY 1942

CITY: BOMBAY

SIGNATURE: [Signature]



बदर-१८		
9390	CU	998
२०१९		



बदर-१८		
2302	CU	८०
२०२०		





24094

8.6711.31.12.91.

PHOTOGRAPH OF HOLDER

NAME: GAJENDRA NAGIN AGRAWAL

SEX: MALE

PLACE OF BIRTH: BURHANPUR. M.P.

DATE OF BIRTH: 15-1-1959 FIFTY NINE

NATIONALITY: CITIZEN OF INDIA

IDENTIFICATION NUMBER: K.858194

DATE OF ISSUE: 14 FEBRUARY 1942

PLACE OF ISSUE: BOMBAY

Signature: [Handwritten Signature]



बदर - १८		
9390	८७	११४
२०१९		



बदर - १८		
2302	६६	८०
२०२०		



The power of service



Join us at www.swachhagraha.org to be part of our cleanliness drive



SCAN CODE TO PAY YOUR BILL VIA UPI Use any bank's UPI App

KPM/OC

adani Electricity

BILL OF SUPPLY RESIDENTIAL

G N AGARWAL
 301 KAUSHALYA PLOT 1B N S RD NO 11
 VPARLE WEST Mumbai 400049
 Mobile No. 98*****96
 Email ID
 Connected Load 8.00KW

To update your email ID and mobile no. call us on 19122.

24x7 Powerline
19122 We're listening.

CUSTOMER CARE CENTRE / CORRESPONDENCE ADDRESS
INTERNAL BRIEVANCE REDRESSAL CELL (IBRC)
RNA Corporate Park, Old Kalamandir, Near Collector's Office, Bandra (E), Mumbai - 400 051
Fax: 3009 6265

For power interruption complaint or restoration status
SMS POWER <9 digit account no. > to 7065313030 from any mobile no.
Give us a missed call on 1800 532 9998 from your registered mobile no.
Whatsapp POWER <9 digit account no. > to 9594519122 from any mobile number.

www.adanelectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on
1 2 3 4

Bill No. 1008288980 Bill Date 11-01-2020 Type of Supply THREE PHASE
Bill Distribution No. SOUTH/S21-BANDRA-JUHU /20/B03/013/013/006 Cycle No. 20

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Energy consumption			Energy charge (₹)	Fixed charge (₹)
			Present reading	Previous reading	Consumption (Unit kWh)		
LT1 (B)	277874	1	195775.00	195774.00	1.00	1.00	130.00
Total					1	3.00	130.00

TRACK YOUR CONSUMPTION (UNITS)

Oct-19	1
Sep-19	0
Aug-19	0
Jul-19	0
Jun-19	0
May-19	0
Apr-19	0
Mar-19	0
Feb-19	0
Jan-19	0

IMPORTANT MESSAGE

25 JAN 2020
 B01250979
 ₹ 150/-

Handwritten notes: KS, H22, 2011

ACCOUNT NO.
102176499

BILL MONTH
DEC-19

DUE DATE*
01-02-2020*

Electric Smiles

SMILES EARNED
200

DUE AMOUNT
150.00

NEW Earn Points on E-payments/ Cashless Payments. Please login to Adani Electricity Mobile App to view/redeem points (Electric Smiles) earned

DISCOUNTED BILL AMOUNT
Round sum bill payable (after discount of ₹ 1.55) on or before discount date 18-01-2020 ₹ 150.00

LATE PAYMENT BILL AMOUNT
Round sum bill payable (including DPC of ₹ 1.95) after due date 01-02-2020 ₹ 150.00 #

*Refer only to current bill amount. Previous balance is payable immediately. #Payable until one month after due date, thereafter interest applicable as per MERC tariff order.

Jan 19
SAMPADA P JAINT
Connector Mangemund Street
27, Vashi (East)



Electricity bill payments, now more convenient.

Introducing the GeniusPay outlet in your locality.

geniusPay PAYMENTS MADE SIMPLE

Adani is member of for status 'C' for cash, ₹ 200. Connected status. Auto paid to order id: CSO/183/2019/4980 dated 22.10.2019. For Advertisement, please contact us at info@adanelectricity.com

If paying by cheque, please remember: Cheque should be Account Drawee of local branch of any bank.



बंदर - १८		
2302	EX	60
२०२०		



The power of service

स्वच्छाग्रह

Join us at www.SwachhAgarh.org to be part of our cleanliness drive



SCAN CODE TO PAY YOUR BILL VIA UPI Use any QR / UPI App

adani Electricity

BILL OF SUPPLY RESIDENTIAL

G N AGARWAL
4D KAUSHLYA PLOT NO 1B VIHAR NGR N
S RD 11 JVPO VILEPARLE W MUMBAI
400056
Mobile No. 98*****01
Email ID ga*****ti@vsnl.net
Connected Load B.00kW

24x7 Powerline
19122 We're listening.

CUSTOMER CARE CENTRE / CORRESPONDENCE ADDRESS
INTERNAL GRIEVANCE REDRESSAL CELL (IGRC)
RNA Corporate Park, Old Kalamandir, Near Collector
Office, Bandra (E), Mumbai - 400 051
Fax: 3009 6263

www.adanielectricity.com
helpdesk.mumbaielectricity@adani.com

Join us on
10000

Bill No. 100218298981 Bill Date 11-01-2020 Type of Supply THREE PHASE
Bill Distribution No. SOUTH/SZ1-BANDRA-JUHU/20/B03/013/013/007 Cycle No. 20

YOUR CURRENT CONSUMPTION

Table with columns: Tariff, Meter number, Multiplying Factor (MF), Energy consumption (Present reading, Previous reading, Consumption (Units used)), Energy charge (₹), Fixed charge (₹). Total: 0, 0.00, 150.00

TRACK YOUR CONSUMPTION (UNITS)

Table with columns: Month, Units. Includes handwritten 'MGA' and a graph showing consumption over time.

IMPORTANT MESSAGE box with handwritten text: PAID 25 JAN 2020, Bot 250479, RS: 150/-



ACCOUNT NO. 102176513



BILL MONTH DEC-19



DUE DATE* 01-02-2020*

Electric Smiles

SMILES EARNED 220

DUE AMOUNT 150.00

NEW Earn Points on E-payments/ Cashless Payments. Please login to Adani Electricity Mobile App to view/redeem points (Electric Smiles) earned

DISCOUNTED BILL AMOUNT

Bill amount (after discount) 150.00
Bill amount (before discount) 150.00

LATE PAYMENT PENALTY

Bill paid on 25/01/2020
Due date 01/02/2020
Penalty amount 0.00



Electricity bill payments, now more convenient. Introducing the GeniusPay outlet in your locality.

geniusPay PAYMENTS MADE SIMPLE

Payment modes available: Cash, Cheque, Card, Online. Operational from 7AM to 11PM

Adani Electricity is a listed company. C for cash, E for cheque, C for card, O for online. For any information, please contact us at info@adanelectricity.com

If paying by cheque, please remember: Cheque should be Account Payee of local clearing and not crossed.

Handwritten stamp: 2302, 2020, and other markings.

6/13/21

16/13/21

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NAME OF APPLICANT: NAGIN RADNA -

RESIDENCE: KISAN AGRAWAL,

NAME OF WIFE: SUMAN NAGIN

NAME OF CHILDREN: AGRAWAL,

NAME OF APPLICANT: MGENA YAJENDRA

RESIDENCE: AGRAWAL

NAME OF WIFE: SARON NECK

NAME OF CHILDREN: NIL



बदर - १८		
१३१७	८९	११४
२०१९		



बदर - १८		
२३७२	७०	८०
२०२०		

100

100



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

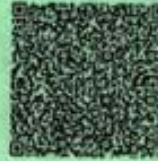
नामांकन क्रम / Enrollment No.: 1498/30451/59296

To
महेश एन जलान
Mahesh N Jalan
S/O: Narottam Jalan
Flat No.504, 5th Floor, Radha Krishna Tower Siddharth
Nagar
Opp Dhiraj Savera Borivali East
Mumbai
Borivali East
Mumbai Mumbai
Maharashtra 400066
9833056614

17/03/2017
30314656



MD303146569FM



आपका आधार क्रमांक / Your Aadhaar No. :

4556 0222 1181

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



महेश एन जलान
Mahesh N Jalan
जन्म तिथि / DOB 18/10/1971
पुरुष / Male



4556 0222 1181

मेरा आधार, मेरी पहचान



बदर - १८
2302 08 ८0
२०२०




भारत सरकार
Government of India


समीर सतिश नेगंधी
 Sameer Satish Negandhi
 जन्म तारीख / DOB : 14/09/1989
 पुरुष / Male



9706 4312 4077

आधार - सामान्य माणसाचा अधिकार


एनयूआयडिआ
Unique Identification Authority of India

पत्ता: बिल्डिंग नं. 140/एम, रूम नं. 3, 4थ फ्लोर, कावेल क्रॉस लेन नं. 7, बरेली हायस्कूल जवळ, मुंबई.
 Address: Building No. 140/L, Room No. 3, 4th Floor, Cavel Cross Lane No. 7, Near Barilla Highschool, Mumbai, Maharashtra, 400002.

9706 4312 4077

 147
 1800 300 1477

 help@uidai.gov.in

 www.uidai.gov.in



बंदर - १८		
2302	७५	८०
२०२०		



1317514

17-02-2020

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 7

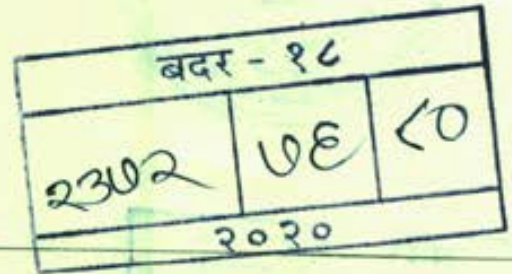
दस्त क्रमांक : 1317/2019

नोंदणी :

Regn:63m

गावाचे नाव : जुहू

(1)विलेखाचा प्रकार	असाईनमेंट डीड
(2)मोबदला	70000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	67736250
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :. इतर माहिती: जमीन व बांधकाम तळमजला अधिक चार मजले असलेली ईमारत जमिनीचे क्षेत्रफळ 1006 चौ यार्ड म्हणजेच 838.10 चौ मि प्लॉट नं 18 नवीन सर्वे नं 107/18 पार्ट,12/1 व्हिलेज जुहू 11 वा रोड मुंबई 400049 बांधकामाचे क्षेत्रफळ 1036.20 चौ मि बांधीव मोबदला रू 70000000/- व भरलेले मुद्रांक शुल्क रु 35000000/- बांधकामाचे वर्ष 1992.((C.T.S. Number : 302 ;))
(5) क्षेत्रफळ	838.10 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- - कौशल्याबाई भजनलाल बजाज वय:-88; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं 12 पाम क्रेस्ट, ब्लॉक नं: टी पी एस 4, रोड नं: मेन अॅ व्हेन्यु सांताक्रूझ प, महाराष्ट्र, मुंबई. पिन कोड:-400054 पॅन नं:-AFKPB3415R
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- - अभय चांडक वय:-39; पत्ता:-, -, 807/808 8 वा मजला हबटाऊन सोलारीस, -, एन एस फडके मार्ग अंधेरी पूर्व, अन्धेरी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400069 पॅन नं:-ACTPC1243Q 2): नाव:- - आदित्य चांडक वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 807/808 8 वा मजला हबटाऊन सोलारीस, ब्लॉक नं. -, रोड नं: एन एस फडके मार्ग अंधेरी पूर्व, महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-ADSPC7258D
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2019
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2019
(11)अनुक्रमांक,खंड व पृष्ठ	1317/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3500000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the



Annual Statement of Rates published under the Maharashtra Stamp
(Determination of True Market Value of Property) Rules, 1995.



बदर - १८		
2302	७७	८०
२०२०		

Summary I (GoshwaraBhag-1)

514/2372

मंगळवार, 18 फेब्रुवारी 2020 12:08 म.न.

दस्त गोपबारा भाग-1

बदर 18

दस्त क्रमांक: 2372/2020

दस्त क्रमांक: बदर 18 /2372/2020

चाजान मूल्य: ₹. 16,59,45,000/- मोबदला: ₹. 00/-

भरणेचे मुद्रांक शुल्क: ₹. 83,54,500/-

द. नि. सह. द. नि. बदर 18 यांचे कार्यालय

अ. क्र. 2372 वर दि. 18-02-2020

रोजी 12:05 म.न. या इतर केला

पावणी: 2582

पावणी दिनांक: 18/02/2020

सादरकरणाच्या काळी सज्जद एत अमरवाल --

नोंदणी फी

₹. 30000.00

दस्त जालाळणी फी

₹. 1600.00

पुशानी मग्या: 80


दस्त दस्त करणाऱ्याची मती

मग्या: 31600.00

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

Joint S.R. Andheri-7
सह. दुय्यम निबंधक, अंधेरी क्र. ७

दस्ताचा प्रकार, वगैरेची इतर काही

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इडीन किंवा स्थानसभे अमरवाला कोणत्याही कटक, अड्याच्या इडीन किंवा उर-
भंड (दोन) मध्ये नमूद नसलेल्या कोणत्याही जागेची क्षेत्रात

शिफा क्र. 1/18/02/2020 12:05:46 PM ची वेळ: (सादरकरणा)

शिफा क्र. 2/18/02/2020 12:08:11 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. उरतातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व जबाबदारक हे संपूर्णपणे जबाबदार राहतील.

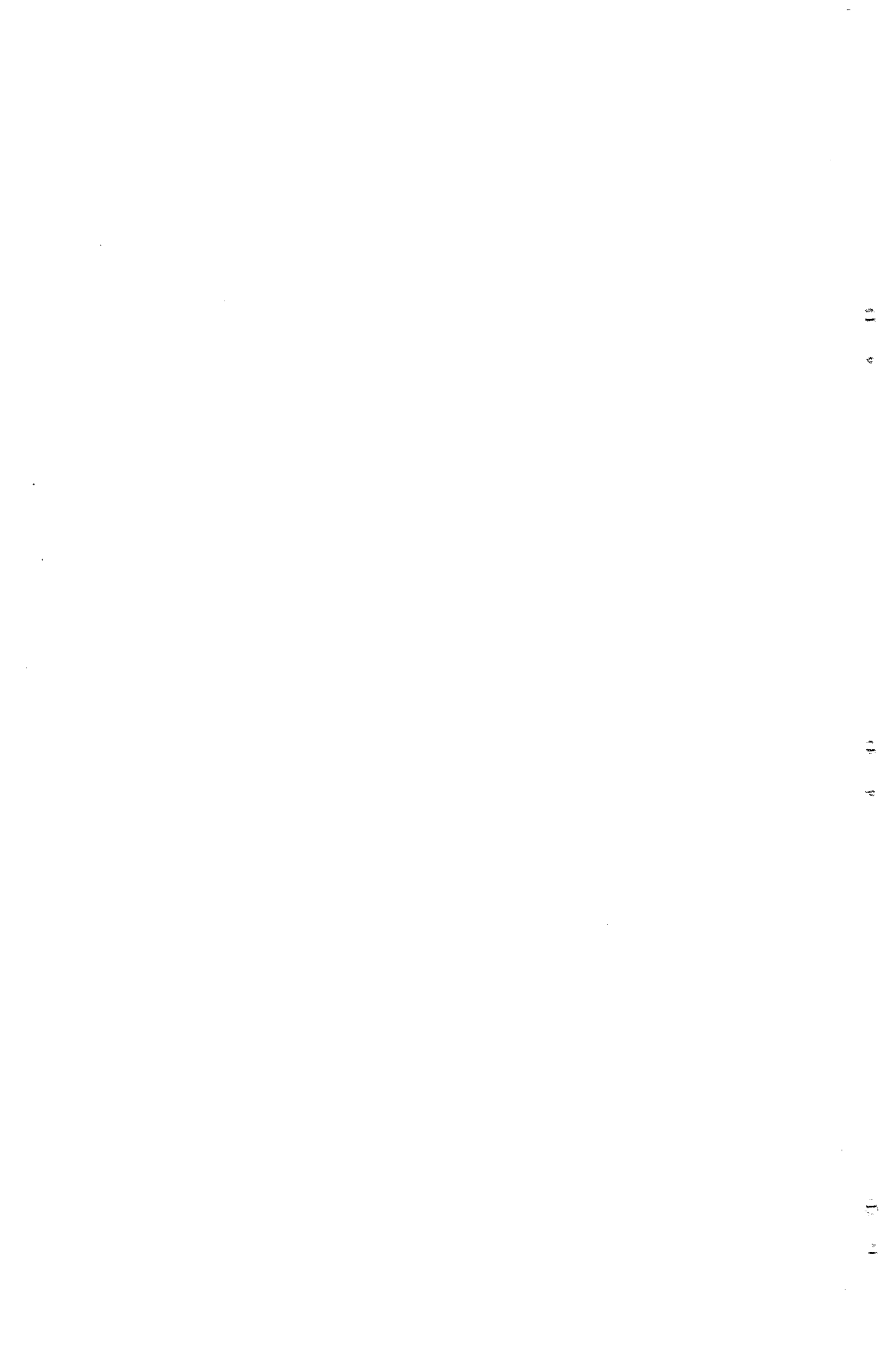

लिहून देणारे



लिहून घेणारे




बदर - १८		
2362	60	00
२०२०		





दस्त गोषवारा भाग-2

बदर 18

दस्त क्रमांक: 2372/2020

18/02/2020 12:28:10 PM

दस्त क्रमांक : बदर 18/2372/2020

दस्ताचा प्रकार :- पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गजेंद्र एन अग्रवाल - - पत्ता: प्लॉट नं: 3, माळा नं: 3 मजला, इमारतीचे नाव: कोशल्या, ब्लॉक नं: जुहू, मुंबई, रोड नं: 11 वा रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AAVPA0050B	लिहून देणार वय :- 61 स्वाक्षरी:-		
2	नाव: मीना जी अग्रवाल - - पत्ता: प्लॉट नं: 3, माळा नं: 3 मजला, इमारतीचे नाव: कोशल्या, ब्लॉक नं: जुहू, मुंबई, रोड नं: 11 वा रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: ADAPA5628B	लिहून देणार वय :- 59 स्वाक्षरी:-		
3	नाव: अभय चांडक पत्ता: प्लॉट नं: 807-808, माळा नं: 8 वा मजला, बी विंग, इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: अंधेरी पूर्व, मुंबई, रोड नं: तेली गल्लीच्या समोर, एन एस फडके मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर: ACTPC1243Q	लिहून देणार वय :- 40 स्वाक्षरी:-		
4	नाव: आदित्य चांडक पत्ता: प्लॉट नं: 807-808, माळा नं: 8 वा मजला, बी विंग, इमारतीचे नाव: हबटाउन सोलारिस, ब्लॉक नं: अंधेरी पूर्व मुंबई, रोड नं: तेली गल्लीच्या समोर, एन एस फडके मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर: ADSPC7258D	लिहून देणार वय :- 36 स्वाक्षरी:-		
5	नाव: एन आर अग्रवाल इंडस्ट्रीज लिमिटेड तर्फे सिनियर मॅनेजर श्री निवास अय्यंगर - (मान्यता देणार) पत्ता: प्लॉट नं: ऑफिस 502ए, 501 बी, माळा नं: 5 वा मजला, इमारतीचे नाव: फोर्चन तेरेसा, ब्लॉक नं: अंधेरी, मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, MUMBAI. पॅन नंबर: AAACN7721N	मान्यता देणार वय :- 48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र. 3 ची वेळ: 18 / 02 / 2020 12 : 24 : 28 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: महेश एन जलान . .
वय: 49
पत्ता: 504, 5 वा मजला, राधाकृष्ण टॉवर बोरीवली पु मु
पिन कोड: 400066

स्वाक्षरी



2 नाव: समीर नेगाधी . .
वय: 30
पत्ता: 140, रुम नं 03, काळबादेवी मुंबई
पिन कोड: 400002

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 18 / 02 / 2020 12 : 27 : 24 PM

शिक्का क्र. 5 ची वेळ: 18 / 02 / 2020 12 : 27 : 38 PM नोंदणी पुस्तक

Joint S.R. Andhari 7

सह. दुय्यम निबंधक, अंधेरी क्र. ७



EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH012226331201920E	0006310082201920
2	1802202001896	1802202001896D

2372 /2020

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बदर - १८		
2362	८०	८०
२०२०		

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण८०.....पाने आहेत.

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

बदर-१८/ 2362 / २०२०
पुस्तक क्रमांक १, क्रमांक.....१.....वर
नोंदला
दिनांक : १८/ ०२ / २०२०

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

2.29