



Certificate No.

001789

## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT

सुधारीत PERMISSION / COMMENCEMENT CERTIFICATE

इमारत क्र. मागील पानावर नमुद नुसार

V. P. No. S06/0032/09 TMC / TDD / 1048/13 Date: 24/12/2013  
To, Shri / Smt. मे. शशि देशमुख अण्ड असा. (Architect)  
श्री. हेदर माटया भोईर व हतर  
Shri मे. लोदा नॉकेल बिल्ड फार्म प्रा लि. (Owners)

With reference to your application No. ७४४५ dated ०६.११.२०१३ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. वरीलप्रमाणे in village माहंदरपाडा Sector No. ६ Situated at Road / Street जुना सर्वे नं. S. No. / C.S.T. No. / F.P. No. २०८/पै, २१७/१४ अनुक्रमे नवीन सर्वे नं. ४/६/२, १०९/१४

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
- १) भुखंडाचे मालकी हक्काबाबत वाद अथवा नवीन निर्माण झाल्यास त्याचे निराकरण करण्याची संपुर्ण जबाबदारी विकासकर्ते यांचेवर राहतील. त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- २) विकास प्रस्ताव क्र. S06/0032/09 मधील क्रमांक ठामपा/शविवि/०८७५/१३ दि. ०३/०६/२०१३ मधील सर्व अटी बंधनकारक राहतील.

टन नं-२
दस्त क्रमांक <u>600</u> / २०१४
<u>५३</u> / <u>१०२</u>

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966**

Yours faithfully,

इमारत क्र. खालीलप्रमाणे

सुधारीत परवानगी : प्लॉट - एफ २

प्लॉटिनो विंग ए ते जी : तळ + ३१ मजले  
विवांत विंग ए ते जी : तळ + ३१ मजले  
मल्टी लेवल कार पार्किंग : २ बेसमेंट + तळमजला + ८ मजले  
फिटनेस सेंटर : तळ + १ मजला

प्लॉट - एफ १

रेन्टल इमारत विंग ए ते सी : तळ + २४ मजले  
रेन्टल इमारत विंग डी : तळ + १४ मजले + १५ वा मजला (पार्ट)

सुधारीत सी.सी. : प्लॉट - एफ २

प्लॉटिनो विंग ए बी, सी : तळ + २२ मजले  
प्लॉटिनो विंग इ, एफ, जी : तळ + १ मजला  
प्लॉटिनो विंग डी : तळ + ५ मजले  
विवांत विंग ए, सी, डी : तळ + १ मजला  
विवांत विंग बी : तळ + ५ मजले  
विवांत विंग ई, एफ, जी : तळ + १९ मजले  
मल्टी लेवल कार पार्किंग : २ बेसमेंट + तळमजला (जोत्यापर्यंत)  
फिटनेस सेंटर : तळ + १ मजला

प्लॉट - एफ १

रेन्टल इमारत विंग ए ते सी : तळ + २४ मजले  
रेन्टल इमारत विंग डी : तळ + १४ मजले + १५ वा मजला (पार्ट)

- ३) रेन्टल हौसिंग स्कीममधील इमारतीच्या पुढील सी.सी. पुर्वी एम.एम.आर.डी.ए. सोबतचा करारनामा दाखल करणे आवश्यक.
- ४) प्लॉटिनो इमारत क्र. ए ते जी, विवांत इमारत क्र. ए ते जी, एम.एम.आर.डी.ए. रेन्टल इमारत क्र. विंग ए, बी, सी, डी तसेच मल्टी लेवल कार पार्किंग इमारतीकरीता अग्निशमन विभागाकडील सुधारीत ना हरकत दाखला सादर इमारतीच्या पुढील सी.सी. अन्व करणेपूर्वी सादर करणे आवश्यक.
- E.S.R. च्या टी.डी.आर. बाबत विकासक यांनी दिनांक २०/१२/२०१३ रोजी दाखल केलेले हमीपत्र विकासकांवर बंधनकारक राहिल.



सावधान  
"जेव्हा नगरपालिकेच्या बांधकाम न कटने तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणे, त्यासाठी प्रत्येक व नगर रचना अधिनियमाचे अन्वयान ५१ क्लेजनुसार दखलपात्र मुद्दा आहे. त्यासाठी जाहीर जाहीर ३ वर्षे काळ व र. १०००/- दर होऊ शकतो."

Yours faithfully,

*[Handwritten signature]*  
24/11/21

कार्यकारी अभियंता

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
COMPANY SCHEME PETITION NO. 424 OF 2013

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO 370 OF 2013

Lodha Novel Buildfarms Private Limited

...Petitioner/Transferor Company

AND

COMPANY SCHEME PETITION NO. 425 OF 2013

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO 371 OF 2013

Lodha Developers Private Limited

...Petitioner/Transferee Company

In the matter of the Companies Act, 1956  
(1956);

AND

In the matter of Sections 391 to 394 of  
the Companies Act, 1956;

AND

In the matter of Scheme of Arrangement  
and Amalgamation  
OF

Lodha Novel Buildfarms Private Limited  
(the Transferor Company)

WITH

Lodha Developers Private Limited (the  
Transferee Company)

AND

their respective shareholders

Called for Hearing

Mr. Hemant Sethi Vb Hemant Sethi & Co., Advocate for the Petitioners in  
both the Petitions.

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Mr. Rajiv Chavan with Ms. S.V Bharucha, Vb Mr H.P Chaturvedi for  
Regional Director in both Petitions.  
Mrs. R.N. Suttar, Asst. Official Liquidator present in Company Scheme  
Petition No 424 of 2013.

CORAM: N.M. JAMDAR, J.

DATE: 19<sup>TH</sup> JULY 2013

P.C.:-

1. Heard learned counsel for the parties. No objector has come before the court to oppose the Scheme and no party has contravened any averments made in the Petition.
2. The sanction of the Court is sought under Sections 391 to 394 of the Companies Act, 1956, to the Scheme of Arrangement and Amalgamation of Lodha Novel Buildfarms Private Limited with Lodha Developers Private Limited and their respective shareholders.
3. The Transferor and the Transferee Company are engaged in the business of real estate development.
4. The benefits of the Arrangement are that the Transferor and the Transferee Company are engaged in the same field of business. Initially, it was proposed to have two projects viz. Casa Univis and Lodha Splendora in the Transferor Company. The Transferor Company is close to completing construction of Casa Univis project and the construction for Lodha Splendora project is in its nascent stage. In order to utilise the larger pool of resources available with the Transferee Company for Lodha Splendora project, the management of both companies propose to consolidate the Transferor Company with the Transferee Company. Further, the management of the two companies is desirous of pooling managerial resources of both companies thus achieving certain administrative synergies. The proposed merger will be in larger interests of the two companies, their shareholders, creditors and employees and shall streamline the structure. Therefore, the Board has thought it fit to merge the Transferor Company with the Transferee Company.

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5. The Petitioner Companies approved the said Scheme by passing the Board Resolution in their respective meetings and which are annexed to the respective Company Scheme Petition. The learned counsel for the Petitioners state that Petitioner Companies have complied with all directions passed in company summons for Directions and that the Scheme has been filed in consonance with the orders passed in respective Company summons for Directions.
6. Counsel appearing on behalf of the Petitioners has stated that they have complied with all requirements as per directions of this Court and they have filed necessary affidavits of compliance in the Court. Moreover, Petitioner Companies undertake to comply with all statutory requirements if any, as required under the Companies Act, 1956 and the Rules made there under. The said undertaking is accepted.
7. The Regional Director has filed an Affidavit dated 5<sup>th</sup> July 2013 stating therein that it appears that the Scheme is not prejudicial to the interest of creditors and shareholders.
8. The Official Liquidator has filed his report dated 2<sup>nd</sup> July 2013 in Company Scheme Petition No.424 of 2013 stating therein that the Affairs of the Transferor Company have been conducted in a proper manner and that the Transferor Company may be ordered to be dissolved.
9. From the material on record, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public policy. None of the parties concerned has come forward to oppose the Scheme.
10. Since all the requisite statutory compliances have been fulfilled, Company Scheme Petition No. 424 of 2013 and company Scheme Petition No. 425 of 2013 filed by the Petitioner Companies are made absolute in terms of prayer clauses (a) of respective Petitions.

purpose of adjudication of stamp duty payable, if any, on the same within 60 days from the date of receipt of the order.

12. Petitioner is directed to file a copy of this order along with a copy of the Scheme of Arrangement and Amalgamation with the concerned Registrar of Companies, electronically, along with E-Form 23 in addition to physical copy as per relevant provisions of law.
13. The Petitioners in all the Company Petitions to pay costs of Rs. 10,000/- each to the Regional Director, Western Region, Mumbai and the Petitioner in the Company Scheme Petition No.424 of 2013 filed by the Transferor Company to pay costs of Rs.10,000/- to the Official Liquidator, High Court, Bombay. Costs to be paid within four weeks from today.
14. Filing and issuance of the draft order is dispensed with.
15. All concerned authorities to file a copy of this order along with Scheme and form of minutes annexed to the Petition duly authenticated by the Company Registrar, High Court, Bombay.

(N M JAMDAR, J.)

TRUE COPY  
19/07/2013  
Company Registrar  
High Court, Bombay

TRUE-COPY  
31/07/2013  
Mrs. K. M. RANE  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
BOMBAY

237-2

**SCHEME OF ARRANGEMENT AND AMALGAMATION  
OF  
LODHA NOVEL BUILD FARMS PRIVATE LIMITED  
WITH  
LODHA DEVELOPERS PRIVATE LIMITED  
AND  
THEIR RESPECTIVE SHAREHOLDERS**

Under Section 391 read with Section 394 and other applicable provisions of the Companies Act, 1956 in respect of the amalgamation of LODHA NOVEL BUILD FARMS PRIVATE LIMITED, ("THE TRANSFEROR COMPANY") with LODHA DEVELOPERS PRIVATE LIMITED ("THE TRANSFEREE COMPANY").

The Scheme is divided into following parts:

- (i) Part I - Definitions;
- (ii) Part II - Share capital of the Transferor Company and the Transferee Company;
- (iii) Part III - Amalgamation of the Transferor Company with the Transferee Company; and
- (iv) Part IV - General terms and conditions.

**PART I**

**1. DEFINITIONS**

In this Scheme, unless the context otherwise requires, the following expressions shall have the following meanings:

- 1.1 "Act" means the Companies Act, 1956 including any statutory modifications, re-enactments and rules made there under or amendments thereof;
- 1.2 "Appointed Date" means 1<sup>st</sup> April 2012 or such other date as may be approved by the Court;
- 1.3 "Board" means the respective board of directors of the Transferor Company and the Transferee Company, as the case may be or any committee constituted by such board of directors for the purpose of this Scheme;
- 1.4 "Court" means the Honorable High Court of Judicature at Bombay, and shall include the National Company Law Tribunal, if applicable;
- 1.5 "Effective Date" means the last of the dates on which all the consents, approvals, permissions, resolutions, agreements, sanctions, orders, matters or filings referred to in Clause 14 hereof have been obtained or filed or waived;
- 1.6 "Reporting period" means the financial year of the Transferee Company as per the Act including reporting for any part of a financial year such as monthly, quarterly or half yearly as may be required under any law or regulation.
- 1.7 "Scheme" means this scheme of arrangement and amalgamation in its present form submitted to the Court for sanction or with any modification(s) approved or imposed or directed by the Court;
- 1.8 "Transferee Company" or "LDPL" means LODHA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Act bearing Registration No. U45200MH1995PTC093041 and having its registered office at 216, Shah & Nihar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400018, Maharashtra, India;
- 1.9 "Transferor Company" or "LNBL" means LODHA NOVEL BUILD FARMS PRIVATE LIMITED, a company incorporated under the Act bearing Registration No. U45300MH2007PTC173730 and having its registered office 216, Shah & Nihar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400018, Maharashtra, India;
- 1.10 "Undertaking" means the entire business of the Transferor Company and includes (without being limited to) the following:

- 1.10.1 all the assets, whether movable or immovable, leasehold or freehold, tangible or intangible, investments, advances and receivables, current assets, cash and bank balances, real or personal, corporeal or incorporeal, in possession or reversion, present, future or contingent, of whatsoever nature and whatsoever situated, intellectual property rights and all other claims, estates, interests, powers, properties, rights and titles of every description of, or relating to, the Transferor Company as on the Appointed Date including but not limited to shawalas offices, sample flats, buildings/premises, leasehold improvements, plant and machinery, office equipments, computers, furniture and fixtures, vehicles and inventories (hereinafter referred to as the "Assets"); and
- 1.10.2 all the debts, duties, liabilities, current liabilities, unsecured loans and obligations of every description of, or pertaining to, the Transferor Company as on the Appointed Date, whether provided for or not in the books of account of the Transferor Company and whether disclosed or undisclosed in its balance sheet (hereinafter referred to as the "Liabilities");

All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning ascribed to them under the Act and other applicable laws, rules, regulations, bye laws, as the case may be or any statutory modification or re-enactment thereof from time to time.

**PART II**

**2. SHARE CAPITAL OF THE TRANSFEROR COMPANY AND THE TRANSFEREE COMPANY**

**2.1 Share capital of the Transferor Company**

The authorized, issued, subscribed and paid-up share capital of the Transferor Company as on 31 <sup>st</sup> March 2012 is as follows:	
	Rupees
<b>Authorized</b>	
10,000 equity shares of Rs.10/- each	1,00,000
40,000 preference shares of Rs. 10/- each	4,00,000
<b>TOTAL</b>	<b>5,00,000</b>
<b>Issued, Subscribed and Paid-up</b>	
10,000 equity shares of Rs.10/- each	1,00,000
40,000 Zero Percent Optionally Convertible Redeemable Preference Shares of Rs.10/- each	4,00,000
<b>TOTAL</b>	<b>5,00,000</b>

There is no change in the authorized share capital and issued, subscribed and paid-up capital of the Transferor Company between 31<sup>st</sup> March 2012 and the date of this Scheme being approved by the Board of Directors.

**2.2 Share capital of the Transferee Company**

The authorized, issued, subscribed and paid-up share capital of the Transferee Company as on 31 <sup>st</sup> March 2012 is as follows:	
	Rupees
<b>Authorized</b>	
32,00,00,000 equity shares of Rs.5/- each	1,60,00,00,000
<b>TOTAL</b>	<b>1,60,00,00,000</b>
<b>Issued, Subscribed and Paid-up</b>	
21,62,16,000 equity shares of Rs.5/- each	1,08,10,80,000
<b>TOTAL</b>	<b>1,08,10,80,000</b>

There has been an increase in the authorized share capital of the Company from Rs.160,00,00,000/- (Rupees One Hundred Sixty Crores only) to Rs.160,00,00,000/- (Rupees One Hundred Sixty Crores and Nine Lacs only) on account of amalgamation of Lodha Novel Build Farms Private Limited with the Transferee Company w.e.f. June 1, 2012 by addition of 50,000 (Fifty Thousand) equity shares of Rs.10/- (Rupees Ten only) each and 40,000 (Forty Thousand) preference shares of Rs.10/- (Rupees Ten only) each to the authorized share capital of the Transferee Company.

The authorized share capital of the Transferee Company was further reclassified on August 8, 2012.

2012 from Rs.160,09,00,000/- (Rupees One Hundred Sixty Crores and Nine Lacs only) divided into 32,00,00,000 (Thirty Two Crores) equity shares of Rs.5/- (Rupees Five only) each, 50,000 (Fifty Thousand) equity shares of Rs.10/- (Rupees Ten only) each and 40,000 (Forty Thousand) preference shares of Rs.10/- (Rupees Ten only) each to Rs.160,09,00,000/- (Rupees One Hundred Sixty Crores and Nine Lacs only) divided into 30,01,80,000 (Thirty Crores One Lac Eighty Thousand) equity shares of Rs.5/- (Rupees Five only) each and 200,00,000 (Two Crores) Preference Shares of Rs.5/- (Rupees Five only) each.

Further, there has been an increase in the issued, subscribed and paid up share capital of the Transferee Company by Rs.10,00,00,000/- (Rupees Ten Crores only) divided into 2,00,00,000 (Two Crore) zero coupon optionally convertible preference shares of Rs. 5/- (Rupees Five only) each.

**Share capital of the Transferee Company as at 28<sup>th</sup> February 2013:**

The authorized, issued, subscribed and paid-up share capital of the Transferee Company as on 28 <sup>th</sup> February 2013 is as follows:	
	Rupees
<b>Authorized</b>	
30,01,80,000 equity shares of Rs.5/- each	1,50,09,00,000
2,00,00,000 Preference Shares of Rs 5/- each	10,00,00,000
<b>TOTAL</b>	<b>1,60,09,00,000</b>
<b>Issued, Subscribed and Paid-up</b>	
21,62,16,000 equity shares of Rs.5/- each	1,08,10,80,000
2,00,00,000 Zero Coupon optionally convertible Preference Shares of Rs. 5/- each	10,00,00,000
<b>TOTAL</b>	<b>1,18,10,80,000</b>

**DATE OF TAKING EFFECT AND OPERATIVE DATE OF THE SCHEME**

The scheme of arrangement in its present form or with any modification(s) approved or imposed or directed by the High Court, including operative date and from the Appointed Date shall only become operative from the Effective Date.

**PART III**

**4. AMALGAMATION OF THE TRANSFEROR COMPANY WITH THE TRANSFEREE COMPANY**

**4.1 Transfer and vesting of the Undertaking**

With effect from the Appointed Date and upon coming into effect of this Scheme, the Undertaking of the Transferor Company shall be subject to the provisions of the Scheme in relation to the mode of transfer and vesting as set forth in Clauses 4.2 and 4.3 and without any further act, deed, instrument, matter or filing to be and transferred to and vested in or deemed to have been transferred to and vested in the Transferee Company so as to become the Undertaking of the Transferee Company, but subject to the charges, encumbrances or liens, if any existing thereon on the Appointed Date.

**4.2 Mode of transfer of Assets**

With effect from the Appointed Date all Assets (movable or immovable) shall be transferred or deemed to be transferred by the Transferor Company to the Transferee Company to the end and intent that the ownership and title of the Assets shall vest in the Transferee Company.

received, bank balances and deposits with government, semi-government, local and other authorities, bodies and customers, etc. the following modus operandi shall be followed:

- (a) the Transferor Company may give notices in such form as it may deem fit and proper to each party, debtor or depositee, as the case may be, that pursuant to the Court sanctioning the Scheme, the said debt, loan, advances, etc. be paid or made good or held on account of the Transferee Company, as the person entitled thereto to the end and intent that the right of the Transferor Company to recover or realize the same stands extinguished.
- (b) the Transferee Company may, if required, give notice in such form as it may deem fit and proper to each person, debtor or depositee that pursuant to the Court sanctioning the Scheme, the said person, debtor or depositee should pay the debt, loan or advance or make good the same or hold the same to its account and that the right of the Transferee Company to recover or realize the same is in substitution of the right of the Transferor Company.
- (c) Upon the Scheme being sanctioned all cheques, drafts, pay orders and/or payment advances of any kind or description issued in favour of the Transferor Company, either before or after the Effective Date, or in future may be deposited with the bank account(s) of the Transferee Company and credit of all such receipts thereunder be given in such bank account of the Transferee Company;
- (d) After the sanction of the Scheme and in spite of dissolution of the Transferor Company, the Transferee Company shall, for a period of three months from the date of sanction of the Scheme by the Court, be entitled to continue to operate existing bank accounts of the Transferor Company for the purpose of depositing cheques, drafts, pay orders and/or payment advances issued to or to be issued in favour of the Transferor Company; the Transferee Company shall be entitled to transfer such deposits in such accounts of the Transferor Company to the accounts of the Transferee Company.

4.2.3 In respect of such of the assets of the Transferor Company other than those referred to in Clauses 4.2.1 and 4.2.2 above, the same shall, without any further act, instrument or deed, be and stand transferred to and vested in the Transferee Company and/or be deemed to be transferred to and vested in the Transferee Company on the Appointed Date pursuant to the provisions of Section 394 of the Act.

**4.3 Mode of transfer of Liabilities**

With effect from the Appointed Date all the debts, liabilities, duties and obligations of the Transferor Company whether or not provided in the books of the Transferor Company shall, pursuant to the provisions of Section 394(2) and other applicable provisions of the Act, be and stand transferred or deemed to be transferred, without any further act, deed, instrument, matter or thing, to the Transferee Company so as to become on and from the Appointed Date, debts, liabilities, duties and obligations of the Transferee Company and further that for the purpose of the provisions of this clause, it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such liabilities have arisen.

4.4 The Scheme shall not in any manner affect the rights and interests of the creditors of the Transferor Company or be deemed to be prejudicial to their interests and in particular the secured creditors of the Transferor Company shall continue to enjoy and hold charge upon their respective securities and properties.

4.5 The tax deducted at source (TDS) on interest, if any, paid by the Transferor Company to its creditors shall continue to be deducted and paid by the Transferor Company.

other reason whatsoever, the provisions of the said Section of the Income-tax Act, 1961 shall prevail and the Scheme shall stand modified to the extent determined necessary to comply with Section 2(1B) of the Income-tax Act, 1961. Such modification will, however, not affect the other parts of the Scheme.

- 4.7 The income tax, if any, paid by the Transferor Company on or after the Appointed Date, in respect of income assessable from that date, shall be deemed to have been paid by or for the benefit of the Transferee Company. The Transferor Company shall, after the Effective Date, be entitled to file the relevant returns with the authorities concerned for the period after the Appointed Date notwithstanding that the period for filing such returns may have elapsed. Further, the Transferee Company shall, after the Effective Date, be entitled to revise the relevant returns, if any, filed by the Transferor Company for any year, if so necessitated or consequent to this Scheme notwithstanding that the time prescribed for such revision may have elapsed.
- 4.8 Similarly, any other taxes including but not limited to service tax, value added tax, excise duty, paid by the Transferor Company on or after the Appointed Date, in respect of the period after such date shall be deemed to have been paid by or for the benefit of the Transferee Company. The Transferee Company shall be entitled to file the relevant returns with the authorities concerned for the period after the Appointed Date, notwithstanding that the time prescribed for filing such return may have elapsed. Further, the Transferee Company shall, after the Effective Date, be entitled to revise the relevant returns, if any, filed by the Transferor Company for any year, if so necessitated or consequent to this Scheme notwithstanding that the time prescribed for such revision may have elapsed.

5. **ISSUE AND ALLOTMENT OF SHARES BY TRANSFEE COMPANY**

The entire equity share capital of the Transferor Company is held by the Transferor Company and nominee of the Transferee Company. Accordingly, upon the Scheme becoming effective, such equity shares shall stand cancelled and the Transferee Company shall not issue shares as consideration for the Amalgamation.

6. **ACCOUNTING TREATMENT IN THE BOOKS OF TRANSFEE COMPANY**

- 6.1 The amalgamation of the Transferor Company will be accounted for in the books of the Transferee Company by adoption of Pooling of Interest Method of accounting in accordance with the Accounting Standard 14 (AS 14) issued by the Institute of Chartered Accountants of India.
- 6.2 Upon the coming into effect of this Scheme, the Transferee Company shall record, all Assets and Liabilities recorded in the books of account of the Transferor Company and transferred to and vested in the Transferee Company pursuant to this Scheme, at their respective book values thereof as appearing in the books of account of the Transferor Company.
- 6.3 In case of any differences in accounting policy between the Transferor Company and the Transferee Company, the impact of the same till Effective Date will be quantified and adjusted in the profit and loss account of the Transferee Company to ensure that the financial statements of the Transferee Company reflects the financial position on the basis of consistent accounting policy.
- 6.4 Inter corporate investments/ deposits/ loans and advances outstanding between the Transferee Company and the Transferor Company inter se shall stand cancelled.
- 6.5 All the balances appearing in the reserves and surplus schedule in the books of the Transferor Company shall appear in the same form and identity in financial statements of the Transferee Company. However, such reserves shall be a reserve which arises pursuant to this Scheme and shall not be, and shall not for any purpose be considered to be, a reserve created by the Transferee Company.
- 6.6 In order to have uniform accounting treatment, the Transferee Company, in preparation of its consolidated financial statements for any reporting period (as and when prepared) under the applicable provisions of the Act or otherwise, on or after the Appointed Date, shall adopt the same accounting treatment as adopted by each of its subsidiaries with respect to accounting treatment of the costs and expenses regarding advertisement, branding, launching, promotions, incentives, salaries, related overheads and other costs of similar or like nature, incurred by subsidiaries of the Transferee Company and also the consequential adjustment of deferred tax liability created on account of such accounting treatment and subsequent reversal of said amount to be adjusted against the reserves & surplus account on and after the Appointed Date.

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with respect to any logo or trademark or brand name or mark or project name, as the case may be, in the subsidiaries of the Transferee Company.

7. **CONTRACTS, DEEDS, GUARANTEES, BONDS AND OTHER INSTRUMENTS**

On and from the Effective Date, subject to the other provisions of this Scheme, all agreements, arrangements, insurance policies, guarantees, bonds, contracts, deeds and other instruments of whatsoever nature to which the Transferor Company is a party to or to the benefit of which it may be eligible and which are subsisting or operative of having effect, till the Effective Date, shall be in full force and effect against or in favour of the Transferee Company and may be enforced as fully and effectually as if instead of the Transferor Company, the Transferee Company had been a party or beneficiary thereto, subject to such changes and variations in the terms, conditions and provisions thereof as may be mutually agreed to between the Transferor Company and other parties thereto.

8. **LEGAL PROCEEDINGS**

All proceedings of whatsoever nature (including any suits, appeals, arbitrations, execution proceedings, revisions, writ petitions, if any) by or against the Transferor Company shall not abate, be discontinued or be in any way prejudicially affected by reason of the transfer of the Undertaking of the Transferor Company or of anything contained in this Scheme but the said proceedings, shall, till the Effective Date be continued, prosecuted and enforced by or against the Transferor Company as if this Scheme had not been made, and on and from the Effective Date shall be continued, prosecuted and enforced by or against the Transferee Company in the same manner and to the same extent as they would or might have been continued, prosecuted and enforced by or against the Transferor Company if this Scheme had not been made. The Transferee Company shall take steps to have the abovementioned proceedings continued in its name.

9. **STAFF AND EMPLOYEES OF THE TRANSFEROR COMPANY**

As on the Effective Date the Transferee Company will employ all the permanent staff and other employees in the service of the Transferor Company immediately preceding the Effective Date and they shall become the staff and employees of the Transferee Company on the basis that:

9.1 **Services of employees to be continued uninterrupted**

On the Effective Date, the employees of the Transferor Company, who are in service on the date immediately preceding the Effective Date, shall become the employees of the Transferee Company, without any break or interruption in their services on the same terms and conditions on which they are engaged as on the Effective Date. The Transferee Company further agrees that for the purpose of payment of any retirement benefit/compensation, such immediate uninterrupted past services with the Transferor Company shall also be taken into account.

9.2 **Benefits of employees to be continued uninterrupted**

The accounts / funds of the employees, whose services are transferred under Clause 9.1 above, relating to superannuation, provident fund and gratuity fund shall be identified, determined and transferred to the respective trusts/funds of the Transferee Company and such employees shall be deemed to have become the members of such trusts/ funds of the Transferee Company.

9.3 **Terms and conditions of service shall be the same**

The terms and conditions of service applicable to the employees of the Transferor Company, on the Effective Date will not in any way be less favorable to them than those applicable to them immediately before the Effective Date.

10. **CONDUCT OF BUSINESS BY TRANSFEROR COMPANY TILL EFFECTIVE DATE**

10.1 **Transferor Company as trustees**

With effect from the date of acceptance of the Scheme by the Board of the Transferor Company and up to and including the Effective Date, the Transferor Company:

- 10.1.1 shall be deemed to have held and stood possessed of and shall hold and stand possessed of the Undertaking of the Transferor Company for and on account of and for the benefit of and in trust for the Transferee Company; and

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10.1.2 shall carry on and deemed to be carrying on all businesses and activities relating to the Transferor Company for and on account of and for the benefit of and in trust for the Transferee Company.

10.2 **Transfer of profits or losses of the Transferor Company**

With effect from the Appointed Date, all the profits including taxes, if any, thereon or incomes arising to the Transferor Company or any costs and charges, expenditures or losses arising or incurred by the Transferor Company shall for all purposes be treated and deemed to be and accrue as the profits, taxes or incomes, or costs, charges, expenditure or losses of the Transferee Company, as the case may be.

10.3 **Transferor Company to carry on its businesses with diligence**

With effect from date of acceptance of this Scheme by the Board of the Transferor Company, the Transferor Company undertake to carry on its businesses with reasonable diligence and utmost business prudence and from the date of acceptance of this Scheme by the respective Boards of the Transferor Company and the Transferee Company, the Transferor Company shall not alienate, charge, encumber, mortgage or otherwise deal with, the Undertaking including any of the Assets or any part thereof, without the prior written consent of the Transferee Company, save and except in the ordinary course of business, or pursuant to any pre-existing obligation undertaken by the Transferor Company prior to the Appointed Date.

11. **DISSOLUTION OF THE TRANSFEROR COMPANY**

On the Effective Date, the Transferor Company shall automatically stand dissolved without going through the process of winding up.

12. **APPLICATION TO THE HIGH COURT FOR SANCTIONING SCHEME**

On a Scheme being approved by the requisite majority of the members and creditors (where applicable) of the Transferor Company and the Transferee Company, the Transferor Company as well as the Transferee Company shall with all reasonable dispatch, make applications/ petitions to the Court for sanctioning the Scheme under Section 391 of the Act and for such further order or orders under Sections 392 to 394 and other applicable provisions of the Act as the Courts may deem fit for carrying the Scheme into effect and for the dissolution of the Transferor Company without winding up.

13. **MODIFICATIONS OR AMENDMENT TO THE SCHEME**

- 13.1 The Boards of the Transferor Company and the Transferee Company, may consent, on behalf of all persons concerned, to any modifications or amendments to the Scheme or agree to any terms or conditions which the Court and/or any other authorities under law may deem fit to direct or impose or which may otherwise be considered necessary or desirable or appropriate by them in the best interests of the members/creditors for settling any question or doubt or difficulty that may arise, whether by reason of any order of the Court or of any directive or orders of any other authorities or otherwise howsoever, arising out of or by virtue of this Scheme and for the implementation and/or carrying out of the Scheme or in any matter connected therewith and do all acts, deeds and things necessary, desirable or expedient for putting the Scheme into effect on/upon or after dissolution of the Transferor Company. The aforesaid powers of the Boards of the Transferor Company and the Transferee Company to give effect to the modification / amendments to the Scheme may be exercised by their respective Boards or any person authorized thereto, behalf of the concerned Boards subject to the approval of the Court or any other

This Scheme is conditional upon and subject to:

14.1 **Approval of the Transferor Company and the Transferee Company**

The approval of, and agreement to, the Scheme by the requisite majority of the members and creditors of the Transferor Company and the Transferee Company, as may be directed by the Court on the applications made for directions under Section 391 of the Act for calling meetings and necessary resolutions being passed under the Act.

14.2 **Sanction of the Court**

The sanctions and necessary orders, under the provision of Section 391 read with Section 394 of the Act, being obtained by the Transferor Company and the Transferee Company from the Court.

14.3 **Filing of Court order with the Registrar of Companies, Maharashtra at Mumbai**

Certified copy of the order of the Court sanctioning this Scheme being filed with the Registrar of Companies, Maharashtra at Mumbai by the Transferor Company and Transferee Company.

15. **EFFECT OF NON RECEIPT OF APPROVALS / SANCTIONS**

In the event any of the said sanctions and approvals referred to in the Clauses 14 above not being obtained and/or the Scheme not being sanctioned by the Court or for any other reason the Scheme cannot be implemented, the Scheme shall become null and void and shall stand revoked, cancelled and be of no effect, save and except in respect of any act or deed done prior thereto as is contemplated hereunder or as to any liability or obligation which has arisen or accrued pursuant thereto and which shall be governed and preserved or worked out as is specifically provided in the Scheme or may otherwise arise in law. In such a case, each company shall bear and pay its respective costs, charges and expenses for and in connection with this Scheme, unless otherwise mutually agreed.

16. **EXPENSES CONNECTED WITH THE SCHEME**

All costs, charges, taxes including duties, levies and all other expenses, including legal expenses if any, (save where expressly provided otherwise) of the Transferor Company and the Transferee Company respectively in relation to or in connection with this Scheme including the negotiations leading up to this Scheme and for carrying out and completing the terms and provisions of this Scheme and/or incidental to the completion of amalgamation of the Transferor Company in pursuance of this Scheme shall be borne and paid by the Transferee Company.

TRUE-COPY  
M/S. K. M. RANE  
COMPANY REGISTRAR  
HIGH COURT (O.S.)  
BOMBAY

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
COMPANY SCHEME PETITION NO. 424 OF 2013  
CONNECTED WITH  
COMPANY SUMMONS FOR DIRECTION NO 370 OF 2013

In the matter of the Companies Act, 1956 (1 of 1956);

AND  
In the matter of Sections 391 to 394 of the Companies  
Act, 1956;

AND  
In the matter of Scheme of Arrangement and  
Amalgamation

OF  
Lodha Novel Buildfarms Private Limited (the Transferor  
Company)

WITH  
Lodha Developers Private Limited (the Transferee  
Company)

AND  
their respective shareholders

Lodha Novel Buildfarms Private Limited



AUTHENTICATED COPY OF ORDER DATED  
19<sup>TH</sup> DAY OF JULY 2013 AND THE SCHEME  
ANNEXED TO THE PETITION

19/07/2013  
20/07/2013  
Petitioner  
1/1/2013  
20/07/2013

LS  
LD

HEMANT SETHI & CO  
ADVOCATES FOR PETITIONER



101-2



सर्वां अनुज्ञासाठीवर संघनकारक राखील. सवर प्रतिकारवाहीत अटी व सर्वां पैकी एकही अटीचे अंमलबन्ध झालेस विरोधी परवानगी रद्द होईल.

१५. सवर व.न. ची जमिन खालील विभागाने सहाय्यिक असल्यास खालील विभागाची विचारणीय परवानगी घ्यावी.

१६. अर्थसंचालने सवर केल्याची कागदपत्रे जोडी अथवा विद्यायुक्त करणारी भावकून झाल्यास सवरची विरोधी परवानगी आपोआप रद्द होऊनच येईल.

१७. विरा - भायंडर महानगरपालिकेचे अर्थसह परवानगी करिता मा-इएचएच बाळसा विद्यायुक्त करणाऱ्या आचार्यकायम मंडुली येथील अली आहे. त्याचि अर्थसह मंडुली येथील वसंत इनामबाब त्यामुळे सवर अर्जास पात्रता कमी ठेवणे अनुज्ञासाठी / अर्थसह सवरची परवानगी संघनकारक राखील.



सही-  
(ए.ए.ए. व.स.स.)  
विभागाधिकारी ठाणे

प्रति,  
श्री. विष्णू शंकरराव धारंग व इतर यांचे व.न. मंडुली, श्री. राजेंद्र सोड, रा. सोड पराडगाव, माहिळवाडी ठाणे

अर्थसह निधीचे केंद्र  
विभागाधिकारी ठाणे



आदेश :-

- १) शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड रा.सोड पराडगाव, माहिळवाडी, ठाणे यांचे विनांक १०/१/२००१ रोजीचा अर्थ.
- २) विरोध घुसण्यात आलेल्या शेतकी यांचे विनांक क्र.सा.सा.म/क-४/डे-३/एनपी/एसआर-१५ दिनांक १०/१/२००१
- ३) ठाणे महानगरपालिका यांचे विनांक क्र. सी.पी.नं.एच/००३/०१०१एनपी/सीडीसी ००४/०१ दिनांक १/४/२००१
- ४) दि. १२/५/२००१ रोजीचा शेतकी 'महाराष्ट्र जनमुक्त' या अंमलबन्ध जाहिरनामा
- ५) मुलाखतीत आ. अर्थसहकार्य अर्थसह यंत्रणेने विनांक १०/१/२००१ रोजीचे सवरची व संघन
- ६) कुळमुळाव्याव्यास यंत्रणे सवर केल्याचे विनांक १०/१/२००१ रोजीचे प्रतिज्ञापत्र
- ७) सविनाम्यात ठाणे यांचे विनांक क्र. महसुद/क-१/डे-५/महसुद/सवि-५८/०८ दिनांक ३/१०/२००८



कारण :-

आ अर्थी, शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड, रा. सोड पराडगाव, माहिळवाडी, ठाणे (१) यांनी ठाणे विभागातील ठाणे महानगरपालिकेकडे सविनाम्यात येथील जमिन घटने १०/५/१, १०/८/१, १०/८/८ मधील कमीतीतील एकूण क्षेत्र ५,४३०-०० चौ.मी.एवढ्या क्षेत्राचा संघनकार्य व विनाम्यात येथील सवर करणाऱ्याची परवानगी विनाम्यात अर्थ केल्या आहे.

आणि आ अर्थी दि. १२/५/२००१ रोजी अर्थसह यंत्रणेने शेतकी 'महाराष्ट्र जनमुक्त' या सविनाम्यात जाहिरनामा विनाम्यात ठाणे यांचे विनांक क्र.सा.सा.म/क-४/डे-३/एनपी/एसआर-१५ या कार्यालयाकडे प्राप्त झालेले विनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे.

आ अर्थी आता महाराष्ट्र शेतकी सवर अर्थसह यंत्रणेने १९९९ चे कलम ४४ अन्वये विनाम्यात येथील सवर करणाऱ्याचे विनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे. आ अर्थी शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड, रा. सोड पराडगाव, माहिळवाडी, ठाणे (१) यांचा सवर करणाऱ्याची सविनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे. आ अर्थी शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड, रा. सोड पराडगाव, माहिळवाडी, ठाणे (१) यांचा सवर करणाऱ्याची सविनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे. आ अर्थी शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड, रा. सोड पराडगाव, माहिळवाडी, ठाणे (१) यांचा सवर करणाऱ्याची सविनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे.

१. आ.जी. ८०१-१८९ चौ.मी.

या सर्वां अर्जा-

१. श्री परवानगी अधिनियम लागू झाल्याने केल्याचे नियम यांना अधिन ठेवून देण्यात आलेली आहे.

16/9

१. अनुज्ञासाठी घ्याव्याने (शेतकी) असा जमीनीचा सवर व त्याचाच इमारतीचा आदि किंवा असा बांधकामाचा उपयोग उच्च जमीनीचा असा प्रयोजनाचे उपयोग करण्यात परवानगी देण्यात आली असेल त्या प्रयोजनाचे केल्या जाईल. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा सवर कोणत्याही प्रयोजनाचे विभागाधिकारी ठाणे यांच्याकडून नसा अर्थी आता असा जमीनी विनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे. आ अर्थी शेतकी विभागाचे संकर टाऊन व इतर यांचे कुळमुळाव्या राजेंद्र एन. सोड, रा. सोड पराडगाव, माहिळवाडी, ठाणे (१) यांचा सवर करणाऱ्याची सविनाम्यात येथील सवर करणाऱ्याची परवानगी अर्थ केल्या आहे.

२. अशी परवानगी देणा-या प्राप्ति-याकडून असा मुळदारी किंवा त्यांचे जे कोणतेही उपभूत करणाऱ्या बाबत मंडुली विभागातील असेल त्या उपभूतदारी आणखी घेत विभागाची करता कामा नये.

३. अनुज्ञासाठी घ्याव्याने (अ) विभागाधिकारी व संबंधित नगरपालिका प्राप्ति-याचे संघनकार्य होईल असा रीतीने असा जमीनीत रस्ते,गटारे वरील बांधूय आणि (ब) प्रस्ताव विभागाकडून असा मुळदारी मोजणी व त्याचे मोजकण करण ती जमीन या आधारेच्या सारखे घासून एक रचना अंत मंडुली आचार्यकायम प्रमाणेच केल्या जाईल. आणि असा रीतीने ती जमीन विभागातील केली जाई परंतु असा जमीनीची कोणत्याही रीतीने विकण्यात सावता कामा नये.

४. अनुज्ञासाठी घ्याव्याने असा मुळदारी विभागाच्या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये.

५. मुळदारी कोणत्याही सवर आचार्यकायम अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये.

६. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याचा बांधकामात घुसवत करणाऱ्याची अनुज्ञासाठी घ्याव्याने (शेतकी) ठाणे महानगरपालिका यांची अर्थसह यंत्रणेने सवर करणाऱ्याची परवानगी अर्थ केल्या आहे.

७. अनुज्ञासाठी घ्याव्याने सवर कोणत्याही सवर आचार्यकायम अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये. अनुज्ञासाठी घ्याव्याने ही मुळदारी या अर्थसह यंत्रणेने सवर करणे विकण्यात सावता कामा नये.

































सं. १००/१९९०/२०००  
 १००/१९९०/२०००  
 दिनांक १९/०३/२०१२

समुदाय म. लो. वि. ३  
 (विषय १३३ पत्र १)  
 पत्र संख्या :- ६९९/२०१२

सं. १००/१९९०/२०००  
 १००/१९९०/२०००

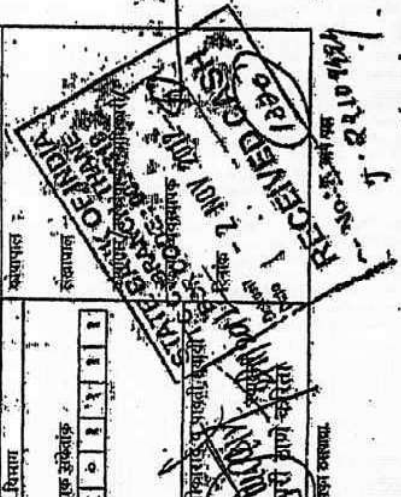
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THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 of 64) SANCTION OF DEVELOPMENT PERMISSION / COMMERCIAL DEVELOPMENT CERTIFICATE

V.P. NO. 1004/0011/01 TMC/DD/2554/11 Date: 07/04/2012

Shr. No. 1004/0011/01 (Owner) 11, 12th Street, Near ...

With reference to the application for development permission / grant of ... of the Maharashtra Regional and Town Planning Act, 1962...

The development permission is granted subject to the following conditions:

- 1) The land covered by the development permission shall form part of the public street.
2) No New building to be erected...
3) The development permission shall remain valid for a period of 5 years...
4) The permission is granted on the basis of the information furnished...

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONVICTION OF THE APPROVED PLANS SUBJECT TO COMMERCIAL OFFENCE PENALTY UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1962.

Office No. Office Stamp Date Issued



Municipal Corporation Thane



1. 1004/0011/01 (Owner) 11, 12th Street, Near ...

- 1. 1004/0011/01 (Owner) 11, 12th Street, Near ...
2. 1004/0011/01 (Owner) 11, 12th Street, Near ...
3. 1004/0011/01 (Owner) 11, 12th Street, Near ...
4. 1004/0011/01 (Owner) 11, 12th Street, Near ...

प्लान

प्लान नं. १ - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

प्लान नं. २ (New Side)

Plano n. 2 - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

प्लान नं. ३

प्लान नं. ३ - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

प्लान नं. ४

प्लान नं. ४ - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

प्लान नं. ५

प्लान नं. ५ - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

प्लान नं. ६

प्लान नं. ६ - प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये, प्लॉट नं. १००४ - १२ वर्ये

- प्लान नं. १००४/१ (प्लॉट नं. १००४/१), प्लान नं. १००४/२ (प्लॉट नं. १००४/२), प्लान नं. १००४/३ (प्लॉट नं. १००४/३), प्लान नं. १००४/४ (प्लॉट नं. १००४/४), प्लान नं. १००४/५ (प्लॉट नं. १००४/५), प्लान नं. १००४/६ (प्लॉट नं. १००४/६), प्लान नं. १००४/७ (प्लॉट नं. १००४/७), प्लान नं. १००४/८ (प्लॉट नं. १००४/८), प्लान नं. १००४/९ (प्लॉट नं. १००४/९), प्लान नं. १००४/१० (प्लॉट नं. १००४/१०)



Yours Sincerely,

Signature and name of the Municipal Commissioner of Thane

- Copy To: 1. Collector of Thane, 2. Dy. Municipal Commissioner, 3. E.R. (Public Works) T.M.C., 4. Assistant Town Development Officer, 5. Vigilance Department T.M.C., 6. Additional Collector & Compliance Authority, Thane Agglomeration, Thane





**REPORT ON TITLE**

Re: Development of the lands bearing various Survey numbers, Hissa numbers and admeasurements lying between and situated at Village Bhayanderpada Taluka and District Thane as described in Schedule hereto.

1. On instructions of my clients Loda Novel Buildfarms Private Limited, I have investigated the title of the various land bearing diverse Survey Numbers, Hissa Numbers and areas as mentioned in Column "B", "C" and "D" of the Schedule hereunder written (hereinafter for the sake of brevity collectively referred to as "the said Land") which is being acquired and developed by Loda Novel Buildfarms Private Limited.
2. I have perused and verified
  - i) 7/12 Extracts (Record of Rights) and 8/12 extracts (Mutation Entries) recorded thereon in connection with devolution of the title upon landholders in relation to their respective said land.
  - ii) True copies or originals registered Deeds of Conveyance, Agreement for Sale, Development Agreements, Deed of Assignment, Deed of Confirmation, Declarations and Powers of Attorneys mentioned in the Column "E" executed and registered by respective said Land Owners/Holders with Cowtown Land Development Private Limited, Loda Novel Buildfarms Private Limited, Loda Esale Pvt. Ltd., Mangal Prabhat Loda as Purchasers/Developers, for their respective land, being mentioned in the Column "B", "C" & "D" of Schedule hereto.
  - iii) Various Orders passed under relevant provisions the Urban Land (Ceiling & Regulation), Act, 1976 (hereinafter referred to as "the said Act"), with respect to land falling under purview of the said Act for carrying out development thereon on terms and conditions stated therein.
  - iv) Search Reports issued by Mr. D.K. Patil for 30 years.
  - v) Non-agricultural permissions in respect of the said land.
3. On perusal of thereof, I found that:
  - (i) the Landholders mentioned in Column "A" became entitled to their respective land stated against their name in Column "B", "C" and "D" by inheritance and/or Purchase, as the case may be and as such are the present owners of their respective land as mentioned in the Schedule hereunder written.
  - (ii) the said landholders, mentioned in Column "A" of the Schedule hereunder written, have either sold and conveyed their respective right, title and interest in their respective land to Cowtown Land Development Private Limited, Loda Novel Build Farms Private Limited and Mangal Prabhat Loda, details whereof are reflected in Column "F" of the said Schedule hereunder written

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under their various registered Conveyances or have agreed to sell and develop their respective land to Cowtown Land Development Private Limited and Loda Novel Buildfarms Private Limited as reflected in Column "F" of the said Schedule hereunder written under their various registered Agreements described in Column "E" in terms thereof.

- (ii) The said documents are duly stamped registered with the concerned Sub-Registrar of Assurance Thane.
- (iv) On the basis of the above, Cowtown Land Development Private Limited, Mangal Prabhat Loda and Loda Novel Buildfarms Private Limited are entitled to their respective land as a absolute owner or as a Developer as the case may be, to carry out development on the said land.
4. It is to be noted that prior to acquisition as aforesaid, an Agreement dated 30th October 2004 executed by Mangal Prabhat Loda with Cowtown Land Development Private Limited, whereunder it has been agreed between the parties thereto that they shall acquire the land in Village Bhayanderpada for the purpose of development through the proposed Company agreed to be formed by Mangal Prabhat Loda and shortly after on formation of such proposed Company, Cowtown Land Development Private Limited and Mangal Prabhat Loda shall assign their right and interest in such land to be acquired by them to such proposed Company.
5. In pursuance of the said understanding arrived between the parties, the proposed Company has now been formed and registered by name Loda Novel Buildfarms Private Limited.
6. Consequently, Cowtown Land Development Private Limited and Mangal Prabhat Loda have executed their respective Declarations both dated 30th September 2008 whereby they have inter alia declared that at the instance of the proposed Company Loda Novel Buildfarms Private Limited (Developer/Promoter), they have acquired the land mentioned in the Schedule hereunder written to be developed by Loda Novel Buildfarms Private Limited as a Promoters/Developers as they think fit and proper at their sole discretion and deal with constructed area and such other premises of the proposed building. Under the said declaration, it is agreed and undertaken that Cowtown Land Development Pvt. Limited and srs. will execute suitable transfer documents, if required, in respect of their respective land acquired by them as mentioned in the Schedule hereunder written in favour of Loda Novel Buildfarms Pvt. Limited. The land stands in the name of Baboo Singh Rajguru, who is a nominee of Loda Novel Buildfarms Private Limited will be taken over by Loda Novel Buildfarms Private Limited by executing suitable formal transfer document.
7. In view of the upshot of all these, Loda Novel Buildfarms Private Limited have envisaged scheme of development of said land more particularly described in Schedule hereunder written and submitted lay out and development plan to Thane Municipal Corporation. Accordingly, Thane Municipal Corporation, Thane under

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- Sanction of Development Permission/Commencement Certificate bearing No. V. P. No. S/06/0032/09 TMC/DD/0654/12 dated 9<sup>th</sup> August, 2012 has granted its sanction to the said development plan / lay out to carry development on the said land.
8. Further, Loda Novel Buildfarms Private Limited have also envisaged Rental Housing Scheme on the land mentioned under Serial No.28 and 27 in the Schedule hereunder, written and got sanction lay out accordingly. After providing for statutory reservations, Loda Novel Buildfarms Private Limited shall have to construct building on 25% of the land mentioned under Serial No.28 and 27 in the Schedule hereunder written and hand over the same to MMRDA. The remaining balance portion of the land mentioned under Serial No.1 to 25 in the Schedule hereunder written is meant for Free Sale development developed by Loda Novel Buildfarms Private Limited.
  9. Loda Novel Buildfarms Private Limited is now carrying out development of the entire said land by Project name "CASA UNIVIS - SPLENDORA" along with earmarked amenities such as car parking space, amenity space, internal roads and recreation grounds on the terms and conditions stated in the said sanction.
  10. In the course of a time, the said land has been converted to non-agricultural use by and under following permission issued by the Collector, Thane on terms and conditions stated therein :-
    - (i) Order No. Revenue/K-1/T-1/NAP/SR-27/2009 dated 27<sup>th</sup> July, 2009 in respect of Survey Number 106/1.
    - (ii) Order No. Revenue/K-1/T-1/NAP/SR-104/2009 dated 10<sup>th</sup> September 2009 in respect of Survey Numbers 107/3, 106/6, 106/8.
    - (iii) Order No. Revenue/K-1/T-1/NAP/SR-104/2009 dated 31<sup>st</sup> October, 2009 in respect of Survey Numbers 101/2, 106/3, 106/4A, 106/4B.
    - (iv) Order No. Revenue/K-1/T-1/NAP/SR-104/2009 dated 9<sup>th</sup> November 2009 in respect of Survey Numbers 101/2, 106/3, 106/4A, 106/4B.
    - (v) Order No. Revenue/K-1/T-1/NAP/SR-137/2009 dated 4<sup>th</sup> March 2010 in respect of Survey Numbers 107/1B, 1/1, 1/2, 3/5, 3/6, 3/7, 3/8, 3/9, 3/10, 3/11, 3/12.
    - (vi) Order No. Revenue/K-1/T-1/NAP/SR-101/2009 dated 23<sup>rd</sup> February, 2010 in respect of Survey Numbers 105/1.
    - (vii) Order No. Revenue/K-1/T-1/NAP/SR-64/2009 dated 29<sup>th</sup> July, 2010 in respect of Survey Numbers 107/3, 106/6, 106/8, 107/1A2 (Part).
    - (viii) Order No. Revenue/K-1/T-1/NAP/SR-18/2011 dated 3<sup>rd</sup> March, 2011 in respect of Survey Number 105/2.
    - (ix) Order No. Revenue/K-1/T-1/NAP/SR-150/2011 dated 7<sup>th</sup> July, 2011 in respect of Survey Number 106/3.
    - (x) Order No. Revenue/K-1/T-1/NAP/SR-62/2011 dated 7<sup>th</sup> October, 2011 in

- (xi) Order No. Revenue/K-1/T-1/NAP/SR-160/2009 dated 18<sup>th</sup> October, 2011 in respect of Survey Numbers 108/8A
11. It is represented that land for which such non-agricultural permission is not so far obtained which will be done in due course.
12. By various Orders passed by Competent Authority, under the provisions of Urban Land (Ceiling and Regulation) Act in respect of the surplus land, such are exempted and made available for carrying out development on terms and conditions stated therein.
13. I have also caused the search of record at the appropriate Sub-Registrar Office at Thane for 30 years. There is no document of title is found to have been registered in relation to the said land covered under said Serial Number which is adverse to the title of the said Landholders.
14. It is observed that over a period of time, there are sub-divisions recorded by giving separate Hissa Number in Revenue Record in respect of some of the land mentioned in Schedule hereunder written. For all ends and intents there will not be any adverse effect on title to the said land.
15. By Deed of Mortgage dated 10/07/2009 executed and registered under No.TNN2-07158 of 2009 on 12/08/2009 with the Office of Sub-Registrar Thane amongst Cowtown Land Development Private Limited, Loda Novel Buildfarms Private Limited as Mortgagees of the One Part with confirmation of Mangal Prabhat Loda as a Confirming Party in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagees with the confirmation of Confirming Party have inter alia mortgaged the said land mentioned in the Schedule hereunder written and indicated by (\*) to Housing Development Finance Corporation Limited for credit facility of Rs.100 Crores Only on terms, conditions and covenants stated therein.
16. By Deed of Mortgage dated 07/01/2011 executed and registered under No.TNN2-02236 of 2011 on 07/01/2011 with the Office of Sub-Registrar Thane-2 amongst Cowtown Land Development Private Limited, Loda Novel Buildfarms Private Limited, Mangal Prabhat Loda as Mortgagees of the One Part in favour of Housing Development Finance Corporation Limited (HDFC) as a Mortgagee of the Other Part, the Mortgagees have inter alia mortgaged the said land mentioned in the Schedule hereunder written and indicated by (\*) to Housing Development Finance Corporation Limited for credit facility of Rs.300 Crores Only on terms, conditions and covenants stated therein.
17. Loda Novel Buildfarms Private Limited has released the land admeasuring

the Deed of Mortgages referred in preceding paragraphs from HDPC vide letter dated 13<sup>th</sup> September, 2012.

- 18. In the case of land bearing Survey Nos. 3/9, 106/8, 107/3, 3/5 a Regular Civil Suit (No. 486 of 2007) has been filed before the Civil Judge, Senior Division, Thane, which is a subject matter of familial disputes inter se by the legal heirs of Dattu Madhav Thakur and Kashibai Dattu Thakur, where Cowtown Land Development Private Limited being interested party is made as a Co-Defendant to the said suit. However, the parties to the said suit have agreed to develop the said Property with Cowtown Land Development Private Limited and executed and registered their respective agreements and powers of attorney. Hence, despite the pendency of the said suit and disputes there is no adverse effect to the entitlement for development by the said Cowtown Land Development Private Limited nor any order restraining the said Cowtown Land Development Private Limited to carry out development thereof.
- 19. In case of land bearing Survey Nos. 105/1 and 108/14, an another Special Civil Suit No. 269/2012 is filed before the Civil Judge, Senior Division, Thane by Prakash Motiram Wadekar and Others against Neelini Dinkar Wadekar and Others and same is pending. However, there is no restraining order against Cowtown Land Development Private Limited to carry out development over the said land.
- 20. Subject to what is stated hereinabove and observation made in Individual Report on Title, I am of the opinion that Lodha Novel Builders Pvt. Limited have clear and marketable title to the said land more particularly described in Schedule hereunder written and are entitled to develop in accordance with sanction plans, designs and specifications.

**THE SCHEDULE ABOVE REFERRED TO:**

Sr. No	Name of the Land Owners	Old Survey Number	New Survey Number	Area (in sq. mts.)	Details of the Document, Date and Regn. No.	Name of the acquisition/Developer
1	Erishri Kaji Bawji Jadhav Vittal Dhatu, Shikha Sankar Shetye	2012	106/1	1300	Deed of Conveyance dated 14/12/2009 registered under No. TMBG-1320/2009	Lodha Novel Builders Private Limited
2	Shakur Dadasaheb Curve and Shreehari Shreehari Thakur (Containing Party)	3017	106/3	3340	Agreement for Sale dated 21/02/2009 registered under No. TMBG-1340/2009 on 21/02/2009 Power of Attorney dated 21/02/2009 registered under No. 827/2009 Declaration dated	Lodha Novel Builders Private Limited

Sr. No	Name of the Land Owners	Old Survey Number	New Survey Number	Area (in sq. mts.)	Details of the Document, Date and Regn. No.	Name of the acquisition/Developer
3	Shreehari Shankar Thakur	2021	106/11	4790	Agreement for Sale dated 17/10/2008 registered under No. TMBG-1000/2008 on 17/10/2008 Power of Attorney dated 17/10/2008 registered under No. 802/2008 Shreehari Shankar Thakur and another in favor of Shreehari Thakur and others Common Deed dated 08/02/2009 registered under No. TMBG-82/2009 Power of Attorney dated 08/02/2009 registered under No. 82/2009	Lodha Novel Builders Private Limited
4	Siddhant Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2024	106/11	85	Deed of Assignment dated 04/02/2011 registered under No. TMBG-1320/2011	Lodha Novel Builders Private Limited
5	Pankajkumar H. Bhat, Shreehari Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2024	106/11	65	Deed of Conveyance dated 10/07/2009 registered under No. TMBG-1320/2009 Power of Attorney dated 10/07/2009 registered under No. 188/2009	Lodha Novel Builders Private Limited
6	Shreehari Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2026A	106/11	3050	Agreement for Sale dated 30/06/2011 registered under No. TMBG-1320/2011 Deed of Conveyance dated 20/12/2011 registered under No. TMBG-	Lodha Novel Builders Private Limited

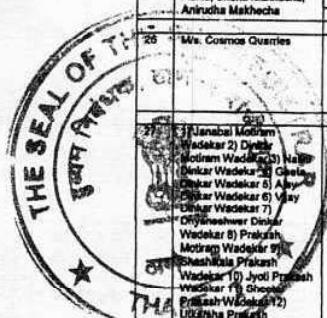
7	Janardan Gopal Thakur, Yashwantrao Gopal Thakur, Motiram Gopal Thakur, Ananta Gopal Thakur, Anantaji Gopal Thakur & others Tamil Infrastructures and Developers Tamil Infrastructures and Developers	2041Part	107/1-28 Part	6082.30	Indenture of Conveyance dated 13/02/2012 registered under No. TMBG-1127/2012 Deed of Common dated 11/08/2012 registered under No. TMBG-0448/2012 Deed of Conveyance dated 11/08/2012 registered under No. TMBG-0448/2012	Lodha Novel Builders Private Limited Siddhant Rajpur
8	Siddhant Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	207/3	5/2	1180	Deed of Assignment dated 28/02/2008 registered under No. TMBG-1000/2008 Power of Attorney dated 28/02/2008 registered under No. TMBG-1000/2008	Lodha Novel Builders Private Limited
9	Yashwantrao Gopal Thakur	2014	106/1	1000	Agreement for Sale dated 17/02/2011 registered under No. TMBG-0448/2011	Lodha Novel Builders Private Limited
10	Milrajn Kaji Yashwantrao, Ramkrishna Gopal Thakur, Jyotesh Gopal Thakur, Tejaji Jyotesh Gopal Thakur, Vithal Gopal Thakur, Prakash Gopal Thakur, Ajay Gopal Thakur, Virendra Gopal Thakur, Chandrabant Virendra Gopal Thakur, Nagesh Gopal Thakur, Siddhant Gopal Thakur, Prakash Gopal Thakur, Hemant Gopal Thakur, Soumya Gopal Thakur, Yashwantrao Gopal Thakur, Sanjay Gopal Thakur, Mahesh Gopal Thakur	107/8	102	60	Agreement for Sale dated 24/06/2009 registered under No. TMBG-1320/2009 Deed of Conveyance dated 04/12/2011 registered under No. TMBG-1320/2011	Lodha Novel Builders Private Limited
11	Hemant Gopal Thakur and others, Anand Yashwantrao Thakur, Prakash Gopal Thakur, Soumya Gopal Thakur, Yashwantrao Gopal Thakur, Sanjay Gopal Thakur, Mahesh Gopal Thakur	2014A	106/1A	2888	Power of Attorney dated 15/02/2006 registered under No. 88/2006 Power of Attorney dated 15/02/2006 registered under No. 88/2006	Lodha Novel Builders Private Limited

12	Prakashlal Kadam, Palli Laxmi Gangai, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2066A	106/1A	750	Registered under No. 888/2008 Deed of Conveyance dated 09/12/2010 registered under No. TMBG-1320/2010 dated 21/02/2011	Customs Land Development Private Limited
13	Yashwantrao Gopal Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2024	106/11	3850	Deed of Assignment dated 23/04/2007 registered under No. TMBG-1320/2007 Power of Attorney dated 23/04/2007 registered under No. 953/2007	Customs Land Development Private Limited
14	Shreehari Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2077	3/17	850	Deed of Conveyance dated 08/03/2011 registered under No. TMBG-0678/2011 dated 18/02/2011	Customs Land Development Private Limited
15	Shreehari Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur	2077	3/17	2580	Development Agreement dated 23/02/2007 registered under No. 1546/2007 on 23/02/2007	SKH&K&P Enterprises
16	SKH&K&P Enterprises				Deed of Assignment dated 13/07/2007 registered under No. TMBG-1320/2007 dated 08/03/2011	Customs Land Development Private Limited
17	Shreehari Shreehari Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur, Shreehari Thakur				Power of Attorney dated 13/07/2007 registered under No. 17/2007 Deed of Conveyance dated 13/07/2007 registered under No. TMBG-1320/2007	Customs Land Development Private Limited



22	1) Madhukar Namdev Patil 2) Sakhubai Madhukar Patil 3) Changuna Ramesh Wastre 4) Hehira Bhaskar's Wastre 5) Bhima Sainath Patil 6) Sangeeta Arun Tandale 7) Nilesh Madhukar Patil 8) Danyant Digambar Thakur 9) Krishna Namdev Patil 10) Kanta Krishna Patil 11) Dilip Krishna Patil 12) Parvati Sitaram Patil 13) Janbol Pandurang Patil 14) Jambhant Namdev Patil 15) Nayna Jambhant Patil 16) Anusuya Vasudev Thakur 17) Indrayani Balaram Patil 18) Kashyap Mohan Patil 19) Indura Kacher Thakur 20) Durga Maruti Thakur 21) Drupadi Namdeo Thakur 22) Leoni Kamalakar Patil 23) Shatrughna Mohan Patil 24) Vimala Shatrughna Patil 25) Rashma Shatrughna Patil 26) Apaksha Shatrughna Patil 27) Saajan Shatrughna Patil 28) Priyanka Shatrughna Patil 29) Harshada Shatrughna Patil 30) Anant Patil, Vajrayanti Kamalakar Bhoir, Reena Sunish Patil, Ranjeet Anant Patil, Sharmila Anant Patil, Kamalakar Harshachandra Bhoir and Others	200/3A	105/3A*	3490	Indenture of Conveyance dated 13/03/2008 registered under No. TNH1-1632/2008	Cowtown Land Development Private Limited
		207/8	3/8*	520		
23	Soma Jana Patil and Others	200/3B	105/3B	1720	Development Agreement dated 06/03/2006 registered under No. 1750 of 2006 on 18/06/2006	Cowtown Land Development Private Limited
		204/1 Part	107/1B i.e. 107/1/1	2850	Power of Attorney dated 06/03/2006 under Serial No. 218/2006	
					Indenture of Conveyance dated 13/03/2008 registered under No. TNH1-1632/2008	Cowtown Land Development Private Limited
24	Bhimabai Shankar Thakur and Others	200/7	105/7	900	Agreement for Sale dated 05/05/2009 registered under No. TNH2-3573/2009 Power of Attorney dated 05/05/2009 registered under No. 545/2009	Locha Novel Builders Private Limited
		Prabhavati Jagdish Thakur			Agreement for Sale	Locha Novel Builders Private Limited

	and Others				dated 05/04/2010 registered under No. TNH2-4381/2010	Limited
					Power of Attorney dated 05/04/2010 registered under No. 2715/2010	
25	Ratanbhai Premji Charitable Trust through its Trustees Nishi R. Makhecha, Dr. Harish Panchal, Kishore M. Adhia, Sneha Makhecha, Anirudha Makhecha	204/2	107/2	430	Deed of Conveyance dated 22/02/2012 registered under No. TNH2-01731/2012	Locha Novel Builders Private Limited
		204/5	107/5	710		
		203/7	106/7	980		
		207/3	3/3	300		
		203/10A	108/10A	400		
		197/1	100/1	1920		
26	Mrs. Cosmo Quarries	208 Part	48/2	12 Acres i.e. 48562.27 sq. mts.	Deed of Conveyance dated 18/10/2011 registered under No. TNH2-11175/2011	Locha Novel Builders Private Limited
27	1) Janabai Motiram Wadekar 2) Dinkar Motiram Wadekar 3) Nalini Wadekar 4) Anand Wadekar 5) Vijay Dinkar Wadekar 6) Dinkar Wadekar 7) Dinkar Wadekar 8) Dinkar Wadekar 9) Dinkar Wadekar 10) Jyoti Prakash Wadekar 11) Jyoti Prakash Wadekar 12) Ujjwala Prakash Wadekar 13) Hemlata Dinkar Wadekar through Cowtown Land Development Private Limited	217/14	109/14	9500	Development Agreement dated 20/10/2008 registered under No. TNH2-8540-2008 on 20/10/2008 Conveyance Deed dated 23/09/2011 registered under No. TNH2-10210/2011	Cowtown Land Development Private Limited Mangal Prabhat Locha



Dated this 16<sup>th</sup> day of October, 2012.

*Pradip Garach*  
(Pradip Garach)  
Advocate High Court Bombay

वसुधा काले २०१२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव **आश्वरपाडा**

ज. न. (20८/१६)

गावठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटारचारे नांव	कुळचे नांव
न. स. ४	१		मे. कोसमस कोरेचे आनीपार	
शेततेचे स्थानिक नांव			मद्य सुदन नमनादासबाबदिवाला	
लागवडी योग्य क्षेत्र	हेक्टर	आर	२०६	
	१०-६२-५		उषाकांत जमनादासलदीवाला	
	- -		ममदाबाई जमनादासलदीवाला	४०० २४० ५११
			१७१०	६२८
एकूण	१०-६२-५		३ मनीहर मुकुनपाकोरे	इतर अधिकार
पो. ख. (लागवडी योग्य नसलेले)			४ मलपळा मुकुनपाकोरे	
वर्ग (अ)	- -		५ वसंत गौडा विशिदा	
वर्ग (ब)	- -		६ श्रीम प्रकाश शरणजयाकोरे	१७६५
एकूण	- -		मे. लोधा नोवेल बिडफेर्म	
आकारणी	- -		प्राची क्षेत्र १२ एकर	
जुडी किंवा विशेष आकारणी	- -		७६६	सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद घरी)

वर्ष	दिनांक	पिकांखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		वर्षाविक्रम क्रमांक	जमीन कागदपत्रचे क्रमांक	पान
		मिश्र पिकांखालील क्षेत्र					निर्भळ पिकांखालील क्षेत्र				एकर	है			
		पट्टक क्रमांक	वर्त विविध	अवकाश विविध	पट्टक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नांव	वर्त विविध	वर्त विविध					
३	४	५	६	७	८	९	१०	११	१२	१३					
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.	हे.आर.				

असल बाडकूप खरी नक्कल दिली आहे.

तारीख २०/११/२०११



तारीख २०/११/२०११  
 ता. २०/११/२०११

तनन-२

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गांव नमुना सानो (अधिकार आणलेख पत्रक)

गाव: अहिल्या

प्रमाण: वगे

क्र. नं. ११७/१४

भूखण्ड क्रमांक	भूभाषण क्रमांक व परिभाषा	भूखण्ड क्षेत्र	पट्टी
<u>१४१९</u>	<u>१४</u>		
व्यापक भाग	क. ख. फ. ग. घ. ङ.	हेक्टर	आर.
(साधारण क्षेत्र)		<u>०-९१-०</u>	
प्रत्येक		<u>०-९१-०</u>	
ख. ख. (साधारण क्षेत्र)		<u>०-०४-०</u>	
ग. ग. (अ)			
ग. ग. (ब)			
एकूण		<u>०-९५-०</u>	
अंकावली		<u>१</u>	<u>६९</u>

मनास मालीय मालिक

१७७५

अधिकार ००६ ०६०

१७७५ १७७९

द्विधा आणि भूभाषण दिने

गांव नमुना वारा (पिकांची नोंद घेते)

सं.	दंगण	पिकांसाठी क्षेत्राचा वर्णन						इतर गवडीसाठी उपलब्ध नसलेली पध्दती	द. अ. अ.	द. अ. अ.	द. अ. अ.
		मिश्र पिकांसाठी क्षेत्र			निर्भर पिकांसाठी क्षेत्र						
		पिकांचे क्षेत्र	पिकांचे क्षेत्र	पिकांचे क्षेत्र	पिकांचे क्षेत्र	पिकांचे क्षेत्र	पिकांचे क्षेत्र				
		द. अ. अ.	द. अ. अ.		द. अ. अ.	द. अ. अ.		द. अ. अ.	द. अ. अ.	द. अ. अ.	



दस्तावेज - २

दस्तावेज क्रमांक ५६० / २०१४

७ १०६

तलाठी

कोरे

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कानून - २
६५ १०२



## धोषणापत्र

मी / आम्ही श्री. सुरेन्द्रन नायर, मरीशा सुतारी, ऋतुजा ओक, तेजल इंजीनीयर याद्वारे धोषित करतो / करत की, दुय्यम निबंधक ~~४००~~ यांचे कार्यालयत कर/रजाम या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अभिनंदन लोढा, अभिशेक लोढा, सुरेन्द्र के. शाह, संदीप सक्सेना, मंगेश पुराणीक व इ.यांना दि. ~~२६/०३/२०१३~~ <sup>२३/१२/२०१०</sup> रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मथत झाले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी आम्ही पात्र राहिन राहू याची मला आम्हाला जाणीव आहे.

तारीख :- २१/०९/१४

ठिकाण :- ६१०

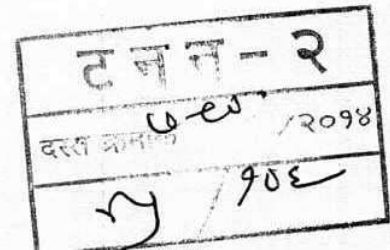
कुलमुखत्यारपत्रधारकाची सही व नाव

श्री. सुरेन्द्रन नायर,

मरीशा सुतारी,

ऋतुजा ओक,

तेजल इंजीनीयर



## घोषणापत्र

मी / आम्ही पंढरी केसरकर, राहूल वंडेकर, रमेश रावल, प्रमोद कांबळे,  
अनील पालांडे याद्वारे घोषित करतो / करते की, दुय्यम निबंधक ४१० यांचे  
कार्यालयान्त करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. सुरेन्द्रन नायर, मरीशा सुतारी, ऋतुजा ओक, तेजल इंजीनीयर व  
इ.यांनी दि. २४.१३.२०१८ रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही  
सादर दस्त नोंदणीस सादर केला आहे निष्पादीत करून कबुलीजबाब दिला आहे. सादर  
कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र  
लिहून देणार व्यक्तीपैकी कोणीही मयत झाले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र पुर्णपणे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र  
पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पुर्णतः सक्षम आहे. सादरचे कथन  
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये शिक्षेस मी  
आम्ही पात्र राहिन राहू याची मला आम्हाला जाणीव आहे.

तारीख :- २५/०९/१८

ठिकाण :- ४१०

कुलमुखत्यारपत्रधारकाची सही व नाव

पंढरी केसरकर,

राहूल वंडेकर,

रमेश रावल,

प्रमोद कांबळे,



अनील पालांडे

सादर अखत्यारपत्राचे सत्यतेविषयी मी संपुर्ण चौकशी केली आहे व त्याचे सत्यतेविषयी मी  
खात्री करून घेतली आहे.

ट न न - २



And residing/office at Lodha Paradise, Malivade, Mumbai (West)

SEND GREETINGS

WHEREAS the said Companies are engaged in business of real estate and property development and constructing various Buildings comprising of Residential Flats, and such other premises and selling such Residential Flats and other premises in Mumbai and elsewhere in India.

This said Companies are in process of executing Agreements for sale with the Prospective Purchasers and for the said Companies are required from time to time sign, execute, admit, Ledge and register the Agreements for sale before the Sub-Registrar of Assurances, and in order to facilitate the said Companies in the desirous of appointing SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. BUNDA OAK and MS. TEJAL ENGINEER as Constituted Attorneys of the said Companies with following powers and authorities.

WE HEREBY KNOW YOU ALL AND THESE PRESENTS WITNESS that We ABHINANDAN LODHA, SURENDRAN NAIR, CHECK LODHA, MANGESH PURANIK, SANDEEP SAXENA, SURENDRA. K. SHAH of Mumbai, Indian and one of the Director of the said Companies do hereby appoint and constitute the said SHRI SURENDRAN NAIR, MRS. MARISHA SUTARI, MRS. BUNDA OAK and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said respective Companies with full powers and authority to jointly and severally do and execute all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and for the Companies viz.

1. TO SIGN AND EXECUTE Letter of Allotment for the purpose of sale and allotment of Residential Flats and such other premises in buildings constructed by the said Companies on the properties in different development projects in terms of Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the Residential Flats, and such other premises in Building/s constructed by the said Companies on the properties in different development projects and incidental thereto signs necessary forms and papers for the purpose of effective registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND EXECUTE all forms, writing, affidavit and other ancillary papers and documents, as maybe required, to enable the prospective Purchasers of the Residential Flats, and such other premises to secure loans and financial assistance from the bankers and financial institutions for the purpose of the payment of the consideration payable by the such prospective Purchasers to the Companies without making any monetary or others commitments or any other liabilities of



*Abh Loda*

SIGNED SEALED AND DELIVERED  
BY and with/innamed  
MACROTECH CONSTRUCTION PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010.  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/innamed  
LODHA DEVELOPERS LIMITED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010.  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and with/innamed  
LODHA ESTATE PRIVATE LIMITED.,  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/innamed  
LODHA CONSTRUCTION PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Abh Loda*

whosoever nature thereto on behalf and against the said Companies to or by the  
banker or financial institution.

4. TO APPEAR BEFORE AND ATTEND TO the concerned Sub-Registrar and TO LODGE  
AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale  
executed by the Attorney with the prospective Purchasers lodged for registration  
in connection with the Residential Flats, and such other premises, in the  
building constructed by the Companies or any of them and to do all necessary  
acts deeds matters and things for effectively registering the said Agreement of  
Sale.

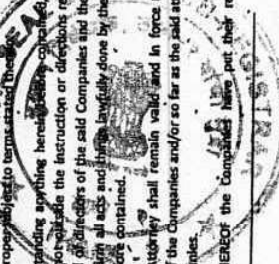
5. TO SIGN AND EXECUTE Deed of Rectification or Cancellations or confirmation or  
any other documents, as may be required, in connection with the Agreement for  
sale of Residential Flats, and such other premises and transactions in connection  
therewith and lodge for registration with the concerned Sub-Registrar and admit  
execution thereof.

6. For the better doing, performing and executing all the matters and things  
aforesaid, I hereby further grant into the said Attorney full power and absolute  
authority to substitute and appoint in his place. One or more substitutes on such  
terms as he shall think fit and to exercise all or any of the powers and authorities  
and to do all acts, deeds and things under this Special Power of Attorney which  
includes execution of Agreement for Sale and admit execution thereof before  
concerned Sub Registrar of Assurance for effective, registration of such document  
and to revoke any such appointment from time to time and to substitute or  
appoint any others in his place as the said Attorney from time to time as he think  
fit and / or proposed to terms contained in the said Special Power of Attorney.

Provided that notwithstanding anything hereinbefore contained, the said Attorney shall  
always act within and for the best interests of the said Companies and the said Attorney shall  
management and board of directors of the said Companies and the said Companies hereby  
agree to ratify and confirm all acts and things lawfully done by the said attorney, pursuant  
to the powers hereinbefore contained.

THIS Power of Attorney shall remain valid and in force till same is revoked or  
cancelled by all or any of the Companies and/or so far as the said attorney is in employment  
in one of the said Companies.

IN WITNESS WHEREOF the Companies here part their respective seals on this



SIGNED SEALED AND DELIVERED  
BY and with named  
LODHA HOME DEVELOPERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Handwritten signature*

SIGNED SEALED AND DELIVERED  
BY and with named  
LODHA BUILDCON PRIVATE LIMITED,  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Handwritten signature*

SIGNED SEALED AND DELIVERED  
BY and with named  
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Handwritten signature*

SIGNED SEALED AND DELIVERED  
BY and with named  
LODHA CROWN BUILDMART PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

*Handwritten signature*

SIGNED SEALED AND DELIVERED  
BY and with named  
LODHA DEVELOPERS PRIVATE LIMITED.

*Handwritten signature*

दस्तावेज - 2  
वसत कलेव / 2098

SIGNED SEALED AND DELIVERED

BY and withinnamed  
M/S. VIVEK ENTERPRISES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...



*Abhinandan Lodha*

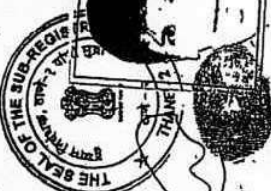
SIGNED SEALED AND DELIVERED

BY and withinnamed  
M/S. SHREE SAINATH ENTERPRISES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
M/A PADMAVATI BUILDTech PRIVATE LIMITED.  
By and through their one of the Director  
Mr. ABHISHECK LODHA  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....



SIGNED SEALED AND DELIVERED

BY and withinnamed  
LODHA DWELLERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

*Abhishek Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
LODHA QUALITY BUILDSMART PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhishek Lodha  
Pursuant to the resolution of the Board

*Abhishek Lodha*

By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of ...

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
LODHA PRIME BUILD FARMS PRIVATE LIMITED  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
LODHA BUILDERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Abhinandan Lodha  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of .....

*Abhinandan Lodha*

SIGNED SEALED AND DELIVERED

BY and withinnamed  
M/S. LODHA GROUP OF COMPANIES  
By and through their one of the Partner  
Mr. Abhinandan Lodha  
In the presence of ...

*Abhinandan Lodha*

*Abhinandan Lodha*

2010



OF Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

GALAXY PREMISES PRIVATE LIMITED

By and through their one of the Director

Mr. SURENDRA. K. SHAH

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

SANTHINAGAR ENTERPRISES LTD

By and through their one of the Director

Mr. SURENDRA. K. SHAH

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

SINMTOOLS PRIVATE LIMITED

By and through their one of the Director

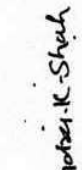

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

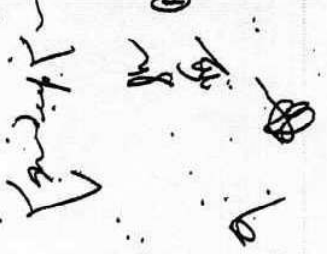
Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

  
Surendra K. Shah  


  
Surendra K. Shah  


  
Sandeep Saxena  


  
Sandeep Saxena  


SIGNED SEALED AND DELIVERED

BY and with/named

LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

SHREENIWAS COTTON MILLS LTDIMITED

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

LODHA PINNACLE BUILD TECH PRIVATE LIMITED

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED

BY and with/named

MAHAVIR BUILD ESTATE PRIVATE LIMITED

By and through their one of the Director

Mr. Sandeep Saxena

Pursuant to the resolution of the Board

Of Directors dated \_\_\_\_\_ 2010

In the presence of \_\_\_\_\_

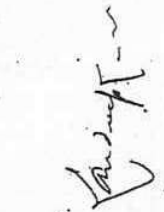
SIGNED SEALED AND DELIVERED

BY and with/named

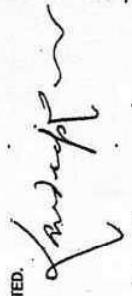
MICROTEC CONSTRUCTION PRIVATE LIMITED

By and through their one of the Director

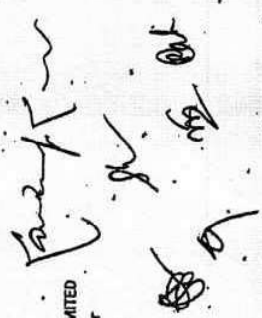
Mr. Sandeep Saxena













Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

**SIGNED SEALED AND DELIVERED**  
BY and with/named  
M/S. PRANIK LANDMARK ASSOCIATES  
By and through their one of the Partner  
Mr. Sandeep Saxena  
In the presence of \_\_\_\_\_

**SIGNED SEALED AND DELIVERED**  
BY and with/named  
LODHA LAND DEVELOPERS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

**SIGNED SEALED AND DELIVERED**  
BY and with/named  
ARIHANT PREMISES PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

**SIGNED SEALED AND DELIVERED**  
BY and with/named  
LODHA NOVEL BUILDFARMS PRIVATE LIMITED.  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



**SIGNED SEALED AND DELIVERED**  
BY and with/named  
NATIONAL STANDARD INDIA LIMITED  
By and through their one of the Director  
Mr. Mangesh Puranik  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_



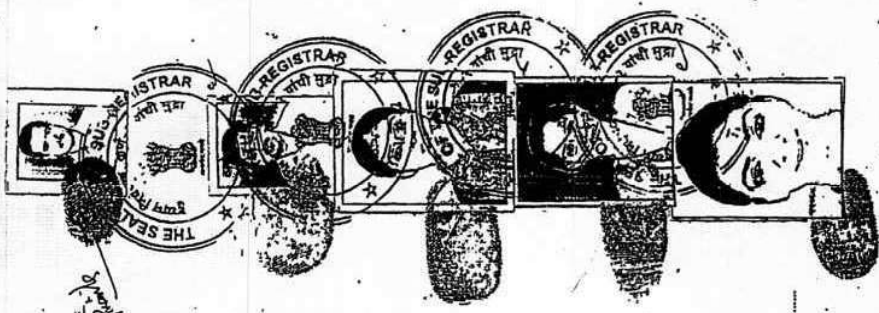
**SIGNED SEALED AND DELIVERED**  
BY and with/named  
SHRI SURENDRA NAIR  
By and through their one of the Director  
Mrs. Marisha Surtari  
Pursuant to the resolution of the Board  
Of Directors dated \_\_\_\_\_ 2010  
In the presence of \_\_\_\_\_

MRS. RUTUJA OAK -

MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of 21<sup>st</sup> Dec. 2010



Handwritten signatures and initials on the right side of the page.



10.

७७८२०१०

सरमुख्यार पत्र भाग दि २३/१२/२०१० रोजी

१) भायक्रोडक मध्यमन या मि तर्फे आयकर व भर -  
श्री श्रीमिनेशन लोहा समाज वीर मुंबई

२) मा पद्मावती विन्डेके या मि व भर तर्फे आयकर व  
श्री श्रीमिनेशन लोहा समाज वीर मुंबई

३) अलकशी धिभायसेम या मि व भर तर्फे आयकर व  
श्री मुंबई के बाहा समाज वीर मुंबई

४) लोग प्रोपर्टीन डेव्हलपमेंट या मि व भर तर्फे आयकर व  
श्री सीडीप सकेना समाज वीर मुंबई

५) लोग लॉड डेव्हलपमेंट या मि व भर तर्फे आयकर व  
श्री भोवशा पुराणिक समाज वीर मुंबई सर्व नि डेव्हलपमेंट

६) श्री सुरेंद्र नाथ र समाज वीर मुंबई

७) श्रीम मरीशा सुतारी समाज वीर मुंबई

८) श्रीम बतुजा मोठ समाज वीर मुंबई

९) कु नेजव शंजिनीतर समाज वीर मुंबई

समस्त सदही करक दिमी व त्यांच्या भोळ्यी विषयी  
श्री श्री पेंदी के करक समाज वीर मुंबई  
श्री श्री राहुन वेडेकर समाज वीर मुंबई टाका पत्रिकात  
अनुक्रमांक ७७८२०१० समाजिकी १००१ मुंबईक मुंबई १००१

सह दुय्यम निबंधक ठाणे क्र २

दिप सरमुख्यार पत्रागठ्यी १८१२ पत्र भाग  
त्यान खाडाखाड नाही

सह दुय्यम निबंधक ठाणे क्र २



D. R. Kankar



Handwritten signature or mark.



Form with handwritten entries: 'दस्तावेज - २', 'दस्तावेज / २०१४', and '२१ १०६'.

For **HDFC BANK LTD.** H.D.F.C. Bank Legal Department, Kamala Mills Compound, Lower, 7th Floor, 100, Park Road, Mumbai - 400 018  
**AUTHORISED SIGNATORY** D-6/11/11

**HDFC BANK** **HDFC BANK LTD.**

**PART III**  
**For the Customer**  
**ACKNOWLEDGEMENT**

Serial No. : **310732**

Received From **SURENDRAN NAIR**

Franking Amount : **500/-**

Charges : **10/-**

Total : **510/-**

Vide P/O No. / **Cash** Transfer Cheque **cash**

Drawn on

or Cash towards franking of document

Signature / Stamps of Bank



Signature of Customer: **Rane**  
 confirm that I have checked the value franked and the bank is not liable for anything related to the document.

**SPECIAL POWERS OF ATTORNEY.**

To all to whom this presents shall come, We Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR, MRS. RUTUJA OAK and MS. TEAL ENGINEER of Mumbai, Indian Inhabitant and Power of Attorney Holder of MACROTECH CONSTRUCTION PRIVATE LIMITED. (2) LODHA LAND DEVELOPERS PRIVATE LIMITED. (3) LODHA ESTATE PRIVATE LIMITED. (4) LODHA CONSTRUCTION PRIVATE LIMITED. (5) LODHA BUILDERS PRIVATE LIMITED. (6) ARJANT PREMISES PRIVATE LIMITED (7) LODHA PROPERTIES DEVELOPERS PRIVATE LIMITED. (8) LODHA HOME DEVELOPERS PRIVATE LIMITED. (9) SINTOOLS PRIVATE LIMITED. (10) LODHA BUILDCON PRIVATE LIMITED. (11) LODHA NOVEL BUILDFARMS PRIVATE LIMITED. (12) MAA PADMAVATI BUILDTECH PRIVATE LIMITED. (13) LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED. (14) COWTOWN LAND DEVELOPMENT PRIVATE LIMITED. (15) LODHA GROWN BUILDMARK PRIVATE LIMITED. (16) LODHA DWELLERS PRIVATE LIMITED. (17) LODHA INTERIORS PRIVATE LIMITED. (18) LODHA DEVELOPERS LIMITED. (19) LODHA PINNACLES BUILDERS PRIVATE LIMITED. (20) GALAXY PREMISES PRIVATE LIMITED. (21) MAHAVIR BUILD ESTATE PRIVATE LIMITED. (22) MICROTECH CONSTRUCTION PRIVATE LIMITED (23) SHREENIWAS COTTON MILLS LTD. (24) STANDARD INDIA LIMITED. (25) SANTHINAGAR ENTERPRISES LIMITED. (26) LODHA QUALITY BUILDERS PRIVATE LIMITED. (27) LODHA DEVELOPERS PRIVATE LIMITED. (28) LODHA PRIME BUILDERS PRIVATE LIMITED all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 216, Shah and Nahar, Dr. E. Moses Road, Worli, Mumbai - 400 018 and sales office at Lodha Pavillon, Apollo Mills Compound, N.M. Joshi Marg, Mahabaxmi - 400 011 (hereinafter referred to as "the said Companies") and 1) M/S. LODHA GROUP OF COMPANIES 2) M/S. VIVEK ENTERPRISES, 3) M/S. SHREE SANNATH ENTERPRISES, 4) M/S PRANK LANDMARK ASSOCIATES, 5) M/S. SHREE PARTNERSHIP Firms registered under the Partnership Act, 1932 and having its principal office at Lodha Pavillon, Shah and Nahar, Dr.E.Moses Road, Worli, Mumbai-400 018 and sales office at Lodha Pavillon, Apollo Mills Compound N.M Joshi Marg, Mahabaxmi, Mumbai-400 011 (hereinafter referred to as "the said Firms")

*Handwritten signatures and initials.*

(फि. प्र. अक्षर क्र. 1) (फि. R. Form No. 1)  
 मॉडल 113 अंतः  
 Gen 113 inc.

ORIGINAL COPY (NON TRANSFERABLE)  
 भाषांतर केवल के लिये प्रयुक्त है।

RECEIPT FOR PAYMENT TO GOVERNMENT

Bank/Place: **...**  
 Received from: **...**  
 र/का. **...**  
 on account of: **...**

शेखर व. शंकर  
 Cashier or Accountant.

साह दुर्योधन (कलकत्ता) प्रा. लि. का  
 साह दुर्योधन (कलकत्ता) प्रा. लि. का

**2**  
**1098**

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वस्तु	वेद
२२	१०२

effectually registered

of the group companies and

Attorney Holders

SUTARI MMS. F. companies and sal

*Handwritten signature*

*Handwritten signature*

*Handwritten signature*



LODHA LAND DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA ESTATE PRIVATE LIMITED.  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA CONSTRUCTION PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA BUILDERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER.  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
ARJANT PREMISES PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA HOME DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
SIMTOOLS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI,  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA BUILDCON PRIVATE LIMITED,  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA NOVEL BUILDINGS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
MAA PADMAVATI BUILDTech PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
BY and with/named  
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_



*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

*[Signature]*  
M. SUTARI

SIGNED SEALED AND DELIVERED  
BY and withnamed  
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
LODHA CROWN BUILDWART PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

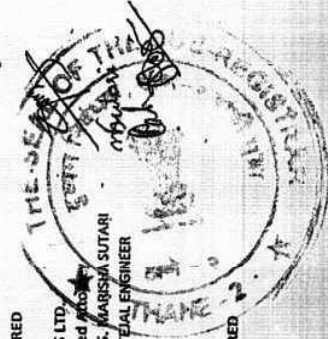
SIGNED SEALED AND DELIVERED  
BY and withnamed  
LODHA DWELLERS PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
SHREENWAS COTTON MILLS LTD.  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_



SIGNED SEALED AND DELIVERED  
BY and withnamed

LODHA DEVELOPEES LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
LODHA PINNACLE BUILD TECH PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
GALAXY PREMISES PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
MAHAVIR BUILD ESTATE PRIVATE LIMITED  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
NATIONAL STANDARD INDIA LTD  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*

SIGNED SEALED AND DELIVERED  
BY and withnamed  
SANTHAGAR ENTERPRISES LTD  
By and through its Constituted Attorney  
Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
In the presence of \_\_\_\_\_

*[Signature]*  
*[Signature]*





SIGNED SEALED AND DELIVERED  
 BY and with named  
 LODHA QUALITY BUILDERS PRIVATE LIMITED  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

SIGNED SEALED AND DELIVERED  
 BY and with named  
 LODHA PRIME BUILD FARMS PRIVATE LIMITED  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

SIGNED SEALED AND DELIVERED  
 BY and with named  
 M/S. LODHA GROUP OF COMPANIES  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

SIGNED SEALED AND DELIVERED  
 BY and with named  
 M/S. VIVEK ENTERPRISES  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

SIGNED SEALED AND DELIVERED  
 BY and with named  
 M/S. SHREE SAINATH ENTERPRISES  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*



SIGNED SEALED AND DELIVERED  
 BY and with named  
 M/S. PRANIK LANDMARK ASSOCIATES  
 By and through its Constituted Attorney  
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 in the presence of ---

Mr. SURENDRAN NAIR, MRS. MARISHA SUTARI  
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER  
 Signature and Photograph of Constituted Attorney

Dated this Day of

*P.R. Kambh*

1. PANDHARI KESARKAR

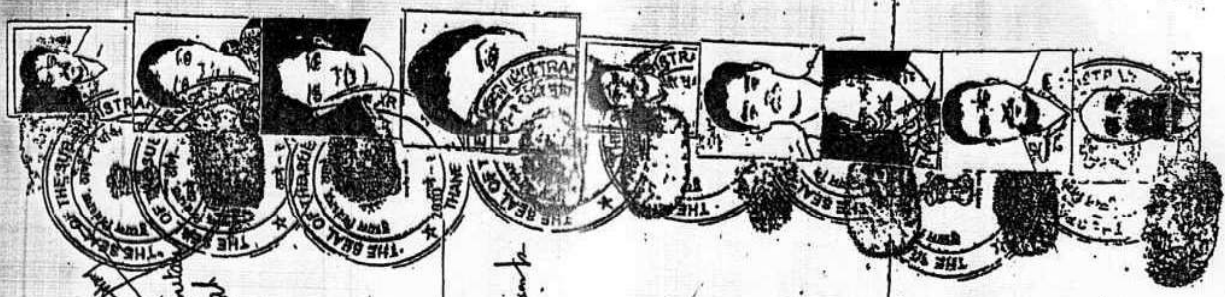
2. PAULU WANDEKAR

3. PAMESH RAWAL

4. PRAMOD NAMBLE

5. ANIL PALANDE

*wit-needs*  
*[Signature]* (P. Pawan)  
*[Signature]* (S. M. S. C.)





STATE LIMITED.

PALAZZO

9) *Amalant* 

06/12/2020



सदर मुख्यत्वार पत्र आज दि 23/12/2020 रोजी  
 1) मे. ए. पी. क. लॉन्डमार्क असोसिएट्स सर्वे  
 2) श्री. सुरेंद्रन माधव सजात वी. पी. ए. ए.  
 3) श्री. मरीशा सुतारी सजात वी. पी. ए.  
 4) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 5) श्री. लेमल हेमिगिर सजात वी. पी. ए.  
 6) श्री. विठ्ठल विठ्ठल वी. पी. ए.  
 7) श्री. पंढरी केशकर सजात वी. पी. ए.  
 8) श्री. बाबूळ वैदेकर सजात वी. पी. ए.  
 9) श्री. नमेशा बाबळ सजात वी. पी. ए.  
 10) श्री. प्रभाद कौथके सजात वी. पी. ए.  
 11) श्री. अनिक पाळीडे सजात वी. पी. ए.  
 12) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 13) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 14) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 15) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 16) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 17) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 18) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 19) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 20) श्री. अशुजा शिरोक सजात वी. पी. ए.  
 अगुळमोक 06/12/2020 प्रमाणित फी 200/- मु. शु. पु. 00/-



*Signature*



*Signature*



सह दुय्यम निबंधक ठाणे क्र २  
 सदर मुख्यत्वार पत्रांमध्ये 9/12/20 पाठ  
 मंडळ कार्यालय ठाणे

सह दुय्यम निबंधक ठाणे क्र २

2
12098
902/902

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KRINA HEMANT SHAH

NAVINCHANDRA JAYANTILAL SHAH

04/07/1969  
Permanent Account Number  
BWKPS2936N

K. H. Shah  
Signature



29052008

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGSPS5234N



नाम /NAME  
HEMANT PREMCHANDBHAI SHAH

पिता का नाम /FATHER'S NAME  
PREMCHANDBHAI NATHJI SHAH

जन्म तिथि /DATE OF BIRTH  
02-07-1965

हस्ताक्षर /SIGNATURE

*Hemant*  
Signature of the applicant

आयकर आयुक्त, गुज.-1, अहमदाबाद  
COMMISSIONER OF INCOME-TAX  
GUJ.-1, AHMEDABAD

आयकर विभाग  
INCOME TAX DEPARTMENT

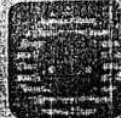


भारत सरकार  
GOVT. OF INDIA

SHAIKESH SURESH MORE  
SURESH PANDURANG MORE

17/12/1989

Permanent Account Number



भारत सरकार  
GOVERNMENT OF INDIA



सुधीर काशीराम फालके  
Sudhir Kashiram Phalke  
जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male

तज्ञ - २  
वसूली क्रमांक / 2098



Summary-2( दस्त गोषवारा भाग - २ )



28/01/2014 8 49:33 AM

दस्त गोषवारा भाग-2

टनन2 904/908

दस्त क्रमांक:790/2014

दस्त क्रमांक :टनन2/790/2014

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शाह - हेमंत पत्ता:प्लॉट नं: ९०२, माळा नं: -, इमारतीचे नाव: अनमोल प्राईड, ब्लॉक नं: पटेल ऑटो समोर, गोरेगाव- पश्चिम, मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AGSPS5234N	लिहून घेणार वय :-48 स्वाक्षरी:- 		
2	नाव:शाह - क्रीना पत्ता:प्लॉट नं: ९०२, माळा नं: -, इमारतीचे नाव: अनमोल प्राईड, ब्लॉक नं: पटेल ऑटो समोर, गोरेगाव- पश्चिम, मुंबई, रोड नं: एस व्ही रोड, . . पॅन नंबर:BWKPS2936N	लिहून घेणार वय :-44 स्वाक्षरी:- K. H. Shah		
3	नाव:लोढा डेव्हलपर्स प्रा.लि. तर्फे कु.मु सुरेन्द्रन नायर तर्फे कु.मु. राहुल वंडेकर पत्ता:प्लॉट नं: २१६, माळा नं: -, इमारतीचे नाव: शाह आणि नाहर इंड. इस्टेट, ब्लॉक नं: वरळी, मुंबई, रोड नं: डॉ. ई. मोझेस रोड, महाराष्ट्र, मुंबई. पॅन नंबर:AAACL1490J	लिहून घेणार वय :-34 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28 / 01 / 2014 08 : 27 : 51 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शैलेश - मोरे वय:25 पत्ता:तलावपाळी ठाणे-प पिन कोड:400602		
2	नाव:सुधीर के फाळके वय:43 पत्ता:तलावपाळी ठाणे-प पिन कोड:400602		



शिक्का क्र.4 ची वेळ:28 / 01 / 2014 08 : 28 : 22 AM

शिक्का क्र.5 ची वेळ:28 / 01 / 2014 08 : 28 : 36 AM

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001258925201314S	0000423355201314

790 / 2014

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पुस्तक क्रमांक १००  
क्रमांकावर नोंदला



प्रमाणित करणेत येते की या दस्तामध्ये एकूण १०६ पाने आहेत

सह. दुय्यम निबंधक, ठाणे क्र.२  
तारीख १२/०५/२०१४

सह. दुय्यम निबंधक, ठाणे क्र.२



Tuesday, January 28, 2014  
8:47 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regr.:39M

पावती क्र.: 901 दिनांक: 28/01/2014

गावाचे नाव: भाईदरपाडा  
दस्तऐवजाचा अनुक्रमांक: टनन2-790-2014  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: शाह - हेमंत

2

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2120.00  
पृष्ठांची संख्या: 106

एकूण: रु. 32120.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 8:46 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane-2

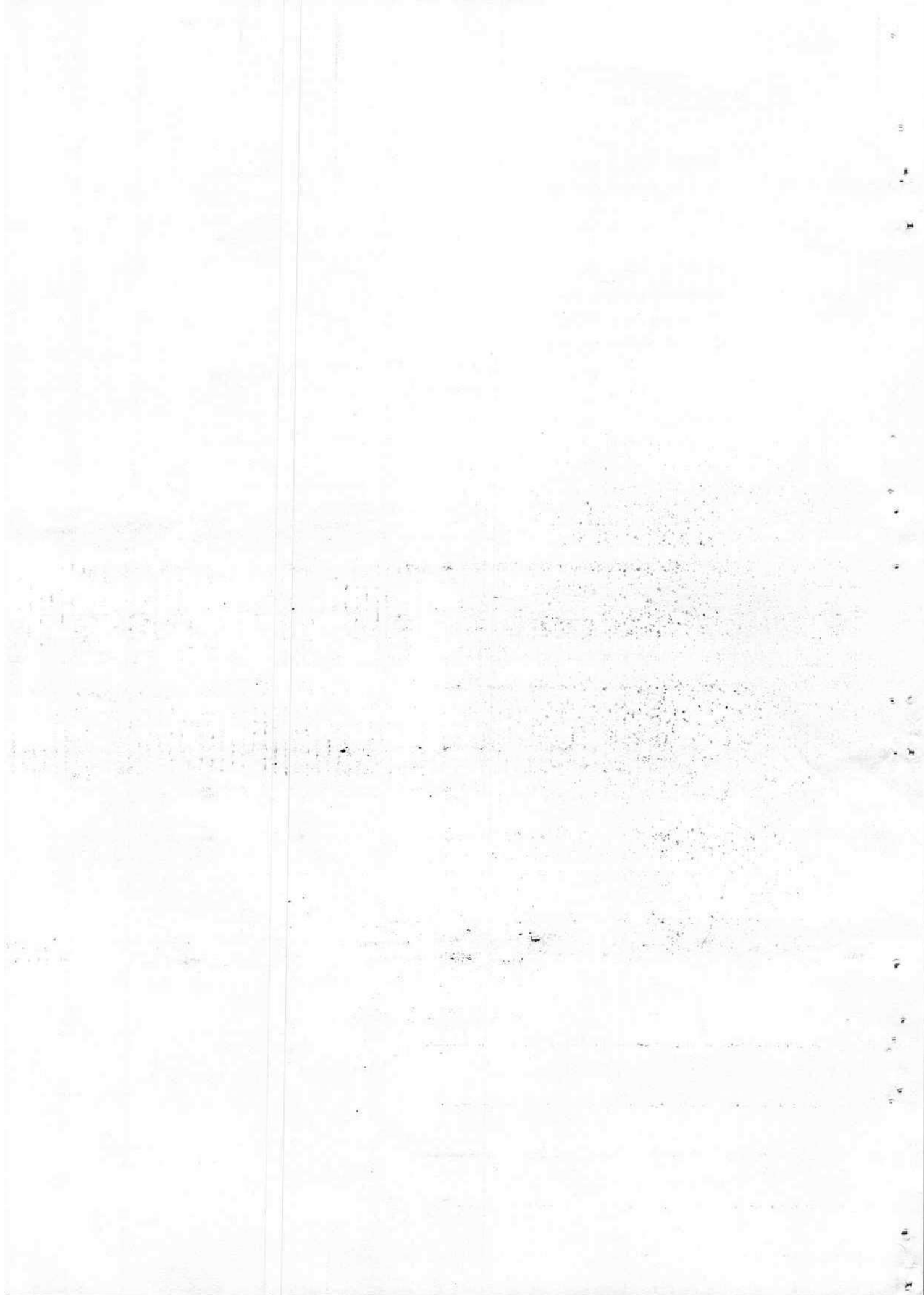
सह दुय्यम निवेदक, ठाणे क्र.२

बाजार मूल्य: रु. 5483500 /-  
भरलेले मुद्रांक शुल्क : रु. 666120/-

मोबदला: रु. 11099430/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001258925201314S दिनांक: 16/01/2014  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: रु 2120/-

मुळ दस्त मिळाला







28/01/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 790/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) भाईदरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11099430
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5483500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: १७०३, माळा नं: १७वा मजला, इमारतीचे नाव: प्लॅटीनो टॉवर ए विंग लोढा स्प्लेन्डोरा, ब्लॉक नं: भाईदरपाडा,ठाणे-४००६०७, रोड नं: घोडबंदर रोड( ( Survey Number : ३/९,१०८/८,१०७/३,३/६,१०६/१,१०९/१४,जुना स.नं.१९७/१,नवीन १००/१,जुना१९७/९ व दस्तात नमूद केल्याप्रमाणे. ; ) )
(5) क्षेत्रफळ	1) 94.57 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:-लोढा डेव्हलपर्स प्रा.लि. तर्फे कु .मु सुरेन्द्रन नायर तर्फे कु .मु. राहुल वंडेकर वय:-34; पत्ता:-प्लॉट नं: २१६, माळा नं: -, इमारतीचे नाव: शाह आणि नाहर इंड. इस्टेट, ब्लॉक नं: वरळी, मुंबई, रोड नं: डॉ. ई. मोलेस रोड, महाराष्ट्र, मुंबई. पिन कोड:-400018 पॅन नं:-AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शाह - हेमंत वय:-48; पत्ता:-प्लॉट नं: ९०२, माळा नं: -, इमारतीचे नाव: अनमोल प्राईड, ब्लॉक नं: पटेल ऑटो समोर, गोरेगाव-पश्चिम, मुंबई, रोड नं: एस व्ही रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-AGSPS5234N 2): नाव:-शाह - क्रीना वय:-44; पत्ता:-प्लॉट नं: ९०२, माळा नं: -, इमारतीचे नाव: अनमोल प्राईड, ब्लॉक नं: पटेल ऑटो समोर, गोरेगाव-पश्चिम, मुंबई, रोड नं: एस व्ही रोड, . . पिन कोड:-400062 पॅन नं:-BWKPS2936N
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2014
(10)दस्त नोंदणी केल्याचा दिनांक	28/01/2014
(11)अनुक्रमांक,खंड व पृष्ठ	790/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	666120
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक, ठाणे क्र.२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

