

Saturday, August 04, 2018
1:48 PM

पावती

Original/Duplicate
नोंसी क्र. 399
Regn. 39M

पावती क्र.: 7581 दिनांक: 04/08/2018

मावाचे नाव: मरोळ
दरमोबजाचा अनुक्रमांक: बंदर 16-7428-2018
दरमोबजाचा घबारा : पर्यायी जागेचा बंदर
मादर करणाऱ्याचे नाव: वेल्डन इंजिनीरिंग वर्कर्स तर्फे प्रोप्रायटर पी. एन. जाधवकाज...

| | |
|-----------------------|-------------|
| नोंदणी फी | ₹. 30000.00 |
| दस्त हाताळणी फी | ₹. 3060.00 |
| पुष्टांची संख्या: 153 | |
| एकूण: | ₹. 33060.00 |

(SBTR)

359
6:03
98
UB REGI
8:12

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:51 PM ह्या वेळेस मिळेल.

[Signature]
सह. द. नि. का. अंधेरी-5

बाजार मूल्य: ₹.3947172 /-
मोबदला ₹.2320500/-
भरलेले मुद्रांक शुल्क : ₹. 198000/-

सह. दुय्यम निबंधक, अंधेरी - ५,
मुंबई उपनगर जिल्हा

AKWANA RA

- देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004727037201819S दिनांक: 04/08/2018
बँकेचे नाव व पत्ता: IDBI
- देयकाचा प्रकार: By Cash रकम: ₹ 3060/-

[Signature]

registered original document
Delivery on 13-8-18



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Data of ESBTR for GRN MH004727037201819S

Bank - IDBI BANK

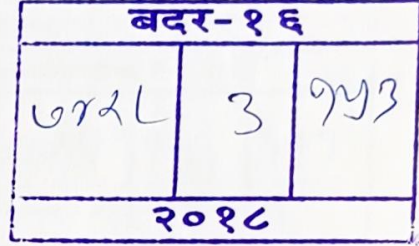
Bank/Branch : IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI
Pmt Txn id : 176997803 Stationary No : 16178279164259
Pmt DtTime : 03/08/2018 15:18:04 Print DtTime : 04/08/2018 11:06:03
ChallanIdNo : 69103332018080350888 GRAS GRN : MH004727037201819S
District : 7101 / MUMBAI GRN Date : 03/08/2018 15:18:12
Office Name : IGR186 / BDR1_JT SUB REGISTRAR ANDHERI NO 1.

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,65,500.00/- (Rs One Lakh Sixty Five Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable Consideration : 23,20,500.00/-
Prop Descr : FLAT NO 503SAVANNAH AVALONCTS NO 583 584VILLAGE MAROL , MAKWANA RAODANDHERI EASTMUMBAI
Maharashtra
400059
Duty Payer : PAN-AAICS6458B SAVANNAH REAL ESTATE PVT LTD
Other Party : PAN-AIRPP0703G P N JAYAPRAKASH

Bank Scroll No : --
Bank Scroll Date : --
RBI Credit Date : --
Mobile Number : 919821494110



Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-512-7428 | 0002480703201819 | 04/08/2018-13:43:26 | IGR553 | 30000.00 |
| 2 | (IS)-512-7428 | 0002480703201819 | 04/08/2018-13:43:26 | IGR553 | 165500.00 |
| Total Defacement Amount | | | | | 1,95,500.00 |



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CHALLAN
MTR Form Number-6



IN MH004751528201819E | BARCODE | Date 04/08/2018-11:48:53 | Form ID 25.2

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|-----------------|-----------------------------------|------------------------|----------------------------------|
| Department | Inspector General Of Registration | Payer Details | |
| Mode of Payment | Stamp Duty | TAX ID (If Any) | |
| Office Name | BDR16__JT SUB REGISTRAR ANDHERI 5 | PAN No.(If Applicable) | |
| Location | MUMBAI | Full Name | MWESERS VELDON ENGINEERING WORKS |
| Period | 2018-2019 One Time | Flat/Block No. | FLAT NO 503, 5TH FLOOR, SAVANNAH |
| | | Premises/Building | AVALON |

| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN | Remarks (If Any) |
|----------------------------------|---------------|--------------|--|--------------------|-------------|---|
| 045501 Sale of NonJudicial Stamp | 32500.00 | MAKWANA ROAD | ANDHERI EAST | | 4 0 0 0 5 9 | SecondPartyName=SAVANNAH REAL ESTATE PVT LTD-CA=2320500-Marketval=39471 |
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| | | Amount In | Thirty Two Thousand Five Hundred Rupees Only | | | |
| | 32,500.00 | Words | | | | २०१८ |

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|---------------|-----------------------|---------------------------|-----------------------|---|
| Bank Name | CENTRAL BANK OF INDIA | FOR USE IN RECEIVING BANK | | |
| Cheque/DD No. | | Bank CIN | Ref. No. | 02810672018080460750 1544307610 |
| Branch | | Bank Date | RBI Date | 04/08/2018-11:49:58 Not Verified with RBI |
| | | Bank-Branch | CENTRAL BANK OF INDIA | |
| | | Scroll No. , Date | | |

This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. 9867186073
 चालन केवल दुर्यग निबंधक कार्यालयत नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी केलेल्या कार्यालयत दस्त्यासाठी बदर चालन लागू



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CHALLAN
MTR Form Number-6



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| GRN | MH004751528201819E | BARCODE | | Date | 04/08/2018-11:48:53 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Type of Payment | Stamp Duty | | | TAX ID (If Any) | | | |
| | Stamp Duty | | | PAN No (If Applicable) | | | |
| Office Name | BDR16_JT SUB REGISTRAR ANDHERI 5 | | | Full Name | MWESERS VELDON ENGINEERING WORKS | | |
| Location | MUMBAI | | | Flat/Block No. | FLAT NO 503, 5TH FLOOR, SAVANNAH | | |
| Year | 2018-2019 One Time | | | Premises/Building | AVALON | | |

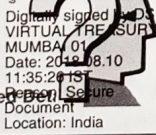
| Account Head Details | Amount In Rs. | Road/Street | Area/Locality | Town/City/District | PIN |
|--------------------------------------|---------------|--------------|---------------|--------------------|-------------|
| 0030045501 Sale of NonJudicial Stamp | 32500.00 | MAKWANA ROAD | ANDHERI EAST | | 4 0 0 0 5 9 |

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| Remarks (If Any) | | | | | |
| SecondPartyName=SAVANNAH REAL ESTATE PVT | | | | | |
| LTD-CA=2320500-Marketval=3947172 | | | | | |
| Amount In | Thirty Two, Thousand Five Hundred Rupees Only | | | | |
| Words | ३२५०० | | | | |
| Total | 32,500.00 | | | | |



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| Payment Details | | CENTRAL BANK OF INDIA | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 02810572018000460750 1544367610 | |
| Cheque/DD No. | | Bank Date | RBI Date | 04/08/2018-11:48:53 | 06/08/2018 |
| Name of Bank | | Bank-Branch | CENTRAL BANK OF INDIA | | |
| Name of Branch | | Scroll No. , Date | 2 , 06/08/2018 | | |

Department ID : **Validity unknown** Mobile No. : 9867186073
 NOTE:- This challan **is not to be registered in Sub Registrar office only. Not valid for unregistered document.**
 सदर चलन केवल दुय नियात नोदणी करवायाच्या दस्तांसाठी लागू आहे. नोदणी न करवायाच्या दस्तांसाठी सदर चलन लागू नाही.



Challan Defaced and Secure Document
Location: India



| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (IS)-512-7428 | 0002480699201819 | 04/08/2018-13:43:22 | IGR653 | 32500.00 |

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VIRTUAL THE SUB
MUMBAI 01
Date: 2018.08.10
11:35:21
Reason: Secure
Document
Location: India

CTS NO 583,584

Village: Marol

Rate: 27500 → C.C
131500 → R.

Area: 517 Sqft Carpet

Purchased 119 Sqft carpet

One car parking

A.M = 23,20,500/-

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7.4

- 1 > 52.85 x 28875
- 2 > 13.94 x 28875
- 3 > 12.17 x 138075

39,47,172

1,97,358

i.e 1,98,000/-

- 1,65,500

32,500

4/8/18
व.र.व.

= 15,26,043/-

= 1,00,629

= 1,68,0372

33,07,500

i.e 33,07,500

S.D 1,65,500

R.F 30,000/-



| मूल्यांकन पत्रक (बांधणी क्षेत्र - बांधणी) | | 04 August 2018 01:47:09 PM | |
|--|--|--|-------------------------|
| Valuation ID | 201808041917 | | |
| बटरी | बटरी | | |
| मूल्यांकनाचे वर्ष | 2018 | | |
| जिल्हा | मुंबई उपनगर | | |
| मूल्य विभाग | 43-माला (अंधेरी) | | |
| उप मूल्य विभाग | 43/219 भूभाग उल्लेख गावाची हद, पुर्वील गाव सीमा, दक्षिण व पश्चिमेत गावाची हद व पाईप लाईन | | |
| सर्व्ही नंबर (न. भू कर्नांक | मि.टी.एस. नंबर(58) | | |
| वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर व | | | |
| खुली जमीन | निवासी सदनिक | कार्यालय | दुकाने |
| 63100 | 131500 | 144700 | 195300 |
| 3000 | 131500 | | 131500 |
| बांधणी क्षेत्राची माहिती | | | |
| बांधकाम क्षेत्र (Built Up) | 12.17 घौरस मीटर | मिळकतीचा वापर - | निवासी सदनिक |
| बांधकामाचे वर्गीकरण | 1-आर सी सी | मिळकतीचे बच - | 0 TO 2% |
| उद्बवाहन सुविधा | अहो | मजला - | 5th floor To 10th floor |
| Sale Type - | | | |
| First Sale | | | |
| Sale: Resale of built up Property constructed after circular dt 02/01/2018 | | | |
| मजला निहाय घट वाढ | | = 105% apply to rate= | Rx 138075/- |
| घसा-चानुसार मिळकतीचा प्रति घा. मीटर मूल्यदर | | = (वार्षिक मूल्यदर * खुल्या जमीनीचा दर) * घसा-चानुसार टक्केवारी) * खुल्या जमीनीचा दर) | |
| | | = (((138075-63100) * (100 / 100) + 63100) | |
| | | = | |
| | | Rx 138075/- | |
| a) मुख्य मिळकतीचे मूल्य | | = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | |
| | | = 138075 * 12.17 | |
| | | = Rx 1680372.75/- | |
| एकत्रित अंतिम मूल्य | | = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भोंवतळीत मजला क्षेत्र मूल्य + समतळाव मरपीचे मूल्य + वरील मरपीचे मूल्य + बांदिलेले वाहन तळाचे मूल्य + खुल्या जमीनीतील वाहन तळाचे मूल्य + इतरती भोवतळीच्या खुल्या जमीनेचे मूल्य + बांदिलेले बाजळी | |
| | | = A + B + C + D + E + F + G + H + I | |
| | | = 1680372.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | |
| | | = Rx 1680372.75/- | |

Home Print

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PERMANENT ALTERNATIVE ACCOMMODATION AGREEMENT

ARTICLES OF AGREEMENT is made at Mumbai this 4th day of Aug 2018

Z.M.G.
N.Y.
R.E.G.
K
D
S
P

BETWEEN

1.A) MRS. ZETUN MUSTEN GABAJIWALA aged 81 years, holding Income Tax P.A.N. No. AABPG 9807 C (1.B) MR. HUSEINI MUSTEN GABAJIWALA aged 59 years, holding Income Tax P.A.N. No. AABPG 9798 A (1.C) MR. AAMIR MUSTEN GABAJIWALA aged 54 years, holding Income Tax P.A.N. No. AABPG 9797 R (1.D) MR. MOIZ MUSTEN GABAJIWALA aged 57 years, holding Income Tax P.A.N. No. AABPG 9806 D residing at Gabajiwala Building, Plot No. 7, Saifee Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059 (2.A) MRS. REHANA EMRAN GABAJIWALA aged 79 years, holding Income Tax P.A.N. No. AHBPK 9703 A (2.B) MR. KURESH EMRAN GABAJIWALA aged 57 years, holding Income Tax P.A.N. No. AABPG 9803 G both also of Mumbai Indian Inhabitants residing at Gabajiwala Building, Plot No. 7, Saifee Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059 (2.C) MRS. NAFISA daughter of EMRAN GABAJIWALA and wife of YUSUF BHAVNAGARWALA aged 60 years, holding Income Tax P.A.N. No. AEZPB 0498 L residing at Abbas Building, "A" Wing, PREMISES No. 19, 2nd floor, Jalbhai Street, Mumbai - 400 004 (3.A) MRS. ZARINA MANSUR GABAJIWALA aged 77 years, holding Income Tax P.A.N. No. BCZPG 4584 P and (3.B) MR. SAIFUDDIN MANSUR GABAJIWALA aged 53 years, holding Income Tax P.A.N. No. AABPG 9804 B, both also of Mumbai Indian Inhabitants residing at Gabajiwala Building, Plot No. 7, Saifee Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059 and hereafter collectively referred to as "THE OWNERS/LANDLORDS" (which expression shall, unless it be repugnant to the context meaning thereof be deemed to mean and include survivor or survivors of them and the heirs, and legal representatives of the other/others of them and the heirs executors, administrators, successors and assigns) being Party of the FIRST PART;



AND

Z.M.G. N.Y. R.E.G. by Sd/ ZMG for Any Pr

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|---|
| MR. P.N. JAYA PRAKASH, Proprietor of M/S. VELDON ENGINEERING WORKS having address at A/602, Bandunpuri CHS Ltd., Vanti Nagar, J.B. Nagar, Mahavir Marg, Andheri (East) Mumbai 400 059; having PAN No. AIRPP0703G; hereinafter referred to as THE TENANT ; mean and include in the case of individuals his/her/their heirs and legal representatives and their respective heirs and legal representatives) being Party of the SECOND PART; |
|---|

AND

SAVANNAH REAL ESTATE PVT. LTD, a private limited company incorporated under the Indian Companies Act, 1956 holding Income Tax P.A.N no. AAICS6458B having its office at 401 'B' wing West View, Bajaj Road, Vile Parle (West), Mumbai: 400 056 represented by its Directors /Authorized Signatory and hereafter referred to as "**THE DEVELOPERS**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the directors for the time being, its successors and the permitted assigns) being Party of the THIRD PART;

AND WHEREAS The Owners are seized and possessed of and well and sufficiently entitled to all those pieces or parcels of land bearing C.T.S. Nos. 583 and 584 of Village Marol admeasuring 1377.1 and 171.5 square meters or thereabouts respectively aggregating to 1548.6 square meters collectively and situate lying and being at Makwana Road, Marol, Andheri (East), Mumbai- 400 059 together with the Ground + 2 Storied structure standing thereon and known as Gabajiwala Industrial Estate (in the use and occupation of the Owners and 15 Tenants) and to as "**The said Property**" which is more particularly described in the First Schedule hereof written. Copy of the Property register Card is annexed herewith as



the building being in a deliberate/weak condition and had been declared dilapidated by the M.C.G.M. (Municipal Corporation of Greater Mumbai) vide notice Dated 24th September 2016. Accordingly in compliance of the said notice the structure has been demolished.

Z.M.G. & N.Y. R.E.G. by SA Zameer Hussain Ay. P.S.

बदर-१६

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AND WHEREAS The tenant was occupying an industrial premises being a Gala / Unit No. 05 totally admeasuring about **615** square feet in carpet area located on the **Ground** floor in the said property for such tenanted use and was paying to the Owner **Rs.1995/- per sq.ft** per cent as mentioned in the **Second Schedule** hereunder written.

AND WHEREAS the Tenant has also executed a Letter of Consent with the Owners dated **12th April, 2016** and annexed herewith as "**Annexure C**" is a copy of the letter of consent, which provides for all the terms and conditions for redevelopment with Owner and Developers. The Tenant has also provided closure notice of their respective gala as well as submitted requisite undertaking and letter for obtaining Labour Commissioner NOC. The Office of the Labour Commissioner has issued N.O.C

AND WHEREAS the Owner being desirous of developing the said property have entered into a Development Agreement dated **4th August, 2017** registered with the sub registrar of Assurances at Andheri under No. **BDR-4/6897/2017** along with a registered Power of Attorney in favor of the developers and the developers in turn have planned to demolish, dismantle and remove all the existing old buildings / industrial estate and structures lying and being on the said property and in their place to construct a new residential building with commercial shops, proposals and plans for this development have been submitted to M.C.G.M.(Municipal Corporation of Greater Mumbai) through their Licensed Architect and Structural Consultant.

AND WHEREAS the said property falls under I3 zone (Special Industrial development plan of 1991 for Greater Mumbai. The developer has obtained change of zone from I3 to Residential during the course of obtaining approvals for the said new building.



AND WHEREAS the buildings plans and specifications of the building Ground(stilt and shops) + 12 upper floors submitted by the Architect on behalf of the developers. The proposed construction with full potential F.S.I. and all approvals alongwith any proposed modifications and amendments to such approvals shall hereinafter referred to as "**The said New Building**".

AND WHEREAS, after submission of the municipal plans, the Developer through their Architect has obtained the Intimation of Disapproval (I.O.D) annexed herewith as **Annexure**

Z.M.G. & N.Y. R.E.G. by SA Zameer Hussain Ay. P.S.

via letter dated 22nd June 2018 from the Municipal Corporation of Greater Mumbai.

AND WHEREAS in course of the negotiations the tenant has opted for acquiring the new residential premises in exchange of the said old industrial premises on ownership basis upon certain terms and conditions mutually agreed by the parties hereto. The owners have agreed to grant the new residential premises in exclusive possession and enjoyment of the tenant on what is known as ownership basis free of cost in lieu of the said old premises and as and by way of permanent alternative accommodation to be held and enjoyed by the tenant and or her heirs and successors as the case may be subject to payment of proportionate taxes and out goings and subject to observance and performance of the standard terms of agreement of premises on ownership basis and subject to the rules bye laws and regulations of the society which may be formed and registered on the said property and in relation to the said new building by all acquires of Premises, Shops, etc.

AND WHEREAS as per Development Agreement dated 4th August 2017 and Consent Letter dated 12th April 2016, the tenant is eligible for 517 Sq.ft. Carpet area in lieu of Tenanted Gala/Unit No.05.

The above Recitals shall form an integral part of this Agreement, as if the same have been set out herein verbatim.



AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

DEVELOPERS shall construct a building namely "SAVANNAH AVALON" comprising of Ground(stilt and shops) + 12 upper floors by utilizing and consuming the present unutilized development potential thereof including, the compensatory fungible FSI, FSI by payment of premium, TDR, road width FSI, etc, and all other development potential as may be permissible under the prevalent Development Control Regulations for Greater Mumbai, 1991 OR Development Control Regulations for Greater Mumbai, 2034 and/OR other rules/bye laws applicable on the said property and in accordance with the plans,

Z.M.G. & N.Y. R.E.G. vs. [Signature] 1.2.9 N.Y. R.E.G. vs. [Signature]

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designs, specifications approved by the concerned local authority and which have been perused by the tenant.

2. The Developers do hereby agree and covenant that they have granted to the tenant for use and occupation of himself and his family on permanent basis and on ownership free of any other additional price, consideration, costs or expenses whatsoever, new residential premises bearing Flat No.503 admeasuring 636 Sq. Feet. R.E.R.A. carpet area on the Fifth floor of the new building alongwith 01 car parking in the multi level car park located in stilton the said property as shown shaded by red colour boundary line annexed hereto as "Annexure E" and described in the Third schedule hereunder written, and herein after referred to as "The said premises". The said premises also includes the proportionate common areas and facilities appurtenant to the premises, in exchange of the said old premises as a Permanent Alternative Accommodation for use and occupation of himself and his personal family. The tenant has agreed to acquire the ownership of the said new premises from the Owners in exchange of the said old premises and on the terms and conditions here in after agreed.

3. Since the area of the said premises is 636 sq. feet R.E.R.A. carpet area and the allocated to the tenant as per consent agreement dated 12th April 2016 is 517 sq. feet carpet area, the Tenants have agreed to purchase from the Developers additional free sale area of 119 sq. feet carpet area as per mentioned herein below in order to complete the allocation of a self-contained residential unit as per the approved plans and the Tenant hereby purchases the said additional carpet area from the developers on the below mentioned terms and conditions. The purchase of the additional free sale area shall be regulated by Real Estate (Regulation and Development) Act 2016 and the rules and regulations made thereunder.

4. The Tenant hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Tenant additional carpet area of 119 sq. ft. R.E.R.A. carpet area equivalent to 11.06 sq.mtrs. R.E.R.A. carpet area from its free sale component as per development agreement with owners dated 4th August 2017. The area sold by the developer and purchased by the tenant shall be over and above the area the tenant is entitled to receive under the consent agreement dated 12th April 2016 for which the tenant shall be required to pay the developers an agreed consideration of Rs.23,20,500/- (Rupees Twenty Three Lakhs Twenty Thousand Five Hundred Only) as mentioned hereinbelow:



e) Any act beyond the control of the Developers.

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13. The Tenant shall, before delivery of possession of the said Premises in accordance with Clause 12 above, deposit the following amounts with the Developer-

- a. Rs. 350/- share money, application entrance fee of the Society;
- b. Rs. 1,83,168/- as 24 months' deposit towards provisional monthly contribution Towards maintenance charges and property taxes;
- c. Rs. 10,000/- Non-refundable amount for legal charges and expenses.
- d. Rs. 79,500/- Non-refundable Infrastructure and Development charges
- e. Rs. 25,000/- Non-refundable deposit charges towards installation of cable, Electric meter, MGL and water meter etc.
- f. Rs. 30,000/- Non-refundable amenity fund for gym and swimming pool.



The above amounts are non interest bearing.

The Developer has informed the Tenant that there may be common access road, street light, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Land. The Developer has further informed the Tenant that all the expenses and charges of the aforesaid amenities and conveniences may be common for the Tenant along with other purchasers of premises/shops in the said new building and/or on the said property, and the Tenant shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the Tenants of premises on the said property including the tenant herein and the proportion to be paid by the tenant shall be determined by the developer and the tenant agrees to pay the same regularly without raising any dispute or objection with regard thereto. neither the tenant nor any of the purchasers of premises in the said new building shall object to the developer laying through or under or over the said property or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the said property or adjoining land.

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15. The Developer herein shall confirm the final carpet area of the premises/shops that has been allotted to the Tenant after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the ~~shop~~ any, in the carpet area, subject to a variation cap of 3%. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area of upto 3 % then the Developer shall refund the excess money paid by the Purchaser within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the tenant. If there is any increase in the carpet area allotted to the Purchaser, then the Developer shall demand additional amount from the Tenant on or before to handing over possession. All these monetary adjustment shall be made at the same rate per square meter as agreed in Clause 4 of this Agreement.

16. From the date of receipt of the notice from the developers to the tenant to take possession of the said new premises the tenant shall be liable to pay to the developer proportionate share as may be decided by the developers towards payment of Municipal Taxes and other such outgoing charges in respect of the said new premises, and any other outstanding payments or Interest thereon as mentioned in clause 4. The developer shall not issue such notice before grant of occupation certificate (part or full) in respect of the said new premises. M.C.G.M.



17. The Tenant hereby agrees and undertake to become a member of Co-Operative Society or Ltd. company or other incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application for registration and other papers and documents necessary for the formation and registration of the society and shall duly till in sign, and return the same being forward by the developers. The tenant shall be bound from time to time to sign all papers and documents and to do all other things as the developers may require him / her /them to do from time to time for safeguarding the interest of the developers and of other tenants / Purchasers of residential tenements or Shops etc. in the said new building.

18. The Tenant along with Owners and the new purchasers in the said new building will join and form a Co-Operative society or incorporated body. After completion of the said new building and after the formation of the Co-Operative society or Ltd. company is registered the owners shall transfer and assign all their rights, title and interest in the said property more

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particulars described in the first schedule hereon to the said society or Association, condominium or company as the case may be.

19. The Tenant hereby agrees to observe and perform all the rules and regulations which the said Society of incorporated body may adopt at its inception and from time to time for the protection and maintenance of the said building and the premises or portions therein and for the observance and compliance of the building Rules and Regulation and Bye - Laws for the time being of the M.C.G.M. or other local authorities and or the government and other public bodies. The tenant to whom the said new premises is sold, transferred, assigned or given possession of shall abide by observe and perform all stipulations and conditions, laid down by co-operative society or the Association / condominium or a company regarding occupation and use of the said new premises and shall pay and contribute regularly towards the taxes and or other outgoing under any head or of any nature whatsoever in accordance with the terms and conditions of this Agreement.



20. The obligations for the formation of a Co-Operative society or association /condominium or a limited company or an incorporated body and the conveyance of the said property together with the new building thereon and all other documents required to be executed shall be prepared by the Advocates and Solicitors of the Developers. The professional costs of the Advocates and Solicitors of the Developers as also out of pocket expenses and including stamp duty Registration charges as also the costs and charges and expenses for the incorporation and or registration of such Co- Operative society or a limited company or an incorporation body shall be proportionately and on priority basis shall be borne and paid by all the new purchasers of newly constructed premises and persons including the tenant who may have agreed to take or acquire premises in the said new building.

21. Representations and Warranties of the Owners/Developers:

The Owners/Developers hereby represents and warrants as follows:

A. The Owners have clear and marketable title with respect to the said land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said property and also has actual, physical and legal possession of the said property for the implementation of the new building;

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- B. The Developers have lawful rights and requisite approvals from the competent authorities to carry out development of the new building and shall obtain requisite approvals from time to time;
- C. There are no encumbrances upon the said property or the said new building except those disclosed in the title report;
- D. There are no litigations pending before any Court of law with respect to the said property except those disclosed in the title report;
- E. All approvals, licenses and permits issued by the competent authorities with respect to the said property and said new building are valid and subsisting and have been obtained by following due process of law. further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said property and said new building shall be obtained by following due process of law and the developers have been and shall, at all times, be in compliance with all applicable laws in relation to the said new building;
- F. The Owners/Developers have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereof the right, title and interest of the tenant created herein, may prejudicially be affected;
- G. The developers have not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the said premises which will, in any manner, affect the rights of tenant under this Agreement.
- H. The developers confirm that they are not restricted in any manner whatsoever from allotting the premises to the tenant in the manner contemplated in this Agreement;
- I. At the time of execution of the conveyance deed of the building alongwith the said property to the association of new purchasers/tenants the developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the said new building to the association of the new purchasers/tenants;
- J. The developers have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies,



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whosoever, impositions, premiums, damages and/or penalties and other outgoings payable with respect to the said project to the concerned local authority or other public authority. In the event of the Tenant committing any act in contravention of the above provision, the Tenant shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

22. The Tenant, with intention to bring all persons into whosoever hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, sell, lease, mortgage, assign, transfer, alienate, or otherwise dispose of the said Premises, subject to the following covenants to the Developer as follows: -

A. To maintain the said Premises at the Tenant's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken by the Tenant and shall not do or suffer to be done anything in or to the said Premises which may be against the rules, regulations or bye-laws or change/alter or make additions to the said new building in which the said Premises is situated and shall not do or suffer to be done anything in or to the said Premises or any part thereof without the consent of the local authorities.

B. To store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said new building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said Premises is situated, including entrances of the said new building in which the said Premises is situated and in case any damage is caused to the said new building in which the said Premises is situated or the said Premises on account of negligence or default of the Tenant in this behalf, the Tenant shall be liable for the consequences of the breach.

C. To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Developer to the Tenant and shall not do or suffer to be done anything in or to the said new building in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the

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concerned local authority or other public authority. In the event of the Tenant committing any act in contravention of the above provision, the Tenant shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

D. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the said new building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the said new building in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis, elevations or other structural members in the said Premises;

E. Not to do or permit to be done any act or thing which may render void any insurance of the said property and/or the said new building in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

F. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Land and/or the said new building in which the said Premises is situated.

G. Not to hang clothes, garments or any other items or things from the balcony, window or terrace or any other place appurtenant to the Building;

H. Not to encroach upon or make use of any portion of the building not agreed to be acquired by the Tenant.

I. Not to close or permit to be closed balconies of the new Building or change the external elevation or colour scheme of the building including lobby and the areas outside the main door of the premises.

J. To bear and pay any increase in local taxes, development of betterment charges, water charges, insurance premium and any other such levies if any, which are and which may be imposed by the M.C.G.M. and/or Government and/or any public authority on account of change of user of the premises otherwise.



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| ७२५८ | K. Not to change the exterior elevation or the outlay of the said new building |
| २८ | L. Not to fix any grill to the building or windows except in accordance with design approved by the Developer. |
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M. Not to block or keep anything in the common passage, staircases, terraces or any other common place of the said new building.

N. Not to affix any sign boards, neon lights or advertisements either on the terrace or on the exterior of the building or on the compound wall or otherwise in the new building

O. The Tenant shall never in any manner enclose any elevation features and areas to be kept open in any manner including installing any temporary or shed or enclosure and shall not include the same in the premises and keep same unenclosed at all times.

The Tenant shall not do anything in the said new building there on which would be forbidden or prohibited by any law and/or the rules of the concerned government authorities. In the event, the Tenant commit/s any act or omission in contravention to the above, the Tenant alone shall be responsible and liable for all consequences thereof to concerned authorities in addition to any penal action taken by the Developer in that behalf.

Not do or permit or suffer to be done anything in the premises or any part of the said new building which is or may, or which in the opinion of the Developer is or may, at any time be or become a danger or nuisance or an annoyance to the neighborhood to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or to the neighborhood provided always that the Developer shall not be responsible to the Tenant for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the building.

R. Pay to the Developer within 15 (fifteen) days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said new building in which the said Premises is situated.



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S. Bear and pay in a timely manner and forthwith, all amounts, dues, taxes and installments of Sale Consideration, as required to be paid under this Agreement.

T. The Tenant agrees that the mechanized parking equipped with safety measures will be maintained by a third party through an annual maintenance contract post warranty free period and the Developer or M.C.G.M. takes no responsibility in case of failure of the mechanized parking. The Tenant agrees to pay the maintenance cost of such mechanized parking in a time bound manner, even if it is not being used by the Tenant.

U. The Tenants have been informed and have full knowledge that commercial shops have been proposed by developers on the ground floor of the said new building. The Developers shall be free to sell the shops to whomsoever they choose to commercially allot the shops to as long as the Purchasers of the shops perform business / trade as per applicable government norms. The Tenants of this agreement shall not and will not raise any objection to the user of the commercial premises or their customers or their work timings or create any nuisance for the commercial premises or their customers as the case may be.

V. The tenants shall not misuse the refuge area in the said new building and shall maintain it in a manner that it can be used in case of emergency. The tenants shall not use the refuge area in any manner that may render it unusable for its entry, in a manner that it may be unable to use in case of an emergency. The Tenant indemnifies and shall hold harmless the developers herein in case of any mishaps that occur due to the non-performance on part of the tenants, with respect to the maintenance and usability of the Refuge area.

W. The Tenant shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Tenant to the Developer under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Tenant is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Tenant shall be entitled to effectuate such transfer only with the prior written permission of the Developer.



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Tenant shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said new building and for the observance and performance of the Building Regulations and Bye-laws for the time being of the concerned local authority and Government and other public bodies. The Tenant shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the said Premises in the said new building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

Y. The Tenant shall permit the Developer and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the said new building or any part thereof to view and examine the state and condition thereof.

Z. The Tenant/s shall be bound by the terms of this Agreement, the earlier development Agreement between the Land Owner and this Developer and any other agreements/ documents/ deeds/ writings/ arrangements executed or to be executed between the said Society, the M.C.G.M. or any other authority/ies, if any, in future related to this project.

No failure to exercise or delay in exercising or enforcing any right or remedy under this Agreement shall constitute a waiver thereof and no single or partial exercise or enforcement of any right or remedy under this Agreement shall preclude or restrict the further exercise or enforcement of any such right or remedy.

BB. If there is more than one Tenant named in this Agreement, all obligations hereunder of such Tenant shall be joint and several. The failure of compliance with any of the terms and conditions, obligations under this agreement shall be considered as failure of all the Tenants. All Tenants shall be treated as one single person for the purpose of this Agreement and all of them shall be jointly and severally liable for the consequences thereof.

CC. All undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/ executed and/or may be executed by the Developer in favour of M.C.G.M. and the concerned bodies/ authorities in respect of the said Land and



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its development shall be binding upon the Tenant/s and Society of the purchaser/s of premises.

DD. The Tenant/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Developer, or any of their nominees or transferees, from developing and/ or to carry out construction, on the said Land.

EE. The Tenant agrees to grant to the Developer, all the facilities assistance and co-operation as the Developer may reasonably require from time to time even after the Developer has delivered the possession of the premises to the Tenant/s to enable the Developer to complete the scheme of the development of the property.

FF. The Tenant shall have no claim save and except of their own part in the areas including terraces, part terraces, passages, basements, open areas, etc. remain the property of the Developer. The Tenant hereby agrees and confirms that the pocket terraces attached to any premises shall be for exclusive use of the owner/ occupier of such respective premises.

GG. It is clarified by the Developer that the Tenant has / have unconditionally given agreed that no separate share certificate shall be issued for any parking will be related to the premises of the Tenant and will remain impartible. No one will be permitted to create any third party right / interest in such space / area and such right / interest will always be related to his / her /their / its premises and therefore be inseparable.

HH. The tenant shall indemnify and hold harmless, and keep indemnified and harmless the developer from time to time, against any, all actions, claims, demands, costs, proceedings, damages, expenses, losses and liabilities including professional fees incurred in relation thereto of whatsoever nature incurred or suffered by the developer in connection with the enforcement or preservation of any rights of the developers and any breach or default by the tenant of all its obligations or restrictions under the said agreement.



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23. It is expressly agreed that the Developer shall have an irrevocable right and perpetual right and be entitled to put his name with logo on the said property or any parts of the said new Building on the terrace and on the parapet wall on the said property and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Developer are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the said building or on the said property as the case may be.

24. It is expressly agreed that the name of the said new building shall be "SAVANNAH AVALON" and shall remain the same and shall not be changed under any circumstances.

25. It is expressly agreed that the parties under this agreement are aware that a premises on the 1st floor of the said building along with two car parks has been handed over to M.C.G.M and /or is successors, nominees or assigns for its sole use thereto as a condition to conversion of the said land from Industrial to Residential. The owner of the said premises is M.C.G.M. and the Tenant acknowledges that M.C.G.M. shall have the sole authority to decide who uses/resides in the said premises and the Ownership of the said premises shall vest with M.C.G.M. only.

26. It is expressly agreed that the parties under this agreement are aware that the premises on the 1st floor of the said building along with two car park which is handed over to M.C.G.M. may or may not be required to become a member of the society and will not be required to pay property tax, or any other taxes, rates, duties, cess or charges including maintenance charges, sinking fund, repair fund charges etc. in respect of the premises and/or any amenities provided pursuant thereto to Society or otherwise. MCGM and /or is successors, nominees or assigns shall have the absolute authority to use, sell, transfer, assign the premises along with its car park to any third party without any recourse or reference to the purchasers of the said building and/or the Society for which the Purchaser/s herein shall have no objection.

27. It is expressly agreed that the Tenant is aware that the said building has been constructed with deficient open spaces, deficient parking spots, deficient size multipurpose rooms as well as terrace level which is accessible for the purpose of maintenance, etc. The tenant shall not object to construction of any neighborhood properties under construction with deficient opens spaces nor have any claim or damages against the Owners, Developers or M.C.G.M. against any concessions, deficiencies condoned by M.C.G.M. during the construction of the said new building which is as per existing D.C.R of M.C.G.M. and permitted in the sanction plans.



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28. It is agreed that the information, specifications, amenities, layout, pictures etc shown contained in the brochure and other materials documents etc shown to the Tenant, if any are indicative only. The Developer shall not be liable, responsible, obligated and / or required to provide any and / or all such amenities, specifications, etc as contained in the brochure and other materials, documents etc. No right of any nature whatsoever shall be construed and / or accrued and / or deemed to have accrued in favour of any person and / or Tenant from or by virtue of the brochure and other materials, documents etc. The Developer shall not be liable and / or responsible for any loss, damages, cost, charges, expenses suffered / incurred and / or likely to be suffered and / or incurred by any person and / or Tenant. No person or Tenant shall have any right or be entitled to claim or enforce any right based on such brochure and other materials, documents etc.

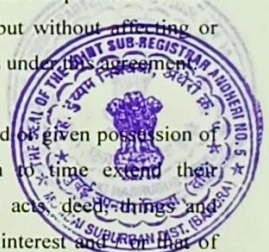
29. It is expressly agreed that all other unsold premises, car parks shall be the sole and absolute property of the Developer even after the charge of the said property together with said new Building is handed over to the society by the Developer and even after the vesting of the said property and the said new Building in favour of the society. The Developer shall be entitled to enter into agreement with prospective Purchasers in respect of the unsold premises on such terms and conditions as the Developer may deem fit and proper but without affecting or prejudicing the right of the Tenant and in respect of the said premises under this agreement.

30. The person to whom the said premises is transferred and / or assigned or given possession of (after prior written permission from the Developer) shall from to time extend their cooperation to sign all documents, papers, application and do all acts, deeds, things and matters as the Developer herein may require for safe guarding his interest and that of other Tenants etc. in the said building. The terms and conditions of the said agreement shall apply in totality to the new and subsequent transferee.

31. The Developer is entitled to amalgamate the said property with any other property and upon such amalgamation, the Developer shall be entitled to modify the entire layout as it may deem fit. The Tenant hereby grants his/her irrevocable consent for any such modification/change in the layout as the Developer deems fit.

32. The Tenant hereby undertakes and indemnifies and holds harmless the Owners/Landlords and the Developers against any loss, liability, claim, damage, litigation and expense whatsoever in relation to any third party claiming any rights / interest through the tenants or any related party thereof.

33. The stamp duty and registration charges payable on this Agreement shall be borne and paid by the Owners and Tenant in the ratio of 50% each on area. The stamp duty/GST/registration



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charges etc. on any additional area purchased by the tenant from the Developers shall be solely paid by the Tenant. The stamp duty as determined by the Stamp Authorities and any deficiency in payment and/or proceedings resulting there from including any fine, penalty or interest shall be the responsibility and liability of the Tenant and the Owners. The Developers shall not be responsible and/or liable for the payment shortfall or delay in registration for any reason and/or in any manner whatsoever.

34. The Tenant shall immediately after execution of the Agreement lodge the same for registration with the Sub-Registrar of Assurance and shall within two days after lodging the same intimate the Owners /developers of their having so done. The Owners/developer shall immediately there after admit the execution by them of this Agreement.

35. The rights and obligations of the parties arising out of this agreement shall be construed and enforced in accordance with the Laws of India and the Bombay High Court shall have jurisdiction over this Agreement.



THE FIRST SCHEDULE ABOVE REFERRED TO:
FIRST SCHEDULE

ALL THOSE pieces or parcels of land situate lying and being CTS. No. 583 admeasuring 1377.10 square meters and CTS. No. 584 admeasuring 171.50 square meters, aggregating to 1548.60 square meters of Village Marol, Taluka Vile Parle, Dist Mumbai suburban lying being and situate at Makwana road, Marol, Andheri (East), Mumbai - 400 059 and is bounded as under

- On or towards the North : By C.T.S. No. 572
- On or towards the South : By C.T.S. No. 607 and C.T.S. No. 640
- On or towards the East : By C.T.S. No. 576 and 18.3 M wide DP road
- On or towards the West : By C.T.S. No. 585

Z.M.G. & M.Y. R.E.G. by Sid Z.M.G. & M.Y. R.E.G. Ag. [Signature] [Signature]

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THE SECOND SCHEDULE ABOVE REFERRED TO:

The Premises No.05 admeasuring about 615 Sq. feet. in carpet area on the Ground Floor of located in the industrial building "GABAJIWALA INDUSTRIAL ESTATE" on the said property more.

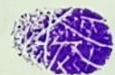
THE THIRD SCHEDULE ABOVE REFERRED TO:

The Premises No.503 admeasuring about 636 Sq. feet. R.E.R.A. carpet area on the Fifth Floor of located in the building "SAVANNAH AVALON" on the said property more, as described by black coloured boundary line and shaded red on the floor plan thereof as approved by the Municipal Corporation of Greater Mumbai.

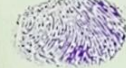


In witness whereof the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
 within named The Owner/ Landlord)
 I.A)ZETUN MUSTEN GABAJIWALA)
)
 I.B)HUSEINI MUSTEN GABAJIWALA)
)
 I.C) AAMIR MUSTEN GABAJIWALA)
)
 I.D)MOIZ MUSTEN GABAJIWALA)



Zetun M. Gabojiwalla



Huseini Musten Gabajiwala



Moiz Musten Gabajiwala



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 (2A) REHANA EMRAN GABAJIWALA
 २०२८

Rehana Gabaji wala



(2B) KURESH EMRAN GABAJIWALA

Kuresh Gabaji



YUSUF BHAVNAGARWALA

Yusuf Bhatt



Najiba Juseef



ARINA MANSUR GABAJIWALA

Arina M. Gabaji

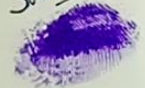


(3.B) SAIFUDDIN MANSUR GABAJIWALA

In the presence of.....

1. Saifuddin Mansur
2. [Signature]

Sattabaji



SIGNED AND DELIVERED by the
 within named Tenant/ Occupant

M/S. VELDON ENGINEERING

Through its Proprietor

MR. P.N. JAYAPRAKASH

In the presence of

1. P.N. Jayaprakash
2. [Signature]

P.N. Jayaprakash



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SIGNED AND DELIVERED by the
 Within named "Developers"
 M/S. SAVANNAH REAL ESTATE
 PVT.LTD.

For Savannah Real Estate Pvt. Ltd.

through its authorized Director
 Mr. Munir Mohamedali Bharwani
 Through its Resolution dated 20.7.2018
 In the presence of

[Signature]
 Director



1. [Signature]
2. [Signature]



KITCHEN

- 2" X 2" Vitrified tile flooring with skirting.
- Granite platform top with Stainless steel sink.
- Exhaust fan.
- Glazed tiling above platform upto ceiling height & below platform.
- Provision for hot and cold water.
- Anodized Aluminum heavy sliding windows with plain glass.
- Concealed Copper wiring with modular electrical fittings.
- Adequate electric points for refrigerator, aquaguard, microwave and washing machine

BATH/TOILET

- Ceramic anti-skid flooring.
- Glazed wall tiles up to ceiling height.
- Concealed heavy duty plumbing.
- Provision for hot and cold water.
- Jaguar / RAK fittings with coloured sanitary ware & Geyser.
- Hot & Cold water in shower & wash basin counter.
- Internal piping should be CPVC (supreme/ppr make)
- Concealed Copper wiring with modular electrical fittings.

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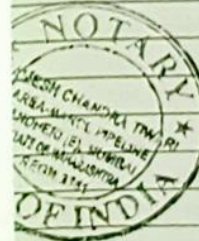
Annexure "C"

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CHALLAN
MTR Form Number-6

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|---------------------------|------------------------------------|---------|--------------------|---------------------------|-------------------------------|---------------------|---------|
| N | MH000183381201017E | BARCODE | [Barcode] | | Date | 11/04/2016-11:55:40 | Form ID |
| Department | Inspector General Of Registration | | | Payer Details | | | |
| Mode of Payment | Non-Judicial Stamps | | | TAX ID (If Any) | | | |
| Account Name | BDR1_JT SUB REGISTRAR ANDHERI NO 1 | | | PAN No. (If Applicable) | | | |
| Location | MUMBAI | | | Full Name | | | |
| Period | 2016-2017 One Time | | | Flat/Block No. | | | |
| Account Head Details | Amount in Rs. | | Premises/Building | | | | |
| 0045501 | Amount of Tax | | 100.00 | | Road/Street | | |
| | | | Area/Locality | | | | |
| | | | Town/City/District | | | | |
| | | | PIN | | | | |
| | | | Remarks (If Any) | | | | |
| Amount in | One Hundred | | Words | | | | |
| Amount in | 100.00 | | Words | | | | |
| Payment Details | BANK OF BARODA | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | Bank CIN | REF No. | 02003942016041100732 48133162 | | |
| Cheque/DD No | | | Date | | 11/04/2016-12:00:51 | | |
| Name of Bank | | | Bank-Branch | | BANK OF BARODA | | |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll | | |
| Title No. : Not Available | | | | | | | |



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**IRREVOCABLE CONSENT FOR REDEVELOPMENT AND PERMANENT
ALTERNATE ACCOMMODATION**

I, **Mr. P.N. Jayprakash, Proprietor of M/s. Veldon Engineering Works** having address at 5 Gabajiwala Industrial Estate, Makwana Road, Marol, Andheri (East), Mumbai 400 059 (which express shall unless it be repugnant to the context or meaning thereof, mean and include his heir, executors and administrators) do hereby state as under:

1. That I are the legal tenants of Mr. Musten Hasanally Gabajiwala, Mr. Emran Hasanally Gabajiwala, Mr Mansur Hasanally Gabajiwala, the Landlords of the property, in the Industrial Estate known as "Gabajiwala Industrial Estate" lying being and situate at C.T.S. Nos. 583 and 584 of Village Marol, Makwana Road, Marol, Andhjeri (East)Mumbai 400059 and such tenant/s are occupying and using Unit No.5 on the Ground floor admeasuring 615 square feet carpet area in the said building.
2. That the Landlords have proposed to re-develop the said property by demolishing the existing industrial building and constructing a residential building and provide permanent alternate accommodation to the tenants on Ownership Basis.
3. That I hereby declare and state that I hereby giving my irrevocable consent for Re-development of the said property and that the Landlords have agreed to provide the permanent alternate residential accommodation in the new building admeasuring 517 square feet carpet area to me on what is popularly known as "Ownership Basis" free of costs.
4. I hereby affirm, declare and confirm that the redevelopment of the above referred Property shall be carried out by Landlords or their Developers as they may think deem fit by utilizing the full balance potential of the said property. I shall extend my full co-operation as and when required and also execute the document/agreements/undertakings as required for the development of the above referred property. I hereby also undertake to provide all documents/licenses/affidavits/undertakings etc relating to my unit/gala/tenancy etc. and any other documents as may be required by the Landlords for the effective implementation of the redevelopment scheme in a time bound manner.



P.N.

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That the Landlords either by themselves or through their Developers shall submit the building plans to the authorities concerned and obtain approval to the same. That on the I.O.D. being issued, the Landlords and/or Developers to commence the construction of the building.

6. That simultaneously with the handing over of the vacant peaceful possession of the existing Unit/Gala to the Landlord free from encumbrances, the Landlord shall cause the Developer to pay a sum of Rs. 45/- per square feet per month for an area of 517 square feet for acquiring temporary alternate accommodation along with a sum of Rs. 46,494/= towards the one time brokerage/shifting charges for acquiring the said temporary alternate accommodation during the period of construction of the new building by the Landlords/Developer.

7. That I hereby undertake to shift to the temporary accommodation on my own by accepting rental compensation from the Landlords or the Developers during the period of construction of the new building.

8. That I hereby undertake to pay all our outstanding dues towards the Landlords for my Unit/Gala till the date of handing over vacant peaceful possession and in case there are any outstanding amounts the same shall be paid in total by me before handing over possession of my industrial Unit/Gala to the Landlords.

9. That the new building shall be completed within a period of 30 months from the grant of the Commencement Certificate by the authorities concerned and the developers shall hand over possession of residential units to me and the other tenants of the said building within the prescribed time.

10. That in the event of the delay in completion of the construction of the new building beyond the agreed period of 30 months, then the Landlords shall cause the Developers to pay an additional 20% of the compensation for temporary alternate accommodation provided in Clause 6 hereinafter until such time as the possession of the alternate premises is handed over to me.

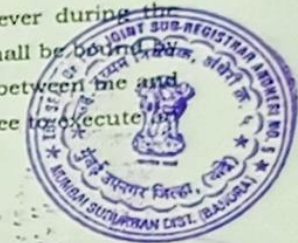


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- completed along with the Occupation Certificate is handed over to me.
- That the Landlords/Developers shall execute and register by themselves for providing Permanent alternate accommodation for residential flat/s in lieu of my Industrial Unit/Gala in the proposed new building upon the sanction of the building plans.
 - That I hereby declare that this irrevocable written consent shall be binding upon me, my legal heirs, executors and successors or whatsoever derives the tenancy/occupancy of the above mentioned Gala/Unit.
 - That I hereby undertake and declare that we have not created any sub-tenancy / leave and license / mortgage / or any third party rights of my Unit/Gala and hereby indemnify and keep indemnified the Owners/Developers in case of any claim/lien/charge/suits/liabilities till taking over the possession of permanent alternate accommodation.
 - That I agree and undertake that in the event of me wishing to deal/assign/transfer my rights in any manner whatsoever during the progress of the construction work, then the Transferee shall be bound by this consent and the terms and conditions agreed upon between me and the Landlords/Developer. I shall cause the said transferee to execute the undertaking to that effect.

Dated 12th Day of April 2016

Solemnly affirmed by the)
Within named Tenant/s)
M/s. Veldon Engineering Works)
Through its Proprietor) *P. Jayaprakash*
Mr. P. Jayaprakash)
In the presence of.)



Wit (1A) Zetun Mustan Gabajiwala, (1B) Huseini Mustan Gabajiwala, (1C) Amir Mustan Gabajiwala, (1D) Moiz Mustan Gabajiwala, - Legal heirs of Mustan Hasanally Gabajiwala (2A) Rehana Emran Gabajiwala, (2B) Quresh Emran Gabajiwala, (2C) Mrs. Nafisa Yusuf Bhavnagarwala, - Legal

01. 12



12/04/16
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.
Nav Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059.

3026 30 955

heirs of Late Emran Hasanally Gabajiwala (3A) Zarina Mansur Gabajiwala
 (3B) Saibuddin Mansur Gabajiwala, - Legal heirs of Late Mansur Hasanally
 Gabajiwala, the Landlords do hereby confirm and declare that We shall
 observe and perform all the terms and conditions that are to be complied
 with by us.

| | |
|-----------------------------------|-----------------------|
| (1A) Zetun Mustan Gabajiwala, | Zetun. M. Gabajiwala |
| (1B) Huseini Mustan Gabajiwala, | M. Jalawala |
| (1C) Aamir Mustan Gabajiwala, | Aamir |
| (1D) Moiz Mustan Gabajiwala, | Moiz |
| (2A) Rehana Emran Gabajiwala, | Rehana. E. Gabajiwala |
| (2B) Quresh Emran Gabajiwala, | Quresh Gabajiwala |
| (2C) Nafisa Yusuf Bhavnagarwala, | Nafisa Yusuf |
| (3A) Zarina Mansur Gabajiwala, | Zarina M. Gabajiwala |
| (3B) Saibuddin Mansur Gabajiwala, | Saibuddin |



BEFORE ME
 RAMESH CHANDRA TIWARI
 ADVOCATE & NOTARY
 GOVT. OF INDIA
 Res. 129, A-Wing, Appli Ekta Hsg. Soc.
 Nav Pada, Marol Naka, A. K. Road,
 Andheri (E), Mumbai-400 059.

Sr. No.
 4093

Annexure 'D'

बंदर-२६
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346
 Form 68

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



MUNICIPAL CORPORATION OF GREATER MUMBAI

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

No. CHE/WS/2672/K/E/337(NEW)

MEMORANDUM

To,
 Shri. Munir Mohamed Ali Bharwani Director of, M/s. Savannah Real Estate Pvt.Ltd., C. A. To
 Owner
 3-401 West view, Bajaj Road, Vile Parle (West), Mumbai - 400056



With reference to your Notice 337 (New), letter No. 360 dated. 1/9/2017 and the plans, Sections specifications and description and further particulars and details of your buildings at Proposed residential building with shop at ground floor on plot bearing C.T.S. No. 584 & 583 of Village Marol Situated at Makwana road, Andheri (east), Mumbai 400059., CTS NO.584 & 583 furnished to me under your letter, dated 1/9/2017. I have to inform you that, I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to-date, my disapproval by reasons thereof :-

CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

- 1 That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P Act will not be obtained before starting the proposed work
- 2 That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work
- 3 That the low lying plot will not be filled up to a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4 That the Structural Engineer will not be appointed & Supervision Memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5 That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6 That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

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No. CHEWS/2672/KE/337(NEW)

- 40 That the registered undertaking shall not be submitted for payment of difference for space deficiency or any type of premium retrospectively as & when demanded for
- 41 That the RUT shall not be submitted stating that the difference of payment for additional space shall be paid and calculated as per the revision of rates by the Government from time to time as per condition No.5 mentioned in Notification and circular before requesting for C.C.
- 42 That the work shall not be carried out between sunrise and sunset between 6.00 am to 6.00 pm in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and as per notification issued by Ministry of Environment and Forest department from time to time as per duly observed (as per circular No.CHE/DP/7749/Gen dtd.07.06.2016).
- 43 That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer shall not submit Architect/UC. Surveyor shall compile and preserve the following documents. a) Ownership certificate b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas drawings. c) Structural Stability Certificate from Lic. Structural Engineer. f) Structural audit reports. g) Repairs carried out in the buildings. h) Supervision certificate issued by Lic. Site Supervisor. i) Completion Certificate issued by Lic. Surveyor / Architect. j) NOC and Completion Certificate from Lic. C.F.O. k) Fire safety audit carried out as per the requirement of C.F.O. l) For incorporation of existing tenants in future amendments. The above documents shall be handed over to the user/prospective society within a period of 30 days incase of redevelopment of property. m) In all cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the above said documents/plans and subsequent repairs/ structural audit reports and repair history. Further, the end user/ prospective society shall ensure that all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effluents while constructing the same shall not be taken and completion certificate to that effect shall be submitted by the owner/developer for maintaining the noise level as per the norms of Pollution Control Board.
- 44 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise level as per the norms of Pollution Control Board.
- 45 That the R.U.T. shall not be submitted for not misusing the additional parking proposed for the potential of F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost if building is not constructed for full potential.
- 46 That the RUT shall not be submitted by the Owner/Developer before requesting for full C.C. without submitting self-declaration in respect of installing composting pit/comprising machine/bio-digester system for processing of wet waste generated at project site as per Circular u/No. CHE/DP/7749/Gen dtd.07.06.2016.
- 47 That the dry and wet garbage shall not be separated and the wet garbage generated in the building shall not be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall not be submitted.
- 48 That the registered individual agreements for all existing tenants shall not be submitted.
- 49 That the clause for sub standard size of multipurpose rooms/other rooms to be disclosed.
- 50 That the NOC from electric supply company for substation of size 2.75mt. X 3.91mtr. touching building line shall not be submitted.
- 51 That the conditions and directions specified in the Hon'ble Supreme Court order i.e. as per order dated 15/03/2018 in the case of dumping ground shall be complied with before demolition of structures and/or starting any construction work.



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No. CHEWS/2672/KE/337(NEW)

- That adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
 - The construction and demolition waste shall be handled and transported to the designated unloading site i.e. JNPT SEZ Phase-I, near JNPT Port, Road No. 348A, Beside Dastan Toll Plaza, Panvel-Uran Road, Dist. Raigad as per SWM NOC and comply with all conditions mentioned in the said NOC.
 - That the RUT shall not be submitted for road set back demarcation, handing over of road set back and Amnity handing over to MCGM.
 - That the compliance of conditions of Development Permission under even no. shall not be submitted.
 - That necessary clause RUT will not be submitted and clause to the effect will not be incorporated in the agreements with the prospective buyers that the terrace is inaccessible except for maintenance purpose.
 - That the said SWM NOC and Bank guarantee shall not be revalidated from time to time
 - That the developer shall not keep record of C&D waste generated, transported and unloaded at designated unloading site and shall submit record monthly on AutoDCR system.
 - Any breach of condition regarding debris disposal will not entail the cancellation of the building permission or IOD & the work will be liable to be stopped immediately.
 - This IOD is without Prejudice to Legal matters pending in Court of Law if any.
- CONDITIONS TO BE COMPILED BEFORE FURTHER C.C.**

- That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of work.
- That the carriage entrance will not be provided before starting the work.
- That the Janata Insurance Policy in the name of site under reference shall not be submitted.
- That the N.O.C. from A.A. & C. [K-West] shall not be submitted.
- That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- That the work-start notice shall not be submitted.
- That C.C. shall not be granted beyond plinth level unless the concerned owner/developer has obtained the consent of competent authority that he has moved the concerned authorities/utilities for providing connection in this regard & advance connection [not commissioned] is taken as per the specifications.
- That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.
- That the quality control for building work / for structural work / supervision of the work shall not be done and certificate to that effect shall not be submitted periodically in proforma.
- That the all dues clearance certificate from A.E.W.W. K/East shall not be submitted
- That the possession receipt of setback handing over shall not be submitted.
- That the monthly status report shall not be submitted regularly.
- That valid N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building and shall not be submitted.
- That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be submitted.



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No. CHEWS/2672/K/E/337(NEW)

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

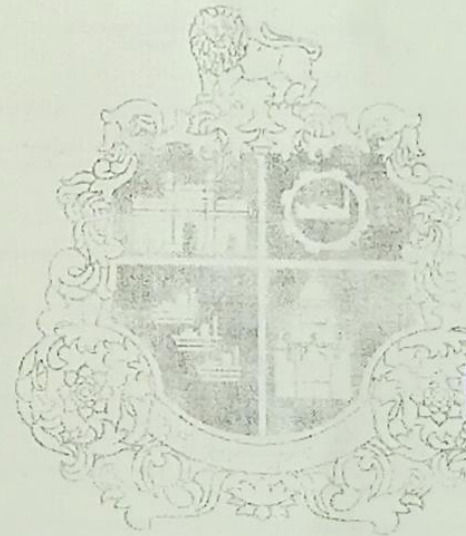
- 1 That all the conditions as per IOD under even no. shall not be complied with
- 2 That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.
- 3 That the surface drainage arrangement will not be made in consultation with E.E. (S.W.D.) or as per remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 4 That the 10' wide paved pathway upto staircase will not be provided.
- 5 That the surrounding open spaces, parking spaces and terrace will not be kept open and un built and will not be leveled and developed before requesting to grant permission to occupy the building submitting the B.C.C. whichever is earlier.
- 6 That the parking spaces will not be provided as per D.C.R. No.36.
- 7 That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within period of six years from the date of occupation.
- 8 That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 9 That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 10 That the infrastructural works such as construction of hand-holes / manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room / space for telecom installations etc. required for providing telecom services shall not be provided.
- 11 That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 12 That the completion certificate from CFO for fire safety point of view as per D.C.R.91 shall not be submitted.
- 13 That the Vermiculture bins for disposal of wet waste as per the design and specification of Organizations / Individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 14 That the Drainage Completion Certificate shall not be submitted.
- 15 That the structural stability certificate shall not be submitted.
- 16 That the Site Supervisor's completion certificate shall not be submitted.
- 17 That the smoke test certificate shall not be submitted.
- 18 That the water proofing certificate shall not be submitted.
- 19 That the N.O.C. from A.A. & C. [K-West] shall not be submitted.
- 20 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.
- 21 That the completion certificate for Rain Water Harvesting System from Inspector shall not be submitted



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No. CHEWS/2672/K/E/337(NEW)

- 22 That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission
- 23 That the list of documents required to be scanned and legible scanned image shall not be submitted.
- 24 That the A.M.S.L. of completed work (top of building) shall not be verified from AAI/MIAL/GVK and shall not be submitted.
- 25 That the handing over of Amenity Space shall not be submitted before applying for OCC.



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No. CHE/WS/2672/KE/337(NEW)

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements but not otherwise you will be at liberty to proceed with the said building or work at anytime before the made under that Act at the time in force.

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

Executive Engineer, Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

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

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

3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth be-

- Not less than 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the front of such building can be connected with the sewer than existing or thereafter to be laid in such street
- Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building
- Not less than 92 ft. (Town Hall) above Town Hall Datum.

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

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

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

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

8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District.

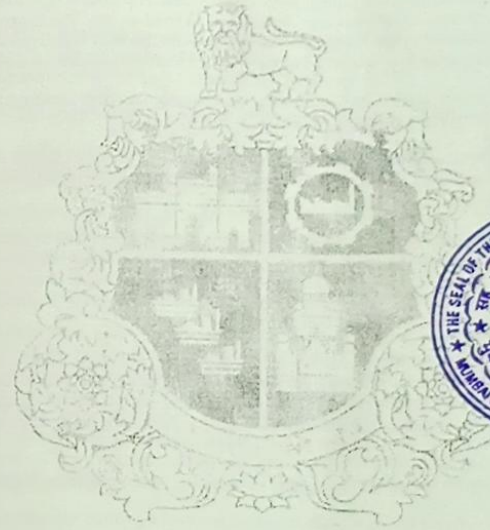


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No. CHE/WS/2672/KE/337(NEW)

before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules there under.

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



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| वदर-१६ | | |
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No. CHE/WS/2672/K/E/337(NEW)

No. EB/CE/ /BS /A/

NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance over the road side drain.
- 6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public streets. The owner/ architect/their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with the commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the existing structure of the road an footpath.



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| वदर-१६ | | |
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No. CHE/WS/2672/K/E/337(NEW)

- 12) All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.
- 13) No Building /Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The access road to the full width shall be constructed in water bound macadam before commencement of the work and should be complete to the satisfaction of Municipal Commissioner including asphalt surface before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete or brick pavers pieces at the rate of 12.5 cubic meters per 10 sq. meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road widening line with a minimum level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - i. Specific plans in respect of evicting or rehusing the existing tenants on hour stating their number and the areas in occupation of each.
 - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
 - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.



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No. CHEWS/2672/K/E/337(NEW)

- 22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.
- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of woven iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and ring screw. The highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible be providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to be to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Byeolaw No. 5 (b)
b Lintels or Arches should be provided over Door and Windows opening
c The drains should be laid as require under Section 234-1(a)
d The inspection chamber should be plastered inside and outside.
- 33) If the additional is intended to be carried out on old foundations and structures, you will do so as



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No. CHEWS/2672/K/E/337(NEW)

Executive Engineer, Building Proposals
Zones wards.

CHEWS/2672/K/E/337(NEW)

- Copy To :-
1. ATUL VINAYAK SITUT
603 MAHALAXMI TOWAR OPP IDBI BANK CEASER ROAD AMBOLI ANDHERI (W)
 2. Asst. Commissioner K/E Ward.
 3. A.E.W.W. K/E Ward,
 4. Dy.A & C. Western Suburb I
 5. Chief Officer, M.B.R. & R. Board K/E Ward.
 6. Designated Officer, Asstt. Enng. (B. & F.) K/E Ward.
 7. The Collector of Mumbai.

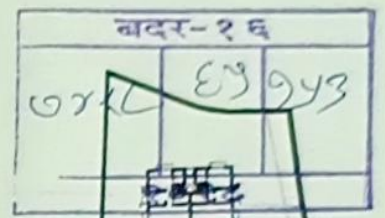


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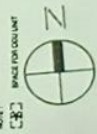
Annexure "E"



Director
Savannah Real Estate Pvt. Ltd.

[Signature]

[Signature]



FLAT NO. 503
FIFTH FLOOR

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| बदर-१६ | | |
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Annexure "G"

Shabbir S. Kapadia
Advocate & Solicitor

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| बदर-१६ | | |
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3, Aman Apts., Gr. Floor, Plot No. 34A,
5th Road, Near Jain Temple, Khar (W), Mumbai-400052.
Tel. 2648 4018 / 0205-0501-5171 Fax: 2600-6030
Email: shabbirkapadia@yahoo.com, kapadia.shabbir@gmail.com

TO WHOM SO EVER IT MAY CONCERN.

Under instructions of my clients MESSRS. SAVANNAH REAL ESTATE PRIVATE LIMITED I have investigated the title of 1.A. MRS. ZETUN MUSTEN GABAJIWALA 1.B. MR. HUSEINI MUSTEN GABAJIWALA 1.C. MR AAMIR MUSTEN GABAJIWALA 1.D. MR. MOIZ MUSTEN GABAJIWALA 2.A. MRS. REHANA EMRAN GABAJIWALA 2.B. MR. KURESH EMRAN GABAJIWALA 2.C. MS. NAFISA daughter of EMRAN GABAJIWALA and wife of YUSUF BHAVNAGARWALA 3A. MRS. ZARINA MANSUR GABAJIWALA and 3B MR. SAIFUDDIN MANSUR GABAJIWALA to the property more particularly described in the Schedule hereunder written.

I have caused Searches to be taken and no claims have been found registered. I have also caused Public Notices to be published in the Issues of the Times of India and Mumbai Sabharwal dated 26th day of February, 2016 in respect of the said property and have to state that no claims have been received by me.

The said Owners have a marketable title to the said property

The said Owners have by a Development Agreement dated 4th day of August, 2017 development rights in respect of the said property to my clients at or for the consideration and on the terms and conditions therein mentioned. The said Development Agreement has been registered with the Sub-Registrar of Assurances at Andheri-2 under No. BDR4-6897-2017 on 4th August, 2017 and have also executed and registered a Power of Attorney on 4/8/2017 in favour of the directors of my clients and the same is also registered with the Sub-Registrar of Assurances at Andheri-2 under No. BDR4-6899-2017 on 4th August, 2017.



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In the circumstances aforesaid my clients have acquired the development rights in respect of property from the Owners.

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing C.T.S. NOS. 583 and 584 of Village Marol together with the Industrial Estate standing thereon and known as 'GABAJIWALA INDUSTRIAL ESTATE' occupied by Tenants lying being and situate at Makwana Road, Marol, Andheri (East) in the Village Marol in the registration District and Sub District of Mumbai City and Mumbai Suburban.

Dated this 14th day of August, 2017.

Rabhi Kaphadia
 Advocate & Solicitor



बदर-१६
 एम.एम. आर.डी.ए. इमारत पहिला मजला
 वांद्रे कुर्ला सकुल वांद्रे(पूर्व), मुंबई - 400051
 जा.क्र.अभि.आदेश/२६७२/१२
 दिनांक २९ JUL 2017
 २०१८

संदर्भ :- १) या कार्यालयाचे अधिनिर्णय प्रकरण क्र. ७५४/२०१६ मधील आदेश दि.२२/८/२०१६
 २) मा.अप्पर मुद्राक नियंत्रक मुंबई यांचे आदेश दि.२/६/२०१७

आदेश

प्रस्तुत प्रकरण मा. अप्पर मुद्राक नियंत्रक मुंबई यांचे महाराष्ट्र मुद्राक अधिनियम १९५८ कलम ३२-ब नुसार अपील आदेश दि.२/६/२०१७ अन्वये सुरू करण्यात आले आहे. संबंधीतास सुनावणी दि.२३/६/२०१७ व १४/६/२०१७ रोजी देण्यात आली

प्रस्तुत प्रकरण सवाना रियल ईस्टेट प्र.लि. यांनी अधिनिर्णयाकरिता महाराष्ट्र मुद्राक अधिनियम कलम-३१ अन्वये दि.२१/६/२०१६ रोजी सादर केले होते तदनंतर या कार्यालयाने सादर प्रकरणाची छाननी करून अंतिम आदेश दि.२२/८/२०१६ रोजी परित करून रु.१,२३,८०,९७८/- ऐवढे मुद्राक शुल्क भरणेबाबत आदेशित केले होते. सादर आदेश अर्जादारास अमान्य असल्याने अर्जदार यांनी मा. अप्पर मुद्राक नियंत्रक मुंबई यांचेकडे अपील सादर केले होते. अपीलमध्ये मा. अप्पर मुद्राक नियंत्रक यांनी त्यांचे दि.२/६/२०१७ चे आदेशान्वये प्रकरणा मध्ये नोंदणी महानिरिक्षक व मुद्राक नियंत्रक म.रा.पुणे यांचे परिपत्रक क्र.का.१५/भाडेकरू उपरोक्तल्या जुन्या इमारतीचे मुल्यांकन/मुंबई/परिपत्रक/१३३८ दि.३१/१२/२०१५ व Maharashtra Rent Control Act 1999 मधील तरतुदी विचार केला नसल्याचे नमुद करून वरील नमुद बाबी विचारात घेऊन संबंधीतास सुनावणी घेऊन प्रकरण मध्ये फेर आदेश पारित करण्याबाबत आदेशीत केलेले आहे.

तदनंतर या कार्यालयाने मा.अप्पर मुद्राक नियंत्रक यांच्या आदेशान्वये संबंधीतास सुनावणी देण्यात आली अर्जदार तर्फे श्री. मुणीर भरवाणी हे हजर होते. संबंधीतांनी तोडी युक्ती वादामध्ये प्रस्तुत प्रकरण मध्ये नोंदणी टेंन्ट हे औद्योगिक वापराच्या गाळ्याचे भाडेकरू असून त्याचे उद्योग हे Limited Company नसल्याने त्यांना Share capital ची अट लागू होत नाही तसेच विकास करारनाम्यामध्ये भाडेकरूस दिलेल्या सुवावत करून फक्त विकासकास मिळणा-या क्षेत्रावर बाजारमूल्य निश्चित करावे व त्यावर म.श. आकारावे. भाडेकरूंना धावयाचा क्षेत्रावर बाजारमूल्य लावलेले आहे, ते चूकीचे आहे, असे नमुद केला आहे.

प्रस्तुत प्रकरणामध्ये संचिकांची पाहणी केली असता या कार्यालयाचे पूर्वीचे आदेश दि.२२/८/२०१६ व Valuation sheet ची तपासणी केली असता प्रस्तुत प्रकरणामध्ये औद्योगिक वापराच्या गाळ्याचे भाडेकरू यांच्या बाबतीत त्यांचे भागभाडवल १ कोटी च्या खाली असणे आवश्यक आहे, असे Maharashtra Rent Control Act 1999 मध्ये नमुद आहे. प्रस्तुत प्रकरण अर्जदार यांनी संबंधित औद्योगिक भाडेकरूचे भाग भाडवदाराबाबत कोणतही कागदपत्रे सादर न करता संबंधित भाडेकरांचे Indemty bond सादर केलेले आहेत, त्यामध्ये भाडेकरांनी असे नमुद केलेले आहे की त्यांचे भागभाडवल रू एक कोटी पेक्षा कमी आहे.

वरील वस्तुस्थिती पाहता मा.अप्पर मुद्राक नियंत्रक यांचे आदेशामधील नमुद बाबीचा विचार करता.

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Submitted
Under Section 31 of the Bombay stamp Act, 1958.

This is in respect of instrument submitted for adjudication. As per document details are as follows:-

- The instrument in question is Development Agreement.
- Date of execution :- Un-executed
 - The Owner :- Mrs.Zetun Musten Gabjiwala & other-7
 - The Developers :- M/s.Savannah Real Estate Pvt Ltd
 - The Property :- Village- Marol, Tal- Andheri CTS No. 583 & 524
 - Total Plot area :- 1548.60 sq.mt
 - Zone :- 43/219 (2016 - 2017)
 - Land - Rate :- Rs. 58,700/- per sq.mtr (R.R.2016 -2017)
 - Const.Cost :- Rs 25000/- per sq.mtr -
 - Residential Rate :- Rs.1,31,500/- per sq.mtr (R.R.2017 -2018)

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अभिनिर्णय करिता सादर केलेला दस्त हा Development Agreement च्या असून मालक व विकासक यांचे मधील आहे. दस्तात नमुद केलेल्या मिळकतीमध्ये मालक व त्यांचे टेनन्ट औद्योगिक वापाराचे गाळे असून ताब्यातील क्षेत्राबाबत Annex-B मध्ये नमुद केलेले आहे. सादर केलेल्या दस्तात नमुद केलेले आहे. नवीन इमारतीमध्ये मालक व १५ टेनन्ट यांना विनामुल्य बांधकाम करून द्यावयाचे क्षेत्रासंबंधाने दस्तात (Annex-B) नमुद केलेले आहे.

बांधकाम करणेस लागणा-या कालावधीसाठी मालक व भाडेकरू यांना रेंट,शिफ्टिंग,ब्रोकरेज इ. विकासक देणार आहे.(Annex-B) त्याच प्रमाणे मालक यांना रोख मोबदला रू.३,४३,००,०००/- व प्रत्येकी १ कारपाकींग देणे बाबत दस्तात नमुद केलेले आहे. सबब प्रकरणी सादर बाबी मोबदल्यात परिगणित करण्यात आलेल्या आहेत.

सबब प्रकरणी केलेली कागदपत्रे व पुरावे व दस्तात नमुद बाबीच्या अनुषंगाने प्रकरणी सन २०१६ - २०१७ चे वामुद नुसार मुल्यांकन पुढील प्रमाणे .

Exiting carpet - 14960 sq.ft.....i.e.....1668.40 Sq.mt (B/up)
(Tenant + owner as per Annex-B)

New carpet area - 14960 sq.ft.....i.e.....1668.40 sqmt (B/up)
(Annex-B)

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दस्तात नमुद मिळकतीचे पूर्णविकसन करित देणार आहे हे बलुवित्यती आहे. मात्र भाडेकरू संबंधाने आधीनयमाध तरतुदीनुसार भागभांडवल बाबत उपरोक्त पुरावा दिलेला नसल्याने तत्कालीन मुद्रांक जिल्हाधिकारी यांनी मुद्रांक शुल्क मागणीपत्र अर्जादर यांना दिलेले आहे. तदनुषंगाने औद्योगिक क्षेत्रासाठी प्रस्तुत प्रकरणांमध्ये भाडेकरू यांचे बाबत सवलत देण्यात मुद्रा उपस्थित केलेला आहे. तदनुषंगाने औद्योगिक क्षेत्रासाठी प्रस्तुत प्रकरणांमध्ये भाडेकरू यांचे बाबत पुरावा न देता त्यांचे (भाग भांडवल १ कोटी रूपये आत आसेल) बाबत मुद्रांक शुल्क लावून नव्याने समाविष्ट करून सादर Undertaking दस्तात घ्याव्यात असे नमूद केलेले आहे.अनुषंगाने केलेल्या मुद्रांक शुल्काबाबत गृहय धरता येत नाही.

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Maharashtra Rent Control Act 1999 मधील कलम 3b नुसार भागभांडवल रूपये 1 कोटीचे आत असले बाबत कोणताही विधी गृहय,पुरावा अर्जादर हे सादर करून न राकल्यामुळे तत्कालीन मुद्रांक जिल्हाधिकारी यांनी केलेले मुद्रांक शुल्क नमुद प्रकरणी सन 2017 - 2018 नुसार मुल्यांकन करण्यात येत आहे.

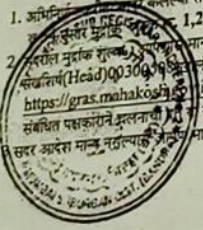
प्रस्तुत प्रकरणातील दस्त हा विकसन कारनाम्याचा आहे. सादर दस्तात नमुद देणारा यांनी दिलेले पुरावा यांना वर नमुद मालमता हि. विकसनाकरीता दिलेली आहे. सन 2017 -2018 करीताचे बाजारमुल्य मुंबई मुद्रांक (मालमतेचे वास्तव बाजारमुल्य निर्धारण करणे) नियम 1995 मधील तरतुदी,तसेच गृह-मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य तक्त्यातील मार्गदर्शक मुल्ये यांच्यामधील दर व दस्तात नमुद सादर केलेली कागदपत्रे विचारात घेऊन मोबदला मुल्य रू.25,03,16,500/- बाबत निश्चित करण्यात आले असून मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क आढे.

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| अनुषंगे | अनुषंगे मु.शु. | भरणा केलेले मु.शु. कमी. | कमी भरलेले मु.शु. |
| बाजार मुल्य | रू.1,25,15,825/- | रू.0/- | रू. 1,25,15,825/- |
| रू. 25,03,16,500/- | 5(g-a) | रू.0/- | रू. 1,02,658/- |
| Security flat | रू. 1,02,658/- | रू.0/- | रू. 1,26,18,483/- |
| रू. 2,05,31,599/- | रू.1,26,18,483/- | रू.0/- | रू. 1,26,18,500/- |
| Total | | | रू. 1,26,18,500/- |

उपरोक्त सर्व बलुवित्यती व दस्तात मधील नमुद माहितो व प्रकरणांमध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नव्यासरोकार खालीलप्रमाणे आदेश देत आहे.

आदेश

- अभिनिर्णय करिता सादर केलेल्या सलेखाल महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुषंग 5(g-a) नुसार मुद्रांक शुल्क रू. 1,26,18,500/- देव आहे.
- अभिनिर्णय करिता सादर केलेल्या सलेखाल महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुषंग 5(g-a) नुसार मुद्रांक शुल्क रू. 1,26,18,500/- देव आहे. याबाबत नमुद प्रकरणी सन 2017 - 2018 नुसार मुल्यांकन करण्यात येईल.सादर रक्कम ऑन-लाईन भरल्यानंतर <https://gras.mahakosha.gov.in> यावेबसाईटवरून ऑन-लाईन करता येईल.सादर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पत्रकाराने प्रत्येकी 1 कोटी रूपये बाबत पुरावा न देता त्यांचे (भाग भांडवल १ कोटी रूपये आत आसेल) बाबत मुद्रांक शुल्क लावून नव्याने समाविष्ट करून सादर Undertaking दस्तात घ्याव्यात असे नमूद केलेले आहे.अनुषंगाने केलेल्या मुद्रांक शुल्काबाबत गृहय धरता येत नाही.



प्रती.
१.मा.अपर मुद्रांक नियंत्रक मुंबई यांना माहितीसव सादर
२. M/s.Savannah Real Estate Pvt Ltd

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Market value

बाजार मूल्य 13 वर्षोंक हे औद्योगिक प्रकल्प संबंधी अनुसंधान आरंभ करीत असल्याने लोकांचे अर्थव्यवहार दृष्टीपायी आहे. बाजार मूल्य घालून घेतल्याने बाजार मूल्य रकमेचे बांधकाम संबंधी बांधकाम मूल्य रकमेचे कम प्राप्त आहे असे मत आहे.

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| बदर-२३ | | |
| Permissible Bldg area | 1548.60 | 2.7 |
| Basic - 1 | 1548.60 | 58,700 |
| TDR | 1548.60 | 58,700 x 0.40 |
| Free fungible | 1084.02 | Sq. mtrs |

- Permissible Bldg area = 1548.60 x 2.7 = 4181.22 sq mtrs =Rs.9,09,02,820/-
- Basic - 1 = 1548.60 x 58,700 =Rs.3,63,61,128/-
- TDR = 1548.60 x 58,700 x 0.40 =Rs.2,05,66,367/-
- Free fungible 583.94 x 58,700 x 0.60(As per DCR 35(4)) =Rs.1,17,41,878/-
- Charging premium - 500.08 x 58,700 x 0.4 =Rs.1,17,41,878/-
- (1084.02 - 583.94 = 500.08)
- Total - 4181.22 sq mtrs =Rs.15,95,72,194/-

- Area Retained by Owner = 545.68 sq.mt (4893 x 1.20/10.76)
- Area given to Tenant = 1122.71 sq.mt (10067 x 1.20/10.76)
- Balance area available For Developer = 2512.82 sq.mt (4181.22 - 1668.40 = 2512.82)

- Value of Developers area =Rs.9,58,99,331/- (I) (15,95,72,194/4181.22 x 2512.82)
- Market value of given area =Rs.14,76,36,365/- (II) (1072.71 x 1,37,500)
- Car parking for tenant =Rs.67,80,468/- (III) (16 x 13.75 x 1,31,500)

Total value I + II + III = Rs.25,03,16,164/-
Say = Rs. 25,03,16,500/-
Market Value is = Rs. 25,03,16,500/-

Consideration

- 1) Cost of Construction owner given area..... =Rs.1,43,24,100/- (A)
(545.68 x 25000 x 1.05)
- 2) Cash Consideration to Owner..... =Rs.3,53,00,000/- (B)
- 3) Rent(Annex- B)..... =Rs.2,01,93,150/- (C)
(6,73,105 x 30)
- 4) Shifting + Brokragage..... =Rs. 13,46,210/- (D)
(9,05,840 + 4,40,370)
- 5) Car Parking..... =Rs. 13,75,000/- (E)
(16 x 13.75 x 25000 x 0.25)
- 6) Development charges..... =Rs. 6,40,534/- (F)
(545.60 x 58,700 x 2/100)

Total Consideration = A To F



7 Security flat
760 x 1.20/10.76 x 1,31,500 = 2,05,31,599/-
Say = 2,05,31,599/-

वरीलप्रमाणे दस्तातील मिळकतीचे मोबदला मूल्य रक्कम रु. 25,03,16,500/- हे बाजार मूल्य रक्कम रु.7,25,77,434/- पेक्षा जास्त असल्याने मोबदला मूल्य रक्कम रु. 25,03,16,500/- (अक्षरी पंचवीस कोटी तीन लाख सोळा हजार पाचशे रुपये मात्र) वर मु.शु.आकारणे योग्य वाटते तथापी आदेश सादर.

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Say Rs.7,25,77,434/-

मुद्रांक निष्पत्तिकारी, अंधेरी

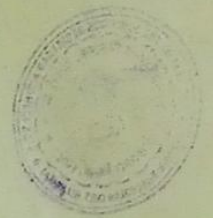
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ANNEXURE-B
(Details of Tenants and Owners Existing Area, New Area, Rent, Brokerage, Shifting charges)

बदर-१६
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| Sr. No | Unit No. | Floor | Tenant Name | Existing Carpet area | New Area To Tenant | Monthly Rent payable to Tenant | Brokerage and Shifting Charge |
|-----------------------------|----------|--|---|----------------------|--------------------|--------------------------------|-------------------------------|
| 1 | 1 | Ground | M/s Golden Enterprises (Mr. Popatlal D. Panchal) | 816 | 685 | Rs.30,825/- | Rs.61,650/- |
| 2 | 2 | Ground | M/s Tayebally Ibrahim and Sons | 1150 | 966 | Rs.43,470/- | Rs.86,940/- |
| 3 | 3 | Ground | Teknico Enterprises | 863 | 725 | Rs.32,620/- | Rs.65,240/- |
| 4 | 4 | Ground | Haren Engineering Products | 705 | 592 | Rs.26,640/- | Rs.53,280/- |
| 5 | 5 | Ground | M/s Veldon Engineering Works | 615 | 517 | Rs.23,265/- | Rs.46,530/- |
| 6 | 6 | Ground | Mariya Gabajiwala, Tasneem Gabajiwala, Duralya Gabajiwala | 616 | 517 | Rs.23,265/- | Rs.46,530/- |
| 7 | 7 | First | M/s Hindustan Tools Industries | 1260 | 1058 | Rs.46,890/- | Rs.93,780/- |
| 8 | 8 | First | M/s Art Technical Tools | 785 | 617 | Rs.22,785/- | Rs.45,570/- |
| 9 | 9 | First | M/S Supercrafts (Geeson George Vengasseril) | 5735 | 617 | Rs.22,765/- | Rs.45,530/- |
| 10 | 10 | First | M/S Vikas Industries (Mrs. Indira Sudarsanan) | 706 | 593 | Rs.23,485/- | Rs.46,970/- |
| 11 | 11 | First | M/S Gopal Engineering Industries | 1260 | 1058 | Rs.46,890/- | Rs.93,780/- |
| 12 | 12A | Second | Mina R. Shah | 511 | 511 | Rs.22,365/- | Rs.44,730/- |
| 13 | 12A | Second | Minal R. Shah | 511 | 511 | Rs.19,305/- | Rs.38,610/- |
| 14 | 14 | Second | M/S PHP Exports | 640 | 537 | Rs.24,165/- | Rs.48,330/- |
| 15 | 15 | Second | Mr. Haren N. Joshi & Mrs. Bela Haren Joshi | 1330 | 1117 | Rs.50,265/- | Rs.1,00,530/- |
| TOTAL TENANTS | | | | 11985 | 10067 | | |
| Owners Occupied Gala | | | | | | | |
| Sr. No | Unit No. | Floor | Owner Name | Existing Carpet area | New Area To Owner | Monthly Rent payable to Owner | Brokerage and Shifting Charge |
| 1 | 8A Bldg | Ground 1 st & 2 nd | Gabajiwala Industries | 2975 | 4893 | Rs.2,20,185/- | Rs.4,40,370/- |
| TOTAL OWNERS | | | | 2975 | 4893 | | |
| GRAND TOTAL | | | | 14960 | 14960 | | |



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in that event only the balance area shall be provided to the Owners as stated herein. It is also to state here that the area allocated to Owners and tenants shall never exceed 14960 Sq .ft. carpet area including fungible FSI in the redeveloped building. The tenants have provided an undertaking as per the provisions of Maharashtra Rent Control Act, 1999 annexed herewith as Annexure "B-1" Collectively.

10. On receipt of the consent of all the tenants the Developers shall at their entire costs and expenses obtain the necessary permission/s for conversion of land from Industrial to Residential. The Owners and tenants shall provide full co-operation to the Developers in terms of signing affidavits/undertakings etc., and submitting old labor records and any other requirements which may come up during the course of the developers obtaining Labor Commissioner N.O.C. on behalf of the tenants and Owners. The Developers shall obtain Labour Commissioner N.O.C. within a period of 06 months from the date of submission of proposal to the office of the Labour Commissioner. The period of 06 months shall be subject to the tenants and Owners compliance of all requirements/documents/undertakings/settlement of their respective Labour dues and any other requirements as raised by the office of the Labour Commissioner. In order to obtain the required N.O.C. in a time bound manner. The Developers shall immediately upon obtaining Labour Commissioner N.O.C. submit the redevelopment proposal to M.C.G.M. and shall obtain the I.O.C. from the Planning Authorities within a period of 09 months from date of submission of proposal to M.C.G.M. The timelines shall be subject to force majeure and any events which may not be under the direct control of the Developers such as a change in governmental policies, etc.

11. Prior to submission of Plans and specification to the M.C.G.M. and other local authorities, the Developer shall earmark the flats allotted to the Tenants and Owners in the new building. The said flats and car parkings to be allotted to

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 DIRECTOR



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CHALLAN
MTR Form Number-6

Date: 12/07/2016-12:12:12
Page: 1 of 1

REGISTRATION NO: 2016-2019 One Time
Type of Payment: REGISTRATION ANDHERI NO 1
Full Name: ZETUN MUSTEN GABJIWALA
Flat/Block No.: GABJIWALA BL LDNO, PLOT NO. 7, SAIKAR CHURCH ROAD, MAROL ANDHERI (EAST), MUMBAI - 400 059
Premises/Building: COLONY

Amount to Rs. 500.00
Read Street: CHURCH ROAD, MAROL ANDHERI (EAST), MUMBAI
Amount in Five Hundred Rupees: 500.00
Words: 500.00

FOR USE IN REGISTRATION
Bank CIN: 691033201907-31430
Bank Date: 12/07/2016-12:07:08
Bank Branch: Net Verified with Seal

THE SEAL OF THE REGISTRAR GENERAL ANDHERI NO. 1
NOTICE: This Challan is to be registered in Sub-Registration office only. Not valid for unregistered land.

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| Sl. No. | Remarks | Deduction No. | Deduction Date | ICRTR No. |
| 1 | (S) 37-9689 | 00020263940201619 | 12/07/2016-12:20:23 | ICRTR No. |

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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) SHRIMATI ZETUN MUSTEN GABJIWALA aged 61 years, holding Income Tax P.A.N. No. AABF G9807C (2) MR. HUSEINI MUSTEN GABJIWALA aged 59 years, holding Income Tax P.A.N. No. AABPG9798A and (3) MR. AAMIR MUSTEN GABJIWALA aged 54 years, holding Income Tax P.A.N. No. AABPG9797R, Indian inhabitants residing at Gabajiwala Building, Plot No. 7, Sai Kar Church Road, Marol, Andheri (East), Mumbai - 400 059, SEND GREETINGS TO ALL AND REQUEST THAT YOU WILL BE PLEASED TO SIGN AND AFFIX YOUR SIGNATURE AND SEAL IN WITNESS WHEREOF WE HAVE HEREBY SET OUR HANDS AND SEALS AT MUMBAI ON THIS 12th DAY OF JULY 2016.

WHEREAS we are the Co-owners in the property bearing C.T.S. No. 584 admeasuring about 1377.10 Sq.mtrs. and CTS No. 584 admeasuring 171.50 Sq.mtrs aggregating to 1548.6 square meters of Village Marol Taluka-Vile Parle, Dist. M.S.D situated on Makwana Road, Marol, Andheri (East), Mumb at 400 059; and more particularly described in the Schedule hereunder writer and hereinafter referred to as "the said property".



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purpose of registration of documents like Tenancy Agreement / Tenancy Surrender Agreement / Agreement of Tenancy / Agreement / Permanent accommodation Agreement / Deed of Raffle / Allotment and any other documents related to the said property we may require to present before the registrar and other various authorities but due to our personal inability to attend the office of the Sub-Registrar of Assurances at Andheri / Eandhra / Khair / Jogeshwari or any other registering authority located in Mumbai Area under Indian Registration Act to admit execution of the documents and to comply with and complete all other formalities of Registration of such documents and to present before other said authorities, we are desirous of appointing one fit and proper person to be our Lawful Attorney

NOW KNOW YE ALL AND THESE PRESENTS WITNESSTH that We the abovenamed (1) SHRIMATI ZETUN MUSTEN GABAJIWALA, (2) MR. HUSEINI MUSTEN GABAJIWALA and (3) MR. AAMIR MUSTEN



GABAJIWALA, do hereby constitute nominate appoint and authorize MR. MOZAMMIL MUSTEN GABAJIWALA aged 56 years, holding Income Tax P.A.N. No. AABPG9990D, residing at Gabajiwala Building, Plot No. 7, Siffce Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059 to be our true and lawful Attorney in our name and for and on our behalf, specially and specifically to do the following acts, deeds matters and things namely:

To attend the office of the Sub-Registrar of Assurance at Andheri / Bandra / Khair / Jogeshwari or any other registering authority located in Mumbai Area under Indian Registration Act and to lodge with them the documents mentioned hereinabove related to the said property and which would have been signed and

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documents, for which to sign all receipts, challans, acknowledgements, duplicates, register and records and to make and declare any further affidavit declaration or undertaking as may be required by the Registering Authority

- To apply for certified copies, receive the certified copy and also to receive back the registered documents in respect thereof and for the same sign all forms, application etc.
- We do hereby for ourselves and our respective heirs, executors, administrators agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have set and subscribed our respective hands at Mumbai this 12th day of July 2018.

THE SCHEDULE ABOVE REFERRED TO:

- ALL THOSE pieces or parcels of land bearing C.T.S. NOS. 583 admeasuring 1377.10 Sq.mtrs. and CTS No. 584 admeasuring 171.50 Sq.mtrs. aggregating to 1548.6 square meters of Village Marol, Taluka Marol, Dist. Mumbai suburban lying being and situate at Marol, Church Road, Marol, Andheri (East), Mumbai- 400 059 and is bounded under
- To the East: CTS No. 576 and 18.3 M wide DP Road
- To the West: CTS No. 585
- To the North: CTS No. 572
- To the South: CTS No 607 and CTS 640



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PERMANENT ACCOUNT NUMBER
AABPG8788A

NAME
MUSSEN MUSTEN GADAJIWALA

FATHER'S NAME
MUSTEN HASANALLY GADAJIWALA

DATE OF BIRTH
24-05-1959

Signature
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर-१६
०५२६ ०९ १५१
२०१८

भारत सरकार
Government of India

मुद्रांक संस्था
Mussen Musten Gadajiwala
जन्म तिथि / DOB : 24/05/1959
पुरु / Male

9416 2401 9131

आधार - सामान्य माणसाचा अधिकार



Mudalwale

बदर - १
८६६० ११ १८
२०१८

भारतीय विशिष्ट अभिलेखीकरण
Unique Identification Authority of India

Address: S/O Musen Gadajiwala,
Gadajiwala Chawl, Sak Colony, Marol
Creech Road, Near Hassan High School,
Mumbai, J.B. Nagar, Maharashtra 400059

9416 2401 9131

1800 30 1347 help@uidai.gov.in www.uidai.gov.in

Mudalwale

बदर-१६
०५२६ ०९ १५१
२०१८

PERMANENT ACCOUNT NUMBER
AABPG8788A

NAME
MUSSEN MUSTEN GADAJIWALA

FATHER'S NAME
MUSTEN HASANALLY GADAJIWALA

DATE OF BIRTH
07-07-1984

Signature
DIRECTOR OF INCOME TAX (SYSTEMS)

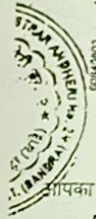
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भारतीय विशिष्ट अभिलेखीकरण
भारत सरकार
Unique Identification Authority of India
Government of India

माणकन क्रम / Enrollment No.: 1207485431



To
जगिरी सुरेण काजीवला
Aamir Musten Gadajiwala
A/101, Maimoon Manzil Church Road
Hassanath High School Marol Anandhri East
Mumbai
J.B. Nagar
Mumbai Mumbai
Maharashtra 400059
9820083525



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आपका आधार क्रमांक / Your Aadhaar No. :
5359 0857 8808

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

जगिरी सुरेण काजीवला
Aamir Musten Gadajiwala
जन्म तिथि / DOB : 07/07/1984
पुरु / Male

बदर - १
८६६० १२ १८
२०१८

5359 0857 8808
आधार - आम आदमी का अधिकार

Dawaz

PERMANENT ACCOUNT NUMBER
AABPG9R06D

NAME
MOIZ MUSTEN GABAJIWALA

पिता या माता या नाथका नाम
MUSTEN HASANALLY GABAJIWALA

जन्म तारीख / DATE OF BIRTH
12-02-1962

अध्यक्ष पद / (पदांश)
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर-१६
७४६ ९४३
२०१६

भारत सरकार
Unique Identification Authority of India

नॉदविपचाया क्रमांक / Enrollment No 1210/0105/1185

To
श्री. मोइज गुलाम गबाजिवला
Moiz Musten Gabajiwala
S/O Musten Gabajiwala
2, Gabajiwala Building, Next
Post, MAhol, Andher, (East)
Municipal
J.B. Nagar Mumbai Mumy
Maharashtra 400059
9819100452



आपला आधार क्रमांक / Your Aadhaar No.
6316 9468 1176

आधार - सामान्य माणसाचा अधिकार

श्री. मोइज गुलाम गबाजिवला
Moiz Musten Gabajiwala
जन्म वर्ष / Year of Birth : 1962
पुरुष / Male

6316 9468 1176

आधार - सामान्य माणसाचा अधिकार

बदर - १
८६६० ९३ ९८
२०१६

भारत सरकार
Unique Identification Authority of India

नॉदविपचाया क्रमांक / Enrollment No 1067/1103/01726

To
श्री. नाजिसा युसुफ भावनगरवल
Nafisa Yusuf Bhavnagarwala
W/O: Yusuf Bhavnagarwala
10/2, Abbas Building
Jalghai Street
Opp Railway Bakery
Mumbai
Girgaon Mumbai Mumbai
Maharashtra 400004
9320433409

Pub. 1 / 0211 / 1645 / 1593 / P
SH108191480FT

आपला आधार क्रमांक / Your Aadhaar No
3775 5842 2718

आधार - सामान्य माणसाचा अधिकार

श्री. नाजिसा युसुफ भावनगरवल
Nafisa Yusuf Bhavnagarwala
जन्म वर्ष / Year of Birth : 1959
स्त्री / Female

3775 5842 2718

आधार - सामान्य माणसाचा अधिकार

बदर - १
८६६० ९४ ९८
२०१६



Nafisa Yusuf

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THE TIMES

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| वदर-१६ | १५३ |
| १६६० | १६ |

भारत सरकार
Ministry of Revenue, Government of India
Enrollment No: 1008/2440/103138

श्री. जयदेव गजगुण
322/8660
मुंबई, महाराष्ट्र
J.B. Nagar, Mumbai
Maharashtra 400039
8889102870
For 188 / 2004 / 224310 / 224311 / P
8418816269777

आपला आधार क्रमांक / Your Aadhaar No.
5716 6311 5391

आधार - सामान्य माणसाचा अधिकार

श्री. जयदेव गजगुण
J.B. Nagar, Mumbai
Maharashtra 400039
8889102870
5716 6311 5391

आधार - सामान्य माणसाचा अधिकार



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| वदर-१ | १५ | १६ |
| १६६० | १५ | १६ |

Summary I (Rosh varal/thag-1)

दस्त गीजवारा नाम-1

322/8660
मुंबई, 12 जुलै 2018 1:35 म.नं
दस्त क्रमांक: वदर-1/8660/2018
मोबदला: रु. 00/-
बाबतार गुण्य: रु. 01/-
भरतोचे मुद्रांक शु.क: रु. 500/-

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| वदर-१६ | १५३ |
| १६६० | १६ |

डु. नि. सह. डु. नि. वदर 1 यांचे कार्यालयात
अ. नं. 8660 व दि. 12-07-2018
रोजी 1:07 म.नं वा हजर केला.
Zetun. M. Gabajiwalla.

पावती: 10062 पावती दिनांक: 12/07/2018
सादरकरणाराचे नाव: दैर्घ्य मुखेन गवाजीवाला

नोंदणी फी: रु. 100.00
दस्त हाताळणी फी: रु. 360.00
पृष्ठांची संख्या: 18

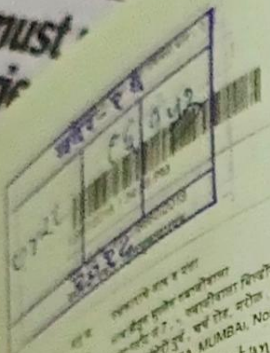
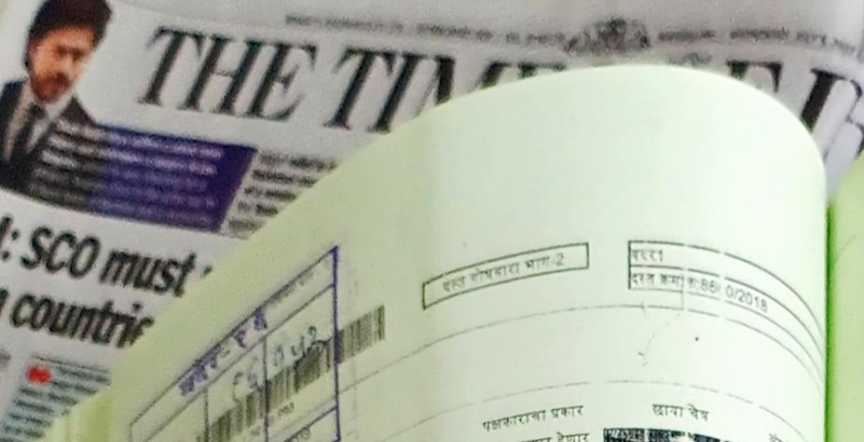
दस्त हजर करणा याची सही:

उच्चम निबंधक, अंधेरी क्र. १

एकुण: 460.00
उच्चम निबंधक, अंधेरी क्र. १
सह: दुय्यम निबंधक, अंधेरी क्र. १

दस्तावा प्रकार: फलमुख ल्यारपन
मुद्रांक शुल्क: a: व्हा ता: प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत
अवैत वेव्हा
शिक्का क्र. 1 12 / 07 / 2018 01 : 07 : 53 PM ची वेळ: (सादरीकरण)
शिक्का क्र. 2 12 / 07 / 2018 01 : 08 : 38 PM ची वेळ: (फी)





पुस्तक क्र. 4
 दिनांक 12/07/2018 01:11:10 PM

पं.सं. 81
 मालिकी -
 स्वाक्षरी -



Zetan, M. Rabajiwalla.
 कुलमुक्त्यार देगार
 वय - 59
 स्वाक्षरी -



M. Madamela
 कुलमुक्त्यार देगार
 वय - 54
 स्वाक्षरी -



पौवर ऑफ अटॉर्नी
 वय - 56
 स्वाक्षरी -



पौवर ऑफ अटॉर्नी
 वय - 56
 स्वाक्षरी -

पुस्तक क्र. 4
 दिनांक 12/07/2018 01:11:10 PM

Nafesa gusuf
 कुलमुक्त्यार देगार
 वय - 57
 स्वाक्षरी -



नाम कुं.प.प.बाता
 वय - 57
 पत्ता - नॉट नं 7, पाबडीवाला विल्हींग, सैफी कॉलनी, मरोळ,
 अंधेरी पूर्व मुंबई
 पिन कोड - 400059



Swathi
 कुलमुक्त्यार देगार
 वय - 57
 स्वाक्षरी -

पुस्तक क्र. 5
 दिनांक 12/07/2018 01:58 PM नोंदणी पुस्तक 4 मध्ये

EPayment Details.

sr. Epayment Number Defacement Number

MH 03878521201819E

000202340201819 बंदर-१६
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 ९० १५३
 २०१८

बंदर-१
 ८६६० १८ १८
 २०१८

प्रमाणित करणेत येते की, या
 दस्तावेज एकाच पाने आहेत.
 पुस्तक क्र. १/बंदर-१/क्रमांक ८६६०/२०१८
 वर नोंदणी दिनांक 12/07/2018

सहाय्य निबंधक, अंधेरी क. १
 मुंबई उपनगर जिल्हा



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| बदर-१६ | | |
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| बदर-१६ | | |
| GrdL | 909 | 243 |
| २०१६ | | |

CHALLAN
MTR Form Number-6

DEFACED FOR RS: 500.00

| | | | | | | | |
|--------------------------------------|---------------------------------|--------------------------------|-------------------------------------|------------|--------------------------|---------|------|
| GRN | 1400729 | AMOUNT | 500.00 | 29/02/2016 | 2016-15:35:24 | Form ID | 4807 |
| Department | Justice | Office No. | 9114482319201519 | Stamp Duty | Payer Details | | |
| Type of Payment | (Amt. in v | ords: Five Hundred Rupees Only | TAX ID (If Any) | | PAN No. (If Applicable) | | |
| Office Name | BDI4_JT SUB REGISTRAR ANDHERI 2 | | Full Name | | zarina mansur gabajwala | | |
| Location | MUMBAI | | Flat/Block No. | | power of attorney | | |
| Year | 2015-2016 One Time | | Premises/Building | | Road/Street | | |
| Account Head Details | Amount In Rs. | | Road/Street | | marol | | |
| 0030045501 Sale of NonJudicial Stamp | 700.00 | | Area/Locality | | ANDHERI | | |
| | | | Town/City/District | | PIN | | |
| | | | PIN | | 4 0 0 0 5 9 | | |
| | | | Remarks (If Any) | | | | |
| | | | SecondPartyName=saifuddin mansur ga | | | | |
| | | | bajwala-CA=0-Marketvaji | | | | |
| Total | 500.00 | | Amount In | | Five Hundred Rupees Only | | |
| | | | Words | | | | |
| Payment Details | | | BANK OF BARODA | | | | |
| | | | FOR USE IN RECEIPTS BANK | | | | |
| | | | Cheque-DD Details | | | | |
| | | | Bank CIN | REF No. | 0200394201 | | |
| | | | Date | | 29/02/2016:15:40:32 | | |
| | | | Name of Bank | | BANK OF BARODA | | |
| | | | Name of Branch | | Scroll No. , Date | | |
| | | | | | Not Verified with Scroll | | |

Mobile No. : Not Available



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| बदर-४ | |
| 909 | 20 |
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| बदर-१६ | | |
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| बदर-१६ | | |
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महाराष्ट्र MAHARASHTRA
 पञ्चम मुद्रांक कार्यालय, मुंबई
 व.स.वि. क्र.६८००००१५
 25 FEB 2016
 अधिकारी



भीमवी उल का पाटील

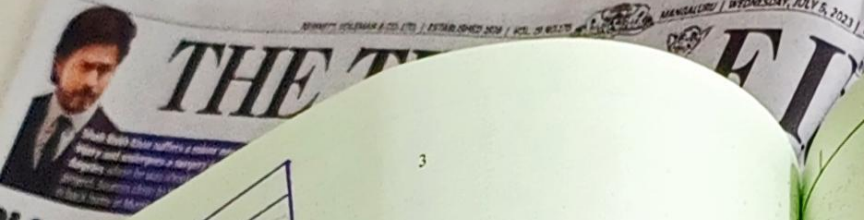
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. ZARINA MANSUR GABAJIWALA aged about 74 years of Mumbai Indian inhabitant, holding Tax PAN No. BCZPG4584P residing at Gabajiwala Building, Plot No.7, First Floor, Flat No.4, Saifi Colony, Church Road, Marol, Andheri (East), Mumbai 400 059; SEND GREETINGS:

WHEREAS I am one of the Co-owners in various properties situated in the registration District and Sub District of Mumbai city and Mumbai Suburban (hereafter referred as "the said properties").

Z.M.C.

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| बदर-४ | | |
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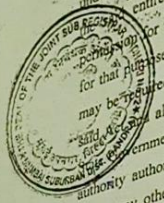


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| बदर-१६ | | |
| ७२८ | १०० | १५३ |
| २०१६ | | |

To Apply for certified copies, receive the certified copy and also to receive documents in respect thereof and for the same sign all forms, application etc.

To submit plans to the Municipal Corporation of Greater Mumbai, Slum Rehabilitation Authority(SRA) and other concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such Building Plans to the Municipal Corporation of Greater Mumbai and other concerned authorities for the purpose of obtaining approval of such amendments.

To approach all the concerned authorities under the Urban Land Ceiling and Regulation Act, 1976 for all matters in connection with obtaining exemption under Sections 20, 21 and 22 or any other Section/s of the said Act in respect of entire properties or any part thereof for the purpose of obtaining for the development and/or redevelopment of the said properties and also to sign such applications, papers, writings, undertakings, etc. as may be required and to carry on correspondence with the Authorities under the said Act and also to prefer Appeal or Appeals and/or Revision Petitions to the Government or any other authority authorized in this behalf from any other authority authorized in that behalf from any other of the competent authority or any other authority and made under the provisions of the said Act in connection with the said properties.



To demolish the existing structures (if any) standing on the said properties and erecting new structure or structures thereon.

To carry on correspondence with all the concerned authorities and bodies including the Government of Maharashtra in all its Departments, Municipal Corporation of Greater Mumbai and/or Town Planning Department and other concerned authorities in connection with the development of the said properties.

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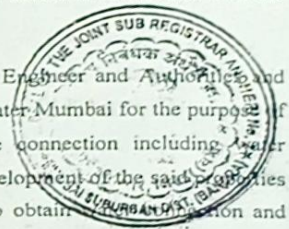
To appeal and represent me before all the concerned authorities and parties as may be necessary in connection with the development of the said properties as

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| बदर-१६ | | |
| ७२८ | १०० | १५३ |
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8. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said properties as also construction of building thereon and to pay their fees, consideration monies salaries and/or wages.

9. To pay various deposits to the Municipal Corporation of Greater Mumbai and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said properties and construction of the structures thereon and to claim refund of such deposits so paid by my Attorney and to give valid and effectual receipts in my name and on my behalf in connection with the refund of such deposits.

10. To approach the Hydraulic Engineer, City Engineer and other officers of the SRA, Municipal Corporation of Greater Mumbai for the purpose of obtaining various permissions and other service connection including water connection for carrying out and completing the development of the said properties and construction of building/s thereon and also to obtain service connections and service connections to the said building/s constructed.



11. To execute in favour of the Mumbai Municipal Corporation and/or Mumbai Suburban Supply Company Limited, Reliance Energy, and/or the Mumbai Suburban Electric Supply Company Limited, all or any deed, document or writing to put up and erect an Electric Sub-Station for the supply of electricity to the said building/s.

12. To make necessary applications to the Reliance Energy, Mumbai Suburban Electric Supply Company Limited, Tata Power and other concerned authorities for obtaining electric power for the said properties and the buildings constructed thereon.

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| बदर-१६ | | |
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13. The said Attorney shall be entitled to negotiate with the Municipal Corporation of Greater Mumbai and other concerned authorities for the purpose of handing over possession/surrendering set back areas of the said properties to the Corporation and/or the said authority.

14. To make necessary representation including filing and appeals before the Assessor and Collector, Mumbai Municipal Corporation and other



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| ७७८८ | ११० | ११३ |
| २०२६ | | |

may be required for the purpose of the development of the said properties or any department, Labour Commissioner, Director of Charity Government Authorities, Director of Seral Government Authorities, Director of affidavits, declarations, indemnity bonds or any other documents to the said authorities.

26. In the event of any Town Planning Scheme in the area, being annou nced, to represent me in the proceedings and receive compensation and/or fiscal plots allotted to me in any such scheme.

27. To file and prosecute or appear in and defend any suits, writ petition, action or legal proceeding in any court of law or before any quasi-judicial authority tribunal or any other forum in anyway in which I may be a party and for the purpose to appoint and engage Advocates, Solicitors and Counsel and to settle and pay their fees and to sign in my name and on my behalf all plaints, petitions written statements, affidavits and applications, Vakalatnamas, etc. and to compromise such suits, writ petitions, actions or legal proceedings upon such terms and conditions as my said Attorney shall deem fit and to abide by, observe, perform and discharge all obligations under the suits and other and consent decree orders passed there under.



28. To appear and give evidence in any Court of law or before any Revenue or other officer or officers of any State or local authority in connection with the said properties.

29. To apply to and obtain from the Fire Brigade and other concerned authorities the necessary No Objection Certificates for construction of high-rise buildings on the said properties, and for the said purpose submit proposals and applications with the requisitions-of such authorities.



30. To manage the said properties and protect the possession thereof in such manner as my said Attorney may think proper, including from encroachments, engage security guards, fence/compound the said properties, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as my said Attorney may think proper for the purpose

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| बदर-४ | | |
| १८४३ | १० | २० |
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| बदर-२६ | | |
| ७७८८ | १११ | ११३ |
| २०२६ | | |

31. To approach and to attend before Charity Commission, Director of Industries and Government and other authorities.

32. To Approach and to attend before MTNL Office and Police Authorities to obtain NOCs and to sign, execute and submit applications, affidavits, declarations, indemnity bonds or any other documents to the said authorities.

33. To do all acts deeds and things to carry out development work and construction on the said properties and to obtain all necessary permissions, sanctions, licenses as may be required for that purpose.

34. To transfer tenancy to any third party as Attorney may think proper.

35. To engage and remove at pleasure the Advocates, Solicitors, Valuers and other professionals, Architects, RCC Consultants, agents and employees for any of the purposes aforesaid upon such terms and conditions as my Attorney may think proper, and sign suitable authority/appointment letters in their favour and give them appropriate instructions, AND



36. To appoint from time to time one or more Substitute/s to perform all or any of the matters and things aforesaid generally for a particular period, and the same Substitute/s at pleasure to remove or to appoint another or others in his/her/their place and stead.



37. Generally to do and perform all acts, deeds, matters and things which may be done and convenient for all or any of the purposes aforesaid and for giving full effects to the authorities hereinbefore contained as full and effectually to all intent and purposes according to the laws and customs of India as if these presents had not been granted.

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| २०२६ | | |

38. For better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto the said Attorney power absolute authority to substitute and appoint from time to time in their place and stead on

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| दिनांक | २५ |
| पृष्ठ संख्या | १/१ |

I shall think fit or more Attorneys to exercise all or any of the
 powers hereby conferred and to revoke any such appointment
 from time to time and to substitute or appoint any other or others in place of such
 Attorneys as the said Attorneys shall from time to time think fit and proper
 I hereby for myself and my respective heirs, executors and
 agree to ratify and confirm all and whatsoever the said Attorney or
 or substitutes shall lawfully do or cause to be done by virtue of

In WITNESS WHEREOF I have set and subscribed my respective hands at
 Mumbai this day of February, 2016.



SIGNED AND DELIVERED
 by the withinnamed "Executant"
 ZARINA MANSUR GABAJI WALA

Zarina M. Gabajji



AND DELIVERED
 by the withinnamed "Attorney"
 SAIFUDDIN MANSUR GABAJI WALA
 in the presence of,

Sattabaji



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 Government of India

भारत सरकार
 Government of India

भारत सरकार
 Government of India

आधार क्रमांक / Your Aadhaar No
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आधार सामान्य माणसाचा अधिकार

आधार सामान्य माणसाचा अधिकार

आधार सामान्य माणसाचा अधिकार

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GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DIRECTOR GENERAL OF CUSTOMS AND EXCISE

PERMANENT ACCOUNT NUMBER
AABPG88045

TAXPAYER'S NAME
SAIFUDDIN MANSUR GABARWA

RESIDENTIAL ADDRESS
MANSUR HASANALLY GABARWA

DATE OF BIRTH
03-08-1965

REGISTRATION NUMBER
[Signature]

DIRECTOR GENERAL OF CUSTOMS AND EXCISE

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Summar-1 (GadhwaBhag-1)

आदेशिका सं. २५ दि. २०१६ ०३ ५५

दि. २५/०३/२०१६

दि. ०१/०३/२०१६

दि. ०१/०३/२०१६

दि. १८/०३/२०१६

दि. १८/०३/२०१६

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Signature



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Summary-2 (दस्ता गोपवारा भाग - २)

29/02/2016 5:03:39 PM
दस्ता क्रमांक: बदर/1853/2016
दस्ताचा प्रकार: कुलमुखत्यारपत्र

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| दस्ता क्रमांक | 1853/2016 | |
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अनु क्र. 1 पक्षकाराचे नाव व पत्ता
नाव: बरीना मंसूर गबाजीवाला
पत्ता: लॉट नं: 4, माळा नं: 1, इमारतीचे नाव:
गबाजीवाला. ब्लॉक नं: मारोल आंधेरी पुर्वा, रोड नं: चर्च स्वाक्षरी-
रोड, महाराष्ट्र, मुम्बई.
पॅन नंबर: BCZPG4584P

पक्षकाराचा प्रकार
कुलमुखत्यार देणार
वय: 74
स्वाक्षरी:

अनु क्र. 2 नाव: जुदीन मंसूर गबाजीवाला
पत्ता: लॉट नं: 4, माळा नं: 1, इमारतीचे नाव:
गबाजीवाला ब्लॉक नं: मारोल आंधेरी पुर्वा, रोड नं: चर्च वय: 50
रोड, महाराष्ट्र, मुम्बई.
पॅन नंबर: AABPG9804B

पक्षकाराचा प्रकार
कुलमुखत्यार देणार
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जाहिरात करताना
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दस्ता क्र. 3 ति वेळ: 29 / 02 / 2016 04 : 57 : 38 PM
दस्ता क्र. 4 ति वेळ: 29 / 02 / 2016 04 : 58 : 19 PM

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शोकांक: 4

अनु क्र. 1 ना. रंजन - शर्मा
व. 33
पत्ता: गबाजीवाला वील्डींग फ्लॉट नं 4 आंधेरी पुर्वा
पिन कोड 400059

अनु क्र. 2 ना. सचिन - सातपाळ
व. 38
पत्ता: गबाजीवाला वील्डींग फ्लॉट नं 4 आंधेरी पुर्वा
पिन कोड 400059

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शोकांक: 4 ति वेळ: 29 / 02 / 2016 04 : 58 : 19 PM
शोकांक: 5 ति वेळ: 29 / 02 / 2016 04 : 58 : 35 PM

प्रमाणित करण्यात येते की, या दस्ताचा प्रकाश
पुस्तक क्र. बदर-४/क्रमांक: १८५३/२०१६
नोंदणी पुस्तक क्र. २०१६ दिनांक: २९/२/२०१६

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पुस्तक क्र. बदर-४/क्रमांक: १८५३/२०१६
नोंदणी पुस्तक क्र. २०१६ दिनांक: २९/२/२०१६

1. Verify Signed Document for correctness through the (e) printout after registration.
2. Get print immediately after registration.

For feedback, please write to us at feedback.us@govind.com



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 Regn. 3044

प्राप्त नं. 10050
 दिनांक: 12/07/2018

प्राप्त नं. 10050
 दिनांक: 12/07/2018

₹ 100.00
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श. रमण निवाक, अंश 1
 संख्या निवाक, अंश 1

प्राप्त मुल्य: ₹ 1/-
 नोटवली ₹.0/-
 मरतेने मुल्यक शुल्क: ₹. 600/-
 1) इकाता प्रकाश: By Cash तमा: ₹ 100/-
 2) इकाता प्रकाश: By Cash तमा: ₹ 340/-

Relaxa & Gahajivak

REGISTERED ORIGINAL DOCUMENT
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| भारत-१६ | | CHALLAN | |
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| MTR Form Number: 6 | | Date: 12/07/2016, 12:10:49 | |
| FORM 1 | | Form ID: 419 | |

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| Stamp Duty | TAX ID (if Any) |
| Registration Fee | PAN No. (if Applicable) |
| Type of Payment | Full Name |
| Order No. | Flat/Block No. |
| Location | Premises/Building |
| Year | |

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| Amount in Ru. | 500.00 |
| Road/Street | CHURCH ROAD, MAROI, ANDHERI E |
| Area/Locality | MUMBAI |
| Town/City/District | |
| Pin | |
| Remarks (if Any) | |



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| Amount | 500.00 |
| Words | 500.00 Rupees |
| Bank Name | ICICI BANK |
| Bank Code | 69103330180712114691 |
| Branch Code | 12072016-12-11-21 |
| Branch Name | ICICI BANK |
| Account No. | |
| Branch | |

| Sr. No. | Remarks | Debitment No. | Debitment Date | Used | Debitment Amt. |
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| 1 | (69) 327.0000 | 000202813201819 | 12/07/2016-12-14-25 | ICR1105 | |

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| 2022 | | 2022 | |

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, (1) MRS. REHANA EMRAN GABAJIWALA aged 79 years, holding Income Tax P.A.N. No. AHBPK9703A of Mumbai Indian Inhabitants residing at Gabajiwala Building, Plot No. 7, Saffee Colony, Church Road, Maroi, Andheri (East), Mumbai - 400004; (2) MRS. NAFISA YUSUF BHAVNAGARWALA (married daughter of Emran Gabajiwala) aged 60 years, holding Income Tax P.A.N. No. AEZBP0498L of Mumbai Indian Inhabitant, residing at Abbas Building, 'A' Wing, Flat No. 19, 2nd floor, Jaibhai Street, Mumbai - 400 004; SEND GREETINGS.



WHEREAS we are the Co-owners in the property bearing C.T.S. Nos. 583 admeasuring about 1377.10 Sq.mtrs. and CTS No. 584 admeasuring about 171.50 Sq.mtrs aggregating to 1548.6 square meters of Village Maroi Taluka-vile Parle, Dist. M.S.D. situated on Makwana Road, Maroi, Andheri (East),

A.E.C.
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Permanent alternate accommodation Agreement / Deed of Rectification and any other documents related to the said property we may be required to present before the sub registrar and other various authorities but due to our personal inability to attend the office of the Sub-Registrar of Assurances at Andheri / Bandra / Khar / Jogeshwari or any other registering authority located in Mumbai Area under Indian Registration Act to admit execution of the documents and to comply with and complete all other formalities of Registration of such documents and to present before other said authorities, we are desirous of appointing one fit and proper person to be our Lawful Attorney.



NOW KNOW YE ALL AND THESE PRESENTS WITNESSTH that We the abovenamed (1) MRS. REHANA EMRAN GABAJIWALA and (2) MRS. NAFISA YUSUF BHAVNAGARWALA, do hereby constitute nominate appoint and authorize MR. KURESH EMRAN GABAJIWALA aged 57 years, holding Income Tax P.A.N. No. AABPG9803G, residing at Gabajiwala Building, Plot No. 7, Saifee Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059, to be true and lawful Attorney in our name and for and on our behalf, specially and especially to do execute perform and perfect or caused so to be done executed performed and perfected the following acts, deeds matters and things namely:

To attend the office of the Sub-Registrar of Assurances at Andheri / Bandra / Khar / Jogeshwari or any other registering authority located in Mumbai Area under Indian Registration Act and to lodge with them the documents mentioned hereinabove related to the said property and which would have been signed and

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2 To apply for certified copies, receive the certified copy and also to receive back the registered documents in respect thereof and for the purpose of such application etc.

3 We do hereby for ourselves and our respective administrators agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done by virtue of these presents.



IN WITNESS WHEREOF we have set and subscribed our respective signatures at Mumbai this 12th day of July 2018.

THE SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land bearing C.T.S. NOS. 583 admeasuring 1377.10 Sq.mtrs. and CTS No. 584 admeasuring 171.50 Sq.mtrs. aggregating to 1548.6 square meters of Village Marol, Taluka-Vile Parle, Dist. Mumbai suburban lying being and situate at Makhana Road, Marol, Andheri (East), Mumbai- 400 059 and is bounded as under

- To the East: CTS No. 576 and 18.3 M wide Dp Road
- To the West: CTS No. 585
- To the North: CTS No. 572
- To the South: CTS No 607 and CTS 640.



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(1) REHANA EMRAN GABAJIWALA

Rehana, E) Gabajiwala



(2) NAFISA YUSUF BHAVNAGARWALA

In the presence of:

2 Dhanu



SIGNED AND DELIVERED

by the withinnamed "Attorney"

MR. KURESH EMRAN GABAJIWALA

In the presence of:

1 Dhanu

2 Dhanu

[Signature]



बदर-१
 ०२८ १ १०
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मालमत्ता पत्राक

महाराष्ट्र राज्य न्याय विभाग, मुंबई

बदर-१६
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व्यक्ति

१) श्री. कुरेश एमरान गबाजिवाला

२) श्री. कुरेश एमरान गबाजिवाला

३) श्री. कुरेश एमरान गबाजिवाला



व्यक्ति

१) श्री. कुरेश एमरान गबाजिवाला

२) श्री. कुरेश एमरान गबाजिवाला

३) श्री. कुरेश एमरान गबाजिवाला

४) श्री. कुरेश एमरान गबाजिवाला

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In its latest resolution on the rights of women and girls, the Taliban...

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मालमत्ता पत्रक

तासुका/न.भु.मा.का -- न.भु.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

धारणीपकार

शारदावती दत्तकन्या अर्जाबाबतचा विकासाबाबतचा तपशील आदिन त्याच्या फेर तपशीलाचे विषय येऊ

| क्र.सं. | चंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) | साक्षात्करण |
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| १६/०४/२०१० | | धारक - १) श्रीम देहाना एमरान गबाजीवाला २) श्री सुरेश एमरान गबाजीवाला ३) नसीरा घुसूक धावनागरवाला | के.एच.क.८५२ प्रमाणे १४/४/२०१० न.भु.अ.विलेपार्ले |

न.भु.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

धारणीपत्रिका

शारदावती दत्तकन्या अर्जाबाबतचा तपशील



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मालमत्ता पत्रक

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जिल्हा -- मुंबई उपनगर जिल्हा

धारणीपकार

तासुका/न.भु.मा.का. -- न.भु.अ.विलेपार्ले

| क्र.सं. | चंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा धार (धा) | साक्षात्करण |
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| १७/१५ | | धारक - १) श्रीम देहाना एमरान गबाजीवाला २) श्री सुरेश एमरान गबाजीवाला ३) नसीरा घुसूक धावनागरवाला | के.एच.क.८५२ प्रमाणे १४/४/२०१० न.भु.अ.विलेपार्ले |

न.भु.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

धारणीपत्रिका

शारदावती दत्तकन्या अर्जाबाबतचा तपशील



धारक -
१) श्रीम देहाना एमरान गबाजीवाला
२) श्री सुरेश एमरान गबाजीवाला
३) श्री सुरेश एमरान गबाजीवाला
४) श्री सुरेश एमरान गबाजीवाला

बदर-१

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| ७४२८ | ८ | १५३ |
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२०१८

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| बदर-१६ | | |
| ७४२६ | ९३४ | ९५३ |
| २०१८ | | |



भारत सरकार
Unique Identification Authority of India
Government of India

नैदिविण्याचा क्रमांक / Enrollment No: 1067/11031/01726

To
नफिसा युसुफ भावनागरवाल
Nafisa Yusuf Bhavnagarwala
W/O: Yusuf Bhavnagarwala
19/2, Abbas Building
Jankhal Street
Opp Railway Bakery
Mumbai
Girgaon Mumbai Mumbai
Maharashtra 400004
9820432409



आपला आधार क्रमांक / Your Aadhaar No.
3775 5842 2718

| | |
|---|--------------|
| आधार - सामान्य माणसाचा अधिकार | बदर - १ |
| | ७४२६ ९३४ ९५३ |
| नफिसा युसुफ भावनागरवाल Nafisa Yusuf Bhavnagarwala जन्म वर्ष / Year of Birth : 1958 लिंग / Female | २०१८ |

3775 5842 2718
आधार - सामान्य माणसाचा अधिकार

Nafisa Yusuf



वदर-१६

७४२६ ९३४ ९५३

२०१८

PERMANENT ACCOUNT NUMBER
AABPG9803G
नाम / NAME
KURESH EMRAN GABAJIWALA
वैसाखी / FATHER'S NAME
EMRAN HASANALLY GABAJIWALA
जन्म तारीख / DATE OF BIRTH
16-08-1961

हस्ताक्षर / SIGNATURE

उपकर अधिकारी (सॉफ्ट)
DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
Unique Identification Authority of India
Government of India

नैदिविण्याचा क्रमांक / Enrollment No 1008/22401/03138

To
कुश ईमरान गबाजीवाल
Kuresh Emran Gabajiwala
S/O: Emran Gabajiwala
Gabajiwala building, Plot No 7, Flat No 8
Church Road
Safteen Colony Marol, Andheri east
Mumbai
J.B. Nagar Mumbai Mumbai
Maharashtra 400059
9889105870

Ref: 188 / 264 / 324310 / 324874 / P
SH188162697FT



आपला आधार क्रमांक / Your Aadhaar No. :
5716 6311 5391

| | |
|---|--------------|
| आधार - सामान्य माणसाचा अधिकार | बदर - १ |
| | ७४२६ ९३४ ९५३ |
| कुश ईमरान गबाजीवाल Kuresh Emran Gabajiwala जन्म वर्ष / Year of Birth : 1961 पुरुष / Male | २०१८ |

5716 6311 5391
आधार - सामान्य माणसाचा अधिकार

Kuresh Emran

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भारत सरकार
भारत सरकार
Enrollment No. 1207/4854/00744

बदर-१६
७४२८ ९३६ ९५३
२०१८

To:
श्रीमती मुनेश गबाजवा
1802, Mustan Gaba/wala
S/O: Mustan Gaba/wala
2, Dehakshita Building, Near To Anandam Nakhil - Church
Road, Waver, Andhari (East)
Mumbai
J.B. Nagar Mumbai Mumbai
Maharashtra 400009
8820083325
MN608408035FT

आपला आधार क्रमांक / Your Aadhaar No. :
6316 9468 1176

आधार - सामान्य माणसाचा अधिकार

श्रीमती मुनेश गबाजवा
1802 Mustan Gaba/wala
वय वर्ष / Year of Birth: 1962
पुरुष / Male

6316 9468 1176
आधार - सामान्य माणसाचा अधिकार



बदर-१
८०५८ २३ ९५०
२०१८



भारत सरकार
भारत सरकार
Enrollment No. 1207/4854/00744

To:
श्रीमती मुनेश गबाजवा
A/101, Mairmoon Mandil Church Road
Hassanath High School Mandil Andhari East
Mumbai
J.B. Nagar
Mumbai Mumbai
Maharashtra 400009
8820083325
MN608408035FT

आधार क्रमांक / Your Aadhaar No. :
5359 0857 8808

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India
श्रीमती मुनेश गबाजवा
Aadmi Mustan Gaba/wala
जन्म तिथि / DOB : 07/07/1964
पुरुष / Male

5359 0857 8808
आधार - आम आदमी का अधिकार

बदर-१६
७४२८ ९३६ ९५३
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बदर-१
८०५८ २३ ९५०
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W: SCO must not have
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 of a session court overruling the ruling
 the Pakistan court and declares
 against the former PM inadmissible
 In its latest restriction on the rights
 of women and girls the Taliban
 administration has imposed
 HC examine

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| बदर-१ | १५ | १० |
| ८५५८ | १५ | १० |
| २०१८ | | |



(GudhwanBldg-1)

२०१८/०७/१२-०७-२०१८
 नोबरत: ₹ ००/-

दरत नोबरत भाग-१

| | | | |
|---------------|-------|-----|-----|
| दरत भाग: ८६५८ | बदर-१ | १३८ | १५३ |
| २०१८ | | | |

पारकी: १००६०
 नोदकी की
 दरत शतवर्दी की
 पारकी संकात: १७
 ₹ १००.००
 ₹ ३४०.००

Relaxer E. Gabaajiwala

कुल: ४४०.००

सं. १२/०७/२०१८ ०१ : ०३ : ०० P.M की वेळ: (पी)
 सं. १२/०७/२०१८ ०१ : ०१ : ५९ P.M की वेळ: (सादरीकरण)
 सं. १२/०७/२०१८ ०१ : ०३ : ०० P.M की वेळ: (पी)
 सं. १२/०७/२०१८ ०१ : ०३ : ०० P.M की वेळ: (पी)

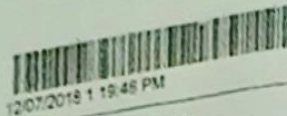


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| बदर-१६ | १३८ | १५३ |
| ०४५८ | १३८ | १५३ |
| २०१८ | | |



SCO must not h
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Summary - (2) (2018/07/20)



दस्तावेज क्रमांक: 8658/2018

दस्तावेज क्रमांक: 8658/2018
दस्तावेज प्रकार: कुलमुखत्यार देणार

संयुक्त पत्रकारिताचे नाव व पत्ता
1. मा.कुलमुखत्यार देणार गबाजीवाला
पत्ता: प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी
कॉलनी, अंधेरी पूर्व, मरोळ, म. 400059
MUMBAI, Non-

पत्रकारिता प्रकार
कुलमुखत्यार देणार
वय: -79
स्वाधारी.

घायाचित्र
अंगठ्याचा ठसा



बदर-१६
2018

नाम: Rishana & Gabaji Wally
कुलमुखत्यार देणार
वय: -60
स्वाधारी.

Nafisa Yusuf

मा.कुलमुखत्यार देणार गबाजीवाला
पत्ता: प्लॉट नं 7, माळा नं - 2, इमारतीचे नाव:
गबाजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,
अंधेरी पूर्व, रोड नं. चर्च रोड, मरोळ, महाराष्ट्र, मुम्बई.

पावर ऑफ अटॉर्नी
होल्डर
वय: -57
स्वाधारी.

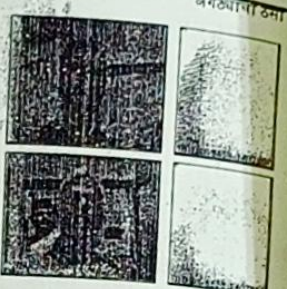


1. कुलमुखत्यार देणार वा दस्तऐवज कटन विनाचे कबूल करतात.
12/07/2018 01:04:59 PM

बदर-१
2018

1. मा.प्रदीप गबाजीवाला
वय: 54
पत्ता: प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,
अंधेरी पूर्व
पिन कोड: 400059

स्वाधारी



1. मा.मोईस गबाजीवाला
वय: 56
प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,
अंधेरी पूर्व
पिन कोड: 400059

स्वाधारी

12/07/2018 01:06:09 PM

EPayment Details.

sr. Epayment Number Deafacement Number
1. MH003876901201819E 0002026132201819

Know Your Rights as Registrants

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

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

8658 /2018



TRUE COPY OF THE EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S SAVANNAH REAL ESTATE PVT.LTD. HELD AT 401/B, WEST VIEW, BAJAJ ROAD, VILE PARLE (WEST), MUMBAI 400 56. ON 20/07/2018 AT 04.30 P.M.

Board passed the following resolution:-

RESOLVED THAT the Company has entered into an Agreement for Development with Mrs. Rishana Musten Gabaji Wally & Others on 04th August 2017 and the said documents registered on 04th August 2017 vide Registration No. BDR-6897-2017 for property bearing CTS No. 583 & 584, Village Makwana, Taluka - Vile Parle, situated at Makwana Road, Andheri (East), Mumbai 400 059

RESOLVED FURTHER THAT any of the following director/Authorised signatories of the company are hereby authorized, singly /jointly, on behalf of the company to sign, submit and execute the Permanent Accommodation Agreement with the several tenants and co-owners the required applications, documents, deeds and writings and do all such acts, deeds and things as may be required in this regard to implement and give effect to the development:

बदर-१६
2018

Name: 1. Munir Mohamedali Bharwani
2. Mohamedali Aziz Bharwani

Certified True Copy
Savannah Real Estate Pvt. Ltd.
Director

Signature: Mr. Munir Mohamedali Bharwani
Designation: Director

For Savannah Real Estate Pvt. Ltd.
Signature: M. A. Bharwani
Director

Name: Mohamedali Aziz Bharwani
Designation: Director



Registered Office: 401/B, West View Building, 4th floor, Bajaj Road, Vile Parle (W), Mumbai-400 056
Tel: 26140145 / 26117702 • Fax: 9122 2610 8306 • Email: savannahdevelopers@gmail.com

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बदर-१६
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बदर-१६

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YOUR POWER BILL
Lighting up lives

Consumer Number : 9000 0015 2490

| | | | |
|---------------|--------------------------|-------------------------|--------------------------------|
| Bill No | 92375324390 | Tariff Cat. | LT III - Industrial upto 20 KW |
| Bill Date | 05.03.2016 | Next Meter Reading Date | 20.03.2016 |
| Bill Period | 01.02.2016 To 29.02.2016 | MPU | WSC01L14 |
| Bill Month | FEB 2016 | Consumer | Welcome |
| Meter No. | 10107520 | Type of Supply | 3PHASE |
| Metered Units | 44 | Zone | SC01 |
| Units Billed | 48 | | |

CALL : 1-800-209-5161 (24 x 7 Toll Free No.)

FIRE/ACCIDENT
25774399

For online payment & for a complete list of online bill payment options, Log on to cp.tatapower.com

For further communication, please write to customer.care@tatapower.com

Amount On or Before Disc Date- 21.03.2016 Rs. 811.00

Bill Amount On or Before Due Date*- 21.03.2016 Rs. 818.00

*GST applicable for current bill amount only. Past dues payable immediately

Bill Amount After Due Date*- 21.03.2016 Rs. 834.00

CUSTOMER RELATIONS AND BILL PAYMENT OPTIONS (ग्राहक संबंध और बिल भुगतान विकल्प)

Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS
Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400072

Power Bill Collection Centre, Shop No. 4, Poonam Darshan BLDG, Nr JVLR Mah. Jali Caves, behind poonam ngr bus stop Andheri (E) Mumbai 400069.

Business Point, NAVRANG WESTERN EXPRESS HIGHWAY Andheri (E) Mumbai 400069.

Customer Care Center, Unit 08, 55 Corporate Avenue, Saki Vihar Rd Opp Saki Vihar telephone exchange, Andheri (E) Mumbai 400069.

Customer Association Office Plot no P15, seat no 14, MIDC Marol Andheri (E) Mumbai 400069.

Electricity Consumer Service (ECS) for Meter Prepaid Payment Facility (MPPF) is available at the following locations. For complete list of Customer Relations Centre / Online Payment and other services and collection centers, please log on to cp.tatapower.com. For schedule of planned outage, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board.

NOW TATA POWER WILL BE IN YOUR SMART-PHONE!

Launching soon.

Available on Google Play and App Store

MESSAGE TO THE CONSUMER

Now get your outstanding amount for your Tata Power Account by sending a simple SMS to 9223170707 Please send the SMS as "OA<space>Consumer number" e.g. OA 900000012345

Tips to Save Electricity

- Switch off the lights and fans when not in use.
- Switch off the mains when the appliances are not in use.

Sunil Joglekar
Chief - Distribution Customer Services

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| २०१८ | | |



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| बदर-१६ | | |
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| २०१८ | | |

नाम / नाम / PERMANENT ACCOUNT NUMBER
AIRPP0703G

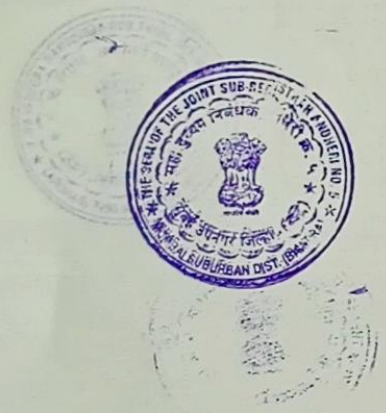
पति / पति / FATHER'S NAME
JAYAPRAKASH NARAYAN PULYADATH

पति / पति / FATHER'S NAME
NARAYAN PULYADATH

जन्म तिथि / DATE OF BIRTH
29-08-1944

हस्ताक्षर / SIGNATURE

अवधर शर्मा (कंप्यूटर ऑपरेटर)
 Commissioner of Income-Tax(Computer Operations)



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 against the former PM inadmissible

In its latest restriction on the rights
 of women and girls, the Taliban
 admin bans women's beauty
 notice to sh...

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भारत सरकार
 GOVT. OF INDIA
 आयकर विभाग
 INCOME TAX DEPARTMENT
 SAVANNAH REAL ESTATE PRIVATE
 LIMITED
 31/12/2004
 Permanent Account Number
 AAICS6458B

बदर-१६
 ८०२८ १४६ १५३
 २०१८



भारत सरकार
 GOVT. OF INDIA
 नफिसा गुजराल

PERMANENT ACCOUNT NUMBER
 AABPG9803G
 NAME
 KUPESH EMPAN GABAJIWALA
 FATHER'S NAME
 EMPAN HASANALLY GABAJIWALA
 DATE OF BIRTH
 18-08-1961
 DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
 GOVT. OF INDIA
 मोस्तुसत गुजराल

PERMANENT ACCOUNT NUMBER
 AABPG9806D
 NAME
 MOZIZ MUSTEN GABAJIWALA
 FATHER'S NAME
 MUSTEN HASANALLY GABAJIWALA
 DATE OF BIRTH
 12-02-1982
 DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
 GOVT. OF INDIA
 अमीर मुस्तन गुजराल

PERMANENT ACCOUNT NUMBER
 AABPG9807C
 NAME
 ZETUN MUSTEN GABAJIWALA
 FATHER'S NAME
 JAFFERHAJ ISRAHIM KANTAWALLA
 DATE OF BIRTH
 22-03-1937
 DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
 GOVT. OF INDIA
 हुसेनी मुस्तन गुजराल

PERMANENT ACCOUNT NUMBER
 AABPG9797R
 NAME
 AAMIR MUSTEN GABAJIWALA
 FATHER'S NAME
 MUSTEN HASANALLY GABAJIWALA
 DATE OF BIRTH
 07-07-1964
 DIRECTOR OF INCOME TAX (SYSTEMS)

भारत सरकार
 GOVT. OF INDIA
 सायफुद्दीन मंसूर गुजराल

PERMANENT ACCOUNT NUMBER
 AABPG9798A
 NAME
 HUSEINI MUSTEN GABAJIWALA
 FATHER'S NAME
 MUSTEN HASANALLY GABAJIWALA
 DATE OF BIRTH
 24-05-1959
 DIRECTOR OF INCOME TAX (SYSTEMS)



PERMANENT ACCOUNT NUMBER
 AABPG9804B
 NAME
 SAIFUDDIN MANSUR GABAJIWALA
 FATHER'S NAME
 MANSUR HASANALLY GABAJIWALA
 DATE OF BIRTH
 03-08-1955
 DIRECTOR OF INCOME TAX (SYSTEMS)

Putin... countries back... must not hesitate...
 of women and girls, the Taliban admin bans women's beauty salons... notice to shut down...
 HC exempt...
 Terrorism remains a major threat to global peace. Decisive action is necessary...
 PM inadmissible

बदर-१६
 ७४२८-१५११-१५३
 २०१८
 १४०९



दस्तावेज क्र. ७४२८/२०१८
 दिनांक ०४/०८/२०१८ १:४८ म.न.
 बंदर १६
 दिनांक ०४/०८/२०१८

मौजदगी: ₹. 23,20,500/-
 मालकी: ७५८१
 मालक: बदर १६ यांचे कार्यालय
 मालकी क्र. ७४२८ वारि ०४-०८-२०१८
 मालकी १-२८ म.न. वा. तहसिल केदार
 मालकी क्र. ७४२८/२०१८
 मालकी क्र. ३९,४७,१७२/-
 मालकी ५४४४ मुल्य: ₹. १,९८,०००/-

मालकी क्र. ७५८१
 मालक: बदर १६ यांचे कार्यालय
 मालकी क्र. ७४२८ वारि ०४-०८-२०१८
 मालकी १-२८ म.न. वा. तहसिल केदार
 मालकी क्र. ७४२८/२०१८
 मालकी क्र. ३९,४७,१७२/-
 मालकी ५४४४ मुल्य: ₹. १,९८,०००/-

प्रतिज्ञापत्र
 सदर दस्तऐवज हा नोंदणी क्र. १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीत दाखल केलेला आहे. दस्तावेज मजकूर, निष्कारक अडवती, खाबोटार व सोबत जोडलेल्या कागदपत्रांचे संपत्ती तपसवी आहे. दस्तावेज संपत्ती वैधता कायदेशीर बाबींमध्ये दस्तनिष्कारक व कडुनीसूटक नै संतुलने बंधनदार राहिलेला आहे.
 १) २) ३)
 सिद्धू देगार (दिनांकसहीत स्वाक्षरी) सिद्धू देगार (दिनांकसहीत स्वाक्षरी)



बदर-१६
 ७४२८ १५११ १५३
 २०१८

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 प्रमाणिक - शहर 16/7428/2018
 प्रमाणिक प्रकार - पध्यायी जागेचा करार

बदल-१६
 २०१८
 १५२ १५३

शहर 16
 प्रमाणिक: 7428/2018

1. पक्षकाराचे नाव व पत्ता
 नाव: शेवून मुस्तेन गबाजीवाला तर्फे मुखत्यार मोईस
 मुस्तेन गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 MUMBAI.
 पॅन नंबर: AABPG9807C
 पक्षकाराचा प्रकार
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
2. नाव: हुसेनी मुस्तेन गबाजीवाला तर्फे मुखत्यार मोईस
 मुस्तेन गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AABPG9798A
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
3. नाव: अमीर मुस्तेन गबाजीवाला तर्फे मुखत्यार मोईस
 मुस्तेन गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AABPG9797R
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
4. नाव: मोईस मुस्तेन गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AABPG9806D
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
5. नाव: रेहाना एमरान गबाजीवाला तर्फे मुखत्यार
 कुरेश एमरान गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AHBPK9703A
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
6. नाव: कुरेश एमरान गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AABPG9803G
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
7. नाव: नफिसा युसूफ भावनगरवाला तर्फे मुखत्यार
 कुरेश एमरान गबाजीवाला - -
 पत्ता: प्लॉट नं: 19, माळा नं: 2, इमारतीचे नाव:
 अब्बास बील्डींग ए विंग, ब्लॉक नं: ग्रान्ट रोड, रोड
 नं: जालभाई स्टीट, महाराष्ट्र, मुम्बई.
 पॅन नंबर: AEZPB0498L
 मान्यता देणार
 वय :- 57
 स्वाक्षरी:-
8. नाव: झरीना मन्सूर गबाजीवाला तर्फे मुखत्यार
 सैफुद्दीन मन्सूर गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: BCZPG4584P
 मान्यता देणार
 वय :- 53
 स्वाक्षरी:-
9. नाव: सैफुद्दीन मन्सूर गबाजीवाला - -
 पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव:
 गबाजीवाला बील्डींग, प्लॉट नं 7, सैफ्री कॉलनी,
 ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र,
 मुम्बई.
 पॅन नंबर: AABPG9804B
 मान्यता देणार
 वय :- 53
 स्वाक्षरी:-

| छायाचित्र | अंगठ्याचा ठसा |
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10 नाव: सतीश रिअल इस्टेट प्रायव्हेट लिमिटेड लॉक
अंचालक मुवीर मोहम्मद अली - भारतीय
पत्ता: प्लॉट नं: 401, माळा नं: 4, इमारतीचे नाव:
वॅस्ट व्यू, ब्लॉक नं: विलेपारले पश्चिम, रोड नं:
बजाज रोड, महाराष्ट्र, मुम्बई
पिन नंबर: AAIC56458B

लिहून देणार
वय :- 38
स्वाक्षरी:

[Signature]



11 नाव: वेल्लन इंजिनीरिंग वर्क्स लॉक प्रोप्रायटर
पी. एन. जयप्रकाश -
पत्ता: प्लॉट नं: ए/602, माळा नं: - , इमारतीचे
नाव: ब्रामनपूरी, ब्लॉक नं: आंधेरी पूर्व, रोड नं:
जे. बी नागर, महाराष्ट्र, MUMBAI.
पिन नंबर: AIRPP0703G

लिहून देणार
वय :- 74
स्वाक्षरी:

[Signature]

घरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 04 / 08 / 2018 01 : 47 : 18 PM

ओळख:-

शालील दसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-गानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: सागर - लाड
वय: 43
पत्ता: वॅस्ट व्यू , विलेपारले पश्चिम
पिन कोड: 400056

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: रेजन - शर्मा
वय: 35
पत्ता: वॅस्ट व्यू, विलेपारले पश्चिम
पिन कोड: 400056

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 04 / 08 / 2018 01 : 48 : 06 PM

सह. दु. नि. का. अंधेरी-5
सह. दु. नि. का. अंधेरी क्र. 5
मुंबई उपनगर जिल्हा

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| बदर-१६ | | |
| ७४२८ | १५३ | १५३ |
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1 MH004727037201819S
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प्रमाणित करणेत येते की, या
दस्तावड्ये एकूण (१५३) पाने आहेत.

[Signature]
सह. दु. नि. का. अंधेरी क्र. 5,
मुंबई उपनगर जिल्हा

बदर-१६/ ७४२८ / २०१८
पुस्तक क्रमांक १, क्रमांक ७४२८ वर
नोंदला.
दिनांक: ४/८/२०१८
[Signature]
सह. दु. नि. का. अंधेरी क्र. 5
मुंबई उपनगर जिल्हा

Dated this 4th day of August 2018

Between

MRS.ZETUNMUSTENGABAJIWALA & Ors
.....The Owners

And

M/S. VELDON ENGINEERING
.....The Tenant/Occupant

And

Savannah Real Estate Pvt. Ltd.
..... The Developer

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**PERMANENT ALTERNATIVE
ACCOMMODATION AGREEMENT**
=====