

Land Parcel Transfer



① Compensation x

② Registration

iff

transfer

~~OK~~
not expenses



पावती

Original/Duplicate

Saturday, August 04, 2018

नोंदणी क्रं. :39म

1:48 PM

Regn.:39M

पावती क्रं.: 7581

दिनांक: 04/08/2018

गावाचे नाव: मरोळ

दस्तावेजाचा अनुक्रमांक: बदर16-7428-2018

दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: वेल्डन इंजिनीरिंग बर्क्स तर्फे प्रोप्रायटर पी.एन. जयप्रकाश - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3060.00

पृष्ठांची संख्या: 153

एकूण:

रु. 33060.00

आपणास मूळ दस्त, थांबवेल प्रिंट, सूची-२ अंदाजे
1:51 PM र्हा वेळेस मिळेल.


सह: दु.नि.का.अंधेरी-5

बाजार मूल्य: रु.3947172/-

मोबदला रु.2320500/-

भरलेले मुद्रांक शुल्क : रु. 198000/-

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

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

डीव्ही/धनादेश/से ऑर्डर क्रमांक: MH004727037201819S दिनांक: 04/08/2018

बँकेचे नाव व पत्ता: IDBI

2) रयकाचा प्रकार: By Cash रकम: रु 3060/-



registered original document
Delivery on 13.8.18

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

Bank/Branch: IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI **16178279164259**
 Pmt Txn Id : 176997803 Stationery No: 16178279164259
 Pmt DtTime : 03-AUG-2018@15:18:04 Print DtTime : 04-AUG-2018 11:06:03
 ChallanIdNo: 69103332018080350888 GRAS GRN : MH0047270372018195
 District : 7101-MUMBAI Office Name : IGR186-BDR1 JT SUB REGI
 GRN Date : 03-Aug-2018@15:18:12

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 1,65,500/- (Rs One, six Five, Five Zero Zero only)
 RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment Consideration: R 23,20,500/-
 Prop Mvblty: Immovable
 Prop Descr : FLAT NO 503,SAVANNAH AVALON, CTS NO 583 584, VILLAGE MAROL, MAKWANA RA
 OD,ANDHERI EAST,MUMBAI,Maharashtra,400059
 Duty Payer: PAN-AAIC6458B,SAVANNAH REAL ESTATE PVT LTD
 Other Party: PAN-AIRPP0703G,P N JAYAPRAKASH

Bank official1 Name & Signature

AShreev



Bank official2 Name & Signature
 Space for customer/office use - - - Please write below this line - - -

अदर-१६	
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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

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276



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७१६८	२	१५३
२०३८		



Data of ESBTR for GRN MH004727037201819S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI
Pmt Txn id : 176997803
Pmt DtTime : 03/08/2018 15:18:04
ChallanIdNo : 69103332018080350888
District : 7101 / MUMBAI
Office Name : IGR186 / BDR1_JT SUB REGISTRAR ANDHERI NO*1

Stationary No : 16178279164259
Print DtTime : 04/08/2018 11:06:03
GRAS GRN : MH004727037201819S
GRN Date : 03/08/2018 15:18:12

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
Prop Descr : FLAT NO 503SAVANNAH AVALONCTS NO 583 584VILLAGE MAROL , MAKWANA RAODANDHERI EASTMUMBAI Maharashtra
Duty Payer : PAN-AAIC6458B SAVANNAH REAL ESTATE PVT LTD
Other Party : PAN-AIRPP0703G P N JAYAPRAKASH
Consideration : 23,20,500.00/-

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

बदर-१६		
वर्ग	3	973
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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



बदर-१६		
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३१-१५६	
	५०१८



IN MH
 Department
 Date of Payment
 Recipient Name
 Address
 045501 S
 Payment Details
 VDD No.
 of Bank
 of Branch
 This challan
 कायदा क्र

CHALLAN
MTR Form Number-6



FRN MH004751528201819E **BARCODE** Date 04/08/2018-11:48:53 Form ID 25.2

Department Inspector General Of Registration		Payer Details	
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.
0045501 Sale of Non-Judicial Stamp	32500.00
Road/Street	MAKWANA ROAD
Area/Locality	ANDHERI EAST
Town/City/District	
PIN	4 0 0 0 5 9

Remarks (If Any) _____
SecondPartyName=SAVANNAH REAL ESTATE PVT

LTD-CA=2320500-Marketval=3947 **बिंदर-१६**

Amount In	Thirty Two Thousand Five Hundred Rupees Only
Words	३२५००

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02810672018080460750	1544307610
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.
 हाचल केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवाची लागू आहे. नोंदणी केलेल्या दस्तऐवासाठी चालू लागू



9867186073

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28-7-18		
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Gf	De	Tr	Off	Loc	Year	003	Total	Paym	Chequ	Name	Name	Depar	NOTE:
													बदर १६ काटे
													गांवी.

Challa

Sr. No.	1
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CHALLAN
MTR Form Number-6



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 Stamp Duty			TAX ID (if Any)			
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5			PAN No.(if Applicable)			
Location	MUMBAI			Full Name	MYESERS VEILDON ENGINEERING WORKS		
Year	2018-2019 One Time			Flat/Block No.	FLAT NO 503, 5TH FLOOR, SAVANNAH		
Premises/Building				AVALON			
Account Head Details				Amount In Rs.			
0030045501	Sale of NonJudicial Stamp			₹ 32500.00	Road/Street	MAKWANA ROAD	
				Area/Locality	ANDHERI EAST		
				Town/City/District			
				PIN	4	0	0
				Remarks (if Any)	4 0 0 0 5 9		
				SecondPartyName=SAVANNAH	REAL	ESTATE	PVT
				LTD-CA=2320500-Marketval=3947172			
Total			₹ 32500.00	Amount In	Thirty Two Thousand Five Hundred Rupees Only		
				Words	पच्चीस हजार - १ हजार		
Payment Details	CENTRAL BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	0281002080060750.1544007010		
Cheque/DD No.				Bank Date	04/08/2018-11:48:53		
Name of Bank				Bank-Branch	CENTRAL BANK OF INDIA		
Name of Branch				Scroll No. , Date	2 , 06/08/2018		



Department ID :

Virtual Reality - JPK:GOWRI be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुरु लयात नोंदणी करवायच्या दस्तासोती लागू आहे. नोंदणी व करवायच्या दस्तासोती सदर चलन लागू नाही.

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VIRTUAL REALITY
MUMBAI/01
Date: 2018.08.10
11:35:26
Document
Location: India

Mobile No. : 9867186073

Challan Defacement Solution

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-512-7428	0002480699201819	04/08/2018 13:43:22	GP653	32500.00



GRN : MH004751528201819E Amount : 32,500.00

Bank : CENTRAL BANK OF INDIA

Date : 04/08/2018-11:48:53

Total Defacement Amount 32,500.00

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MUMBAI 01
Date: 2018.08.10
11:35:21 +05:30
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
वॉकर-१६
वॉकर e 243
208C

म.म

17 52.85 x 28875 = 15,26,043

27 13.94 x 28875 = 100629

37 12.17 x 138075 = 1680372

3307500

39,47,172 i.e 33,07,50

1,97,358 S.D 1,65,500

i.e 1,98,000/- R.F 30,000/-

1,65,500

3,27,500

8/18/18
[Signature]



बदर-१६		
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Valuation ID बदर16	201808041917	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		04 August 2018,01:47:09 PM	
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग सर्व्हे नंबर /न. भू. क्रमांक :	2018 म्बई(उपनगर) 43-मराठ (अंधेरी) 43/219 भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पाईप लाईन. सि.टी.एस. नंबर#583	कार्यालय 144700	दुकाने 195300	औद्योगिक 131500	मोजमापनाचे एकक चौरस मीटर
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका 131500	मिळकतीचा वापर:- मिळकतीचे वय:- मजला -	निवासी सदनिका 0 TO 2वर्षे 5th floor To 10th floor	मिळकतीचा प्रकार:- मूल्यदरबांधकामाचा दर	बांधीव Rs.131500/-
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण:- उद्ववाहन सुविधा:- Sale Type - First Sale	12.17चौरस मीटर 1-आर सी सी आहे				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.138075/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((138075-63100) * (100 / 100))+63100) = Rs.138075/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 138075 * 12.17 = Rs.1680372.75/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मॅईलाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी = A + B + C + D + E + F + G + H + I = 1680372.75 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.1680372.75/-				

Home

Print

बदर-१६	99	243
2018		



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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.
by

BETWEEN

SD
Z.M.G.
N.Y.
R.E.G.
by

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 P.A.N. No. BCZPG 4584 P and (3.B) **MR. SAIFUDDIN MANSUR GABAMANSUR** 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 Z.M.G. N.Y. R.E.G. by SD

बदल-१ ई

MR. P.N. JAYAPRAKASH, Proprietor of M/S. VELDON ENGINEERING WORKS having address at A/602 Bamanpuri CHS Ltd., Kanti Nagar, J.B. Nagar, Mahavir Marg, Andheri (East), Mumbai 400 059; having PAN No. AIRPP0703G; hereinafter referred to as THE TENANT/OCCUPANT and	expression shall, unless contrary to the context or meaning thereof, shall mean and include in the case of individuals his/her/their heirs and legal representatives and 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 referred to as "**The said Property**" which is more particularly described in the **First** 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 S.A. [Signature] & P.Y. [Signature]

Z.M.G. &

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Unit No. 053	
Rs. 1995/- per sq. ft. as Rent as	

AND WHEREAS The tenant was occupying an industrial premises being a Gala / Unit No. 053 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. as Rent 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 use 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 developer. 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

Handwritten signature: Z.M.C. N.Y. R.E.G. 14 SD 2 June 2017
Handwritten number: 3
Handwritten signature: [Signature]

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 for the said development via letter dated 22nd June 2018 from the Municipal Corporation of Greater Mumbai.
 ११ ११३
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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:
 THE PARTIES 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.C. N.Y. P.E.G. by *[Signature]* & *[Signature]* *[Signature]*

a. a.

बदल-१६	
local authority and which ०१२८ १००	have been १५३
they have granted to the Tenant for use	

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 119 sq. feet carpet area as per mentioned herein below in order to complete the 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:



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	Particulars	Amount (Rs.)
I	Amount due immediately on or after registration under R.E.R.A.	Rs.1,50,000/-
II	Amount due on completion of 60 days from registration under R.E.R.A.	Rs.10,10,250/-
III	Amount due on casting of Plinth	Rs.5,80,125/-
IV	Amount due on casting of 5 th floor slab	Rs.5,80,125/-

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A. The Total Price above excludes Taxes consisting of tax paid or tax payable by the tenants by way of Value Added Tax, Service Tax, G.S.T., Entry Tax and Cess or any other similar taxes which may be levied by the Government authorities from time to time, in connection with the construction of and/or acquiring of the said premises by the tenant as an alternate allotment or as a purchaser of additional area from the developers for the said premises as the case may be.

B. The Tenant agrees and confirms that in the event of delay/default in making payment (including any interest/penalty charged on delayed payment) of the service tax, VAT, cess / GST, Entry Tax or any such tax demanded, then without prejudice to any other rights or remedies available with the Developer under this agreement, the Developer shall be entitled to adjust the unpaid service tax / GST and/or any such long with interest payable thereon from the due date till the date of adjustment any subsequent amounts received from the Tenant.



The Total Price is escalation-free, save and except escalations/increases, due to on account of development charges payable to the competent authority for any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The developers undertake and agree that while raising a demand on the tenant for increase in development charges, cost, or levies imposed by the competent authorities etc., the developers shall enclose the explanation in that behalf to that effect along with the demand letter being issued to the tenant.

D. Without Prejudice to the Developer right under this agreement and/or in law, the

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Tenant agrees to pay to the Developer interest at such rate as prescribed under the provisions and rules framed under RERA on all such late payments / defaults which may become due and payable by the Tenant/s to the developer hereunder in terms of this Agreement from the date the said amount become payable by the Tenant to the developer herein.

E. The Tenant further agrees that the developer shall in respect of any amount remaining unpaid by the Tenant under the terms and conditions of this agreement shall have first lien and charge on the said premises agreed to be allotted by the Tenant.

F. The Tenant authorizes the developer to adjust/appropriate all payments made by the Tenant under any head(s) against the lawful outstanding dues / interests payments, if any, in their name as the developer may in its sole discretion and the Tenant undertakes not to object to the developer to adjust his share of payments in any manner.



OR

G. The Tenant requires, a smaller self-contained, residential premises in lieu of the area to be allotted to the Tenant as per consent agreement dated _____, and hence the Tenant has been paid a lump sum consideration of Rs. _____ by the Developer for excess area so surrendered to the Developers by the Tenant in the following manner as mentioned hereunder. Receipt of such payment is acknowledged by the tenant and annexed herewith as Annexure "F". The tenant hereby declares that he shall have no rights on the area so surrendered by him to the Developers under any agreement executed in the past with the Developers or Owners. The Tenant has accepted the area of the said premises admeasuring _____ sq.ft. carpet area. The Developers shall be the sole owners of such area and may choose to deal with it in any manner whatsoever as they may deem fit.

5. The Tenant shall be entitled to ownership occupation and enjoyment of the said new premises for the purpose of residential use only and shall not be changed under any circumstances.

Z.M.G. ✓ N.Y. A.E.G. by SA Z.M.G. *[Signature]*

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6. The Tenant has prior to the execution of this agreement has inspected and satisfied himself about (i) the rights of the developer to develop the said property (ii) the approvals and sanctions obtained till date for the development of the said building alongwith the designs and specifications of the said building prepared by the developers architect. (iii) the nature of the rights retained by the developer under this agreement and all other related documents as

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specified under O.F.A. A copy of the title certificate of the said property of Solicitor Mr. Shabbir Kapadia is annexed hereto as "Annexure G".

7. The construction of the new building shall be got done and executed by the Developers with building material of durable and standard quality and with good workmanship and strictly in accordance with sanctioned and approved plans and buildings rules and regulations and under supervision of the architect of the project and the said new building will be provided with general amenities and conveniences and the said new premises will also be provided with amenities a list whereof is hereto annexed and marked **Annexure "B"**.

8. The Tenant have no objection and have given their unconditional and irrevocable and absolute consent and no objection to all concerned authorities and officers of the Municipal Corporation of greater Mumbai, The Town Planning authorities and the area Development Authority and to the Developers to perform any changes, modification in the sanctioned and building plans whereby no change would be envisaged in the location, area and as well as lay out of the said new premises of the Tenant or as may be required for statutory requirements.



The Developer shall, always have the right and be entitled to purchase and acquire further Development Rights from the market / Additional FSI, Fungible FSI and additional FSI on basis of road width, and additional F.S.I as may be available under any other nomenclature under D.C.R 1991 or D.C.R 2034 etc from M.C.G.M either by payment of premium or otherwise and consume the same on the said property and construct additional floors, construct, make alterations and deal with the same in the manner the Developer deems fit and proper, subject to the terms and conditions mentioned in the Development Agreement or any such future agreements with the Owners and the Tenants consents to rights of the Developer to revise and modify the building plans from time to time, to load such additional available FSI in any manner whatsoever, to that end. This shall operate as an irrevocable consent by the Tenant to the Developer and the Owners for carrying out such changes in the building plans as and when required. The Developer shall be, if the Developer so decides entitled to construct in, over or around or above the terrace any additional area or facility as

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may be permitted within the rules of the Municipal Corporation of Greater Mumbai and / or any other authorities.

10. The Developers further agree that after commencement of new building, they shall complete the entire project and obtain building completion certificate in respect of the said new building and register the society of all shop/premises holder in the new building and on the said property within the maximum period as prescribed by R.E.R.A. and shall obtain from the owners conveyance of the said entire property in favour of the housing co-operative society which may be formed by all the purchasers of the shop/ premises and other premises in the said new building.

11. While sanctioning the said plans, in respect of construction on the said building, the concerned local authority and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the developers, while developing the said building thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building shall be issued by the concerned authority.

12. Possession:

(i) The Developer shall give possession of the Premises to the Tenant on the receipt of Commencement Certificate issued by the M.C.G.M. Provided however, that the Developer shall be entitled to extension of time -Grace period for a period of 12 months from the expiry of first possession date. This possession date shall be extended on account of but not because of an act and / or omission on the part of the Developer and shall be subject to any or all of the following factors: -

- a) Any force majeure events;
- b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- c) Any stay order / injunction order issued by any Court of Law, competent authority, M.C.G.M., statutory authority;
- d) Any other unforeseeable circumstances that may be deemed reasonable by the Authority.



M.C.G. & N.Y. R.E.C. vs. Sd/- [Signature] 9

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e) Any act beyond the control of the Developers.

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जिल्ला	f) Any shor tage or delay in availability or supply of labor, materials or utilities due to causes beyond the control of the Developer;
	g) Change in the rules and regulations for Mumbai.
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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.
- Rs.30,000/- Non-refundable amenity fund for gym and swimming pool.
- Rs.28,018/- TOTAL



The above amounts are non interest bearing.

The Developer has informed the Tenant that there may be common access road, street lights, 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.

Z.M.G. v N.Y. R.E.G. by S.D. JUDGE HANU & AG. 

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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 of 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.
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17. The Tenant hereby agrees and undertake to become a member of Co-operative Society, Mumbai or other incorporated body to be formed in the manner hereinafter provided 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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19. The Tenant hereby agrees to observe and perform all the rules and regulations which the said 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.



The Tenant hereby agrees to observe and perform all the rules and regulations which the said 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.

The Tenant hereby agrees to observe and perform all the rules and regulations which the said 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.

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;

Z.M.G. & N.Y. R.E.G. by S.D. 20/05/12 *[Signature]* *[Signature]*

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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, whereby 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,



Z.M.G. ✓ N.Y. R.E.G. by S.D. JURY hmn ✓ M.D. ✓ B.D.

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K. No. notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Owners in respect of the said property except those disclosed in the title report.	

22. The Tenant, with intention to bring all persons into whosever hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby 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 and shall not do or suffer to be done anything in or to the said new building which may be against the rules, regulations or bye-laws or change/alter or make addition to the said new building in which the said Premises is situated and the said itself or any part thereof without the consent of the local authorities and 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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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.	२०
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- concerned local authority or other public authority 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 tenantable 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.



M.G. N.Y. R.E.G. by SA Z.M.G. hm rd - Mr. 

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	L. Not to fix any grill to the building or windows except in accordance with the design approved by the Developer.
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M. Not to block or keep anything in the common passage, staircases, terraces, walls 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 said new building

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

P. 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.

o 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.

Z.M.G. & N.Y. R.E.G. by SDA 2 May 2016 [Signature]

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- S. Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, 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 or for the commercial premises or their customers as the said new building shall not use the refuge area in any manner that may render it unusable in case of an emergency. The Tenants shall not misuse the refuge area in the said new building 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 in case of an emergency. The Tenants 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.



Z.M.G.M. N.Y. R.E.G. K. S. R. J. L. M. A. G. P. J. L.

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The 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 Rules, Regulations and Bye-laws for the time being of the concerned local authority and 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 writings 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

Z. M. G. & N. Y. R. E. G. - by S. D. Z. M. G. & N. Y. R. E. G. - by S. D.

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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 and shall enable the Developer to complete the scheme of the development of the said property.

FF. The Tenant shall have no claim save and except of their own premises and areas including terraces, part terraces, passages, basements, open areas and shall remain the property of the Developer. The Tenant hereby agrees and consents 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.



M.A. N.Y. R.E.G. by *[Signature]* 20/07/2019 *[Signature]* *[Signature]*

23. It is expressly agreed that the Developer shall have an irrevocable right and perpetual right and be entitled to put its 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 interior or 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.



The Tenant expressly agreed that the Tenant is aware that the said building has been constructed 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.

M.C.G. & N.Y. R.E.G. by *[Signature]* ~~Any~~ *[Signature]*

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28. It is agreed that the information, specifications, amenities, layout, pictures etc shown 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 prejudicing or prejudicing the right of the Tenant and in respect of the said premises and matters as the Developer herein may require for safe guarding his interest and 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.



30. The person to whom the said premises is transferred and / or assigned (after prior written permission from the Developer) shall from cooperation to sign all documents, papers, application and do all matters as the Developer herein may require for safe guarding his interest and 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

M.A. of N.Y. REG-12/21
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 [Signature]

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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. & N.Y. R.E.G. by Sub Registrar from ~~Ag.~~ Pat

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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, described by black coloured boundary line and shaded red on the floor plan thereof as 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

1.A)ZETUN MUSTEN GABAJIWALA



Zetun M. Gabajiwala



M. Huseini

(1.B)HUSEINI MUSTEN GABAJIWALA

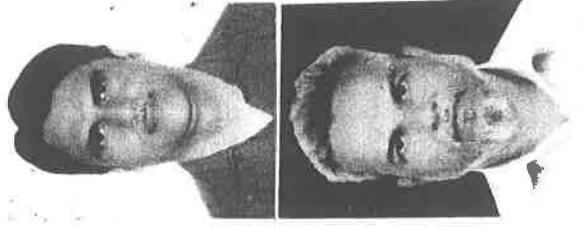


(1.C) AAMIR MUSTEN GABAJIWALA



(1.D)MOIZ MUSTEN GABAJIWALA

Moiz



कत-१६	
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(2.A) REHANA EMRAN GABAJIWALA	
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Rehana E. Gabajiwala



)



Kuresh E. Gabajiwala

(2.B) KURESH EMRAN GABAJIWALA



YUSUF BHAVNAGARWALA



Nayisa Guseey



Farina Mansur Gabajiwala

Farina Mansur Gabajiwala



(3.B) SAIFUDDIN MANSUR GABAJIWALA

In the presence of.....

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-

Saifuddin Mansur Gabajiwala

SIGNED AND DELIVERED by the)

within named Tenant/ Occupant)

M/S. VELDON ENGINEERING)

Through its Proprietor)

MR. P.N. JAYAPRAKASH)

In the presence of

-
-



Mr. P.N. Jayaprakash



बदल-१६	
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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 ...)

1. 
2. 




Director



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मालमत्ता पत्रक

बदर-१६	
७४२८३९	१५१
जिल्हा -- मुंबई उपनगर जिल्हा	
शासनाला दिलेल्या क्रमांक -- २०१०	
ताशीकळ अर्जासह नमूद जागावरील मितपत्र (फेळ)	

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

सॅट नंबर प्लॉट नंबर धरणाधिकार चौ.मी.

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र.रु.९/- प्रति १०० स्क्वेअर गार्ड.

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व्यवहार	खंड क्रमांक	नविन धारक (धो) पट्टेदार (प) किंवा धार (भा)	साक्षात्कन
आदेशान्वये मा.जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा याचेकडील क्र.न.भू./अंकी व अक्षरी नक्कल अर्जासत्ताप्रकार/२०१३ दि.२६/७/२०१३ व इकडील दि.६/१२/१३ चे आदेशान्वये मिळकत पत्रिकेवर सत्ताप्रकार सदरी शेती असे नमूद केले. मा.अपर उपजिल्हाधिकारी मुंबई उपनगर जिल्हा अंधेरी याचेकडील बिनशेती आदेश क्रमांक ADC/LND/D १९४९ दिनांक २६/५/१९७० व अतितातडी बिनशेती मो.र.नं.३२६ दिनांक ११/१२/१४ न.भू.अ.विलेपार्ले याचेकडील दिनांक ५/६/२०१५ चे आदेशान्वये न.भू.क्र.५८३ व ५८४ या मिळकतीचे एकूण क्षेत्र १५४८.६ चौ.मी.क्षेत्राकरिता वाणिज्य प्रयोजनाकरिता रक्कम रु.९/- प्रति १०० स्क्वेअर गार्ड करीता बिनशेती सां-याची नोंद केली व सत्ताप्रकार शेती ऐवजी " क " दाखल करून धारक सदरी ७/१२ प्रमाणे नावे दाखल केल्याची नोंद केली.		नविन धारक (धो) पट्टेदार (प) किंवा धार (भा)	साक्षात्कन के.रफार क्र.७०५, प्रमाणे सही - ६/१२/२०१३ न.भू.अ.विलेपार्ले
मा.जामाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.मरोळ/के.क्र.८०४ दि.१/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार तीनशे सत्याहत्तर पुण्यांक एक दशांश चौ.मी.दाखल केले.		धारक - १) श्री.मुस्तान मुस्तेन गबाजीवाला २) श्री.हुसेनी मुस्तेन गबाजीवाल ३) श्री.अमीर मुस्तेन गबाजीवाला ४) श्री.मोईस मुस्तेन गबाजीवाला	के.रफार क्र.८०४ प्रमाणे सही - १/१२/२०१५ न.भू.अ.विलेपार्ले
श्री.मुस्तेन हसनअल्ली गबाजीवाला हे दि.२१/११/२००९ रोजी मयत, अर्ज सत्याप्रतिज्ञालेख जबाबान्वये मयत धारक यांचे नाव कमी करून वारसांची नावे दाखल केली.		धारक - १) श्रीम झैतुन मुस्तेन गबाजीवाला २) श्री.हुसेनी मुस्तेन गबाजीवाल ३) श्री.अमीर मुस्तेन गबाजीवाला ४) श्री.मोईस मुस्तेन गबाजीवाला	के.रफार क्र.८५९ प्रमाणे सही - २९/४/२०१७ न.भू.अ.विलेपार्ले
श्री.मन्सूर हसनअल्ली गबाजीवाला हे दि.२७/२/२०१६ रोजी मयत, अर्ज सत्याप्रतिज्ञालेख जबाबान्वये मयत धारक श्री.मन्सूर हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसांची नावे दाखल केली.		धारक - १) श्रीम झरीना मन्सूर गबाजीवाला २) श्री.सेफुद्दीन मन्सूर गबाजीवाला	के.रफार क्र.८५९ प्रमाणे सही - २९/४/२०१७ न.भू.अ.विलेपार्ले

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/मौजे -- मंसोळ
शिट नंबर
क्रमांक / फा. खौ. न.

धारणाधिकार

क्षेत्र
चौ.मी.

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची निवत वेळ

दिनांक ५८३ ५८३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेंदार (प) किंवा धार (धा)	साक्षात्कन
२१/०४/२०१७	श्री एमरान हसनअल्ली गबाजीवाला हे दि. २/४/२०१२ रोजी मयत, अर्ज, सत्याप्रतिशालेख जबाबान्वये मयत धारक श्री. एमरान हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसांची नावे दाखल केली.		धारक - १) श्रीम रेहमा एमरान गबाजीवाला २) श्री. कुरेश एमरान गबाजीवाला ३) नफीसा युसुफ भावनगरवाला	फेरदार क्र. ८५३ प्रमाणे सी. २१/४/२०१७ न.भू.अ.विलेपार्ले

तपसुजायिकासमरा - ७२५५
अर्ज दाखल तारीख ५/११/१२
नवकाल तयार तारीख ०६/११/१२
नवकाल तयार करणे २९/११/१२
चपाम करणे

न.भू.अ.विलेपार्ले
मुंबई उपनगर जिल्हा

सत्य प्रतिशालेख
शासनाच्या अधिकाऱ्यांच्या स्वाक्षरी

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न.भू.अ. विलेपार्ले

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२६/२०१५
१२/२०१५
०४/२०१७
०४/२०१७

बदर-१६

७४५८ ४९ २५३

मालमत्ता पत्रक

ता.लुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

धारणाधिकार

क्षेत्र चौ.मी.

प्लॉट नंबर

मराठ

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(त वेळ)

शासनाला दिलेल्या अटीकायद्याच्या अटी व शर्तीच्या तत्परीत आणि त्याच्या फेर तपासणीची नियत वेळ)

र.रु.९/- प्रति १०० स्क्वेअर यार्ड

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शेती.

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (भा)	साक्षीकन
<p>आदेशान्वये मा.जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा याचेकडील क्र.न.भू./अंको व अक्षरी नक्कल अर्ज/सत्ताप्रकार/२०१३ दि.२६/७/२०१३ व इकेडील दि.६/१२/१३ चे आदेशान्वये मिळकत पत्रिकेवर सत्ताप्रकार सदरी शेती असे नमूद केले.</p> <p>मा.अपर उपजिल्हाधिकारी मुंबई उपनगर जिल्हा अर्धरी यांचेकडील बिनशेती आदेश क्रमांक ADC/LND/D ११४९ दिनांक २६/५/१९७० व अतितातडी बिनशेती मो.नं.३२६ दिनांक ११/२/१४ न.भू.अ.विलेपार्ले यांचेकडील दिनांक ५/६/२०१५ चे आदेशान्वये न.भू.क्र.५८३ व ५८४ या मिळकतीचे एकूण क्षेत्र १५४८.६ चौ.मी.क्षेत्राकरीता वाणिज्य प्रयोजनाकरीता रकम रु.१/- प्रति १०० स्क्वेअर यार्ड करीता बिनशेती सा-याची नोंद केली व सत्ताप्रकार शेती ऐवजी " क " दाखल करून धारक सदरी ७/१२ प्रमाणे नावे दाखल केल्याची नोंद केली.</p>		<p>धारक</p> <p>१) श्री.मुस्तान हसनअल्ली गबाजीवाला</p> <p>२) श्री.एमराण हसनअल्ली गबाजीवाला</p> <p>३) श्री.मन्सूर हसनअल्ली गबाजीवाला.</p>	<p>क रकार क्र.८०४ प्रमाणे सही - ११/२/२०१५ न.भू.अ.विलेपार्ले</p>
<p>मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकेडील आदेश क्र.न.भू.मरोळ/कं.क्र.८०४ दि.११/२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूर अंकी क्षेत्र अक्षरी एक शे एकाहत्तर पूर्णांक पाच दशांश चौ.मी.दाखल केले.</p> <p>श्री.मुस्तान हसनअल्ली गबाजीवाला हे दि.२१/११/२००९ रोजी मयत, अर्ज सत्याप्रतिशालेख जबाबान्वये मयत धारक श्री.मन्सूर हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसाची नावे दाखल केली.</p> <p>श्री.मुस्तान हसनअल्ली गबाजीवाला हे २७/२/२०१६ रोजी मयत अर्ज, सत्याप्रतिशालेख जबाबान्वये मयत धारक श्री.मन्सूर हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसाची नावे दाखल केली.</p>		<p>धारक -</p> <p>१) श्रीम झेतुन मुस्तान गबाजीवाला</p> <p>२) श्री.हुसेनी मुस्तान गबाजीवाला</p> <p>३) श्री.अमीर मुस्तान गबाजीवाला</p> <p>४) श्री.माईस मुस्तान गबाजीवाला</p> <p>धारक -</p> <p>१) श्रीम झरीना मन्सूर गबाजीवाला</p> <p>२) श्री.सेफुद्दीन मन्सूर गबाजीवाला</p>	<p>क रकार क्र.८५० प्रमाणे सही - २१/४/२०१७ न.भू.अ.विलेपार्ले</p> <p>क रकार क्र.८५१ प्रमाणे सही - २१/४/२०१७ न.भू.अ.विलेपार्ले</p>

(पान नं.- 1)

मालमत्ता पत्रक

विभागा/मोजे -- मरोळ तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूदान क्रमांक/ प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

दिनांक ५८४

५८४

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२९/०४/२०१७	श्री.एमरान हसनअली गबाजीवाला हे दि. २/९/२०१२ रोजी मयत, अर्ज, सत्यप्रतिज्ञालेख व जबाबाब्ये मयत धारक श्री.एमरान हसनअली गबाजीवाला हे यांचे नाव कमी करून वारसांची नावे दाखल केली.		धारक- १) श्रीम रेहना एमरान गबाजीवाला २) श्री कुंरेश एमरान गबाजीवाला ३) नफीसा युसूफ भावनगरवाला	के.एम.ए. क्र. ८५२ प्रमाणे सही - २९/४/२०१७ न.भू.अ. विलेपार्ले

तपासणीसंस्थेकडून - ३५५५ खरी नक्कल
अर्ज दाखल तारीख ५/१/१२ नकलचा प्रकार
नक्कल तयार तारीख ६/१/१२ नक्कल शल्क
नक्कल तयार तारीख २९/४/१७ इकायद शुल्क
नक्कल तयार तारीख २९/४/१७ एकूण शुल्क
नपाम कारण पत्रिका भूमापक
न.भू.अ. विलेपार्ले

न.भू.अ. विलेपार्ले
मुंबई उपनगर जिल्हा

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न.भू.अ. विलेपार्ले

न.भू.अ. विलेपार्ले
मुंबई उपनगर जिल्हा

बदर-१६
७२५
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ANNEXURE-B

LIST OF AMENITIES TO THE NEW BUILDING

बदर-१६	७४५८	४३	१५३
२०१८			

- Decorative entrance lobby with Italian marble flooring
- Schindler / Otis High speed elevators with ARD system.
- All flats to have 10 feet slab to slab height.
- All windows and doors will be 8 feet height.
- High quality laminate doors and Teakwood door frame.
- Staircase flooring, landings with decorative flooring along with S.S handrail.
- High Quality External and Internal Paint.
- Pipe Gas connection as per MGL norms.
- Provision for high speed internet, cable television, and telephone for all flats.
- All flat to be fitted with heavy duty window grills.
- High quality anodized aluminum sliding windows.
- Intercom/video door phone system in each flat.
- Modular Kitchen with granite platform with stainless steel sink.
- Designer bath and sanitary fittings for all bathrooms.
- MCB and ELCB of reputed make for all flats.
- ISI approved concealed copper wiring and modular switches.
- Decorative Entrance Gate and compound wall along with watchman cabin.
- Well equipped fire fighting system.
- Access Controlled lobby area.
- 24/7 monitoring of building premises by CCTV cameras.
- Heavy duty paver blocks in compound area.
- Society Office and air conditioned fully furnished gymnasium as per BMC norms.
- Well laid out landscaping for compound areas.
- Borewell and Rain water harvesting.
- Energy efficient lighting fixtures for all common areas.
- 2 Car lifts for access to Basement / Podium if approved by MCGM



Internal Amenities in Flats

HALL

- Imported Marble flooring with skirting.
- POP on walls.
- Plastic paint on walls and ceiling.
- Anodized Aluminum heavy sliding windows.
- Night latch.
- Concealed Copper wiring with modular electrical fittings.
- Adequate electrical points will be provided with TV and intercom points

BEDROOM

- 2" X 2" Vitrified tile flooring with skirting.
- Anodized Aluminum heavy sliding windows with tinted glass.
- POP on walls.
- Plastic paint on walls and ceiling.
- Flush Door with laminate fixing and brass fittings.
- Concealed Copper wiring with modular electrical fittings.

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.

बदल-१६	
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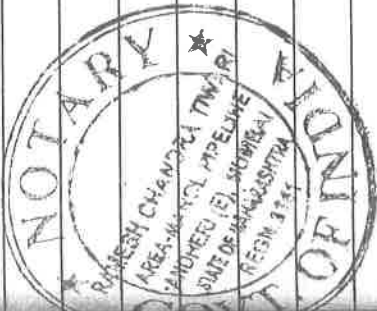
Annexure 'C'

१०३९११६

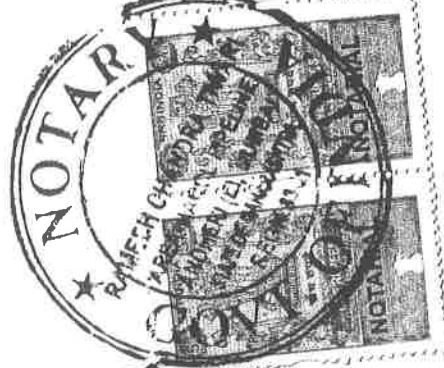
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बदल-१६	१५३
२०१६	

CHALLAN
MTR Form Number-6

GRN	MH000183381201617E	BARCODE	Date 11/04/2016-11:55:40		Form ID
Department	Inspector General Of Registration				
Type of Payment	Non-Judicial Stamps				
Purchase of Franking Code SoS Mumbai only					
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1				
Location	MUMBAI				
Year	2016-2017 One Time				
Account Head Details	Amount In Rs.	Premises/Building	Flat/Block No.	Payer Details	
0030045501 Amount of Tax	100.00	Road/Street		TAX ID (If Any)	
		Area/Locality		PAN No. (If Applicable)	
		Town/City/District		Full Name	WELDON ENGINEERING WORKS
		PIN		Remarks (If Any)	
					
Total	100.00	Amount In	Words	FOR USE IN RECEIVING BANK	
Payment Details	BANK OF BARODA		Bank CIN	REF No.	02003942016041100732; 46133162
Cheque/DD No			Date	11/04/2016-12:00:51	
Name of Bank	BANK OF BARODA		Bank-Branch	BANK OF BARODA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available



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बतार-१६	
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IRREVOCABLE CONSENT FOR REDEVELOPMENT AND PERMANENT ALTERNATE ACCOMODATOIN

I, **Mr. P.N. Jayprakash, Proprietor of M/s. Weldon 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 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.

(Signature)



बदर- १६	
७४०८	१५३
२०२६	

That the Landlords either by themselves or through their Developers shall submit the building plans to the authorities concerned and obtain their approval to the same. That on the I.O.D. being issued and intimation of the same being provided to me, I agree and undertake to vacate and hand over vacant and peaceful possession of my existing Gala/Unit to the Landlords within a period of 30 days to enable the Landlords and/or Developers to commence the construction of the new building.

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

7. That I -hereby undertake to shift to the temporary alternate accommodation on my own by accepting rental compensation from the Landlord or the Developers during the period of construction of the said building. I undertake to pay all our outstanding dues towards the Landlord towards Electricity etc or any dues towards laborers being employed for my Unit/Gala till the date of handing over vacant and peaceful possession and in case there are any outstanding amounts due, 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 the residential units to me and the other tenants of the said building strictly 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 hereinabove until such time as the possession of the alternate premises duly

[Signature]



अवत-१६	
७४८८	४९२५३

completed along with the Occupation Certificate is handed over to me.

11. That the Landlords/Developers shall execute and register an Agreement for providing Permanent alternate accommodation for residential flats in lieu of my Industrial Unit/Gala in the proposed new building upon the sanction of the building plans.

12. 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.

13. 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.

14. 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 _____)

Withinnamed Tenant/s _____)

M/s. Weldon Engineering Works _____)

Through its Proprietor _____)

Mr. P. N. Jayprakash _____)

In the presence of.. _____)

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



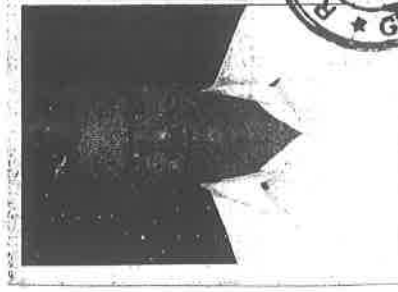
BEFORE ME

Handwritten signature and date: 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.



बदर-१६	
१०४८	५० १५३
Heirs of Late Emran Hasanally Gabajiwala (3A) Zarina Mansur Gabajiwala	
Saifuddin 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,	<i>Huseini Mustan</i>
(1C) Aamir Mustan Gabajiwala,	<i>Aamir</i>
(1D) Moiz Mustan Gabajiwala,	<i>Moiz</i>
(2A) Rehana Emran Gabajiwala,	Rehana. E. Gabajiwala
(2B) Quresh Emran Gabajiwala,	<i>Quresh Emran</i>
(2C) Nafisa Yusuf Bhavnagarwala,	Nafisa. Yusuf
(3A) Zarina Mansur Gabajiwala,	Zarina. N. Gabaji
(3B) Saifuddin Mansur Gabajiwala,	<i>Saifuddin</i>



BEFORE ME

Ramesh Chandra Tiwari

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



Sr. No.
 16073

NOTARY & REGISTERED ADVOCATE
 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.

Annexure 'D'

बदर-१६		
४४८	५९	९५९
२०१८		

346

Form

88

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/IKE/337(NEW)

MEMORANDUM

To,

Shri. Munir Mohamed Ali Bhanwani Director of, M/s. Savannah Real Estate Pvt.Ltd., C. A. To Owner

B-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 :-

A: 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.

बत-१६	
ग्राल ५१ २५३	
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No. CHEMS/2672/K/E/337(NEW)

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- 7 That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
 - 8 That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
 - 9 That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. (K/E), [v] S.P. [vi] S.W.D., [vii] M.T.N.L., [viii] H.E. will not be obtained and the requisitions if any will not be complied with before applying for C.C.
 - 10 That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
 - 11 That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/E Ward] shall not be submitted before applying for C.C.
 - 12 That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
 - 13 That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
 - 14 That the requisite premium as intimated will not be paid before applying for C.C.
 - 15 That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
 - 16 That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection
 - 17 That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
 - 18 That the soil investigation will not be done and report thereof will not be submitted with structural design.
 - 19 That the building will not be designed with the requirements of all relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
 - 20 That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.
 - 21 That all the cantilevers [projections] shall not be designed for five times the load as per I.S. code 1893-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
 - 22 That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm auto claved cellular concrete block excluding plaster thickness as circulated under no. CHEMS/2672/K/E/337(NEW)
 - 23 That the vermiculite 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



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

Commissioner.

- 24 That the registered undertaking for not misusing the part / pocket terraces / A.H.Us. and area claimed free of F.S.I. will not be submitted.
- 25 That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 26 That the N.O.C. from E.E. [T&C] for parking layout in the basement / podium shall not be submitted.
- 27 That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 28 That the owner / developer shall not display a board at site before starting the work giving the details such as name and address of the owner / developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 29 That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11dt.6/6/2007 shall not be submitted.
- 30 That the authorized Pvt .Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.
- 31 That the debris removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 32 That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 33 That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 34 The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction labors/workers, issued time to time by the department of building & other construction labours, Government of Maharashtra.
- 35 That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 36 That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighborhood development with deficient open spaces etc. and the clause shall not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuverings spaces.
- 37 That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.
- 38 That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying MCGM and its officers against any litigation, costs, damages, etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 39 That the R.U.T. shall not be submitted by the developer stating that fungible compensatory FSI for rehabilitation component shall not be used for sale component



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

- 40 That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospectively as & when demanded by M.C.G.M.
- 41 That the RUT shall not be submitted stating that the difference of payment for additional FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the 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 10 pm only in accordance with Rule 54(3) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by Ministry of Environment and Forest department from time to time shall not be 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 and concerned Architect/Lic. Surveyor shall compile and preserve the following documents. a) Ownership documents. b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans. c) Copies of Soil Investigation Report. d) RCC details and canvas mounted structural drawings. e) Structural Stability Certificate from Lic. Structural Engineer. f) Structural audit reports. g) All details of repairs carried out in the buildings. h) Supervision certificate issued by Lic. Site Supervisor. i) Building Completion Certificate issued by Lic. Surveyor / Architect. j) NOC and Completion Certificate issued by C.F.O. k) Fire safety audit carried out as per the requirement of C.F.O. l) For incorporating remaining existing tenants in future amendments. The above documents shall be handed over to the end user/prospective society within a period of 30 days incase of redevelopment of properties and in other 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 periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out
- 44 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 effect and due care while constructing the same shall not be taken and completion certificate to that effect shall not
- 45 That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.
- 46 That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full 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 the building is not constructed for full potential.
- 47 That the RUT shall not be submitted by the Owner/Developer before requesting for full C.C. for submitting self-declaration in respect of installing composting pit/comprising machine/bio-mechanism system for processing of we waste generated at project site as per Circular-4/No. ChE/DP/00024/Gen
- 48 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
- 49 That the registered individual agreements for all existing tenants shall not be submitted
- 50 That the clause for sub standard size of multipurpose rooms/other rooms to be disclosed
- 51 That the NOC from electric supply company for substation of size 2.75mt. X 3.91mtr. touching to building line shall not be submitted.



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- 53 That adequate safeguards shall be employed in consultation with SWM dept. of MCGM for preventing dispersal of particles through air.
- 54 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.
- 55 That the RUT shall not be submitted for road set back demarcation, handing over of road set back and Amenity handing over to MCGM.
- 56 That the compliance of conditions of Development Permission under even no. shall not be submitted.
- 57 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.
- 58 That the said SWM NOC and Bank guarantee shall not be revalidated from time to time
- 59 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.
- 60 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.
- 61 This IOD is without Prejudice to Legal matters pending in Court of Law if any.

C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of the work.
- 2 That the carriage entrance will not be provided before starting the work.
- 3 That the Janata Insurance Policy in the name of site under reference shall not be submitted.
- 4 That the N.O.C. from A.A. & C. [K-West] shall not be submitted.
- 5 That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 6 That the work-start notice shall not be submitted.
- 7 That C.C. shall not be granted beyond plinth level unless the concerned owner/competent authority that he has moved the concerned authorities/utilities for providing this regard & advance connection [not commissioned] is taken as per the specification.
- 8 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.
- 9 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.
- 10 That the all dues clearance certificate from A.E.W.W. K/East shall not be submitted
- 11 That the possession receipt of setback handing over shall not be submitted.
- 12 That the monthly status report shall not be submitted regularly.
- 13 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.
- 14 That the A.M.S.L. of the completed work upto plinth/stilt/podium level, as applicable, shall not be



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verified from AAI/GVK/MIAL and not be submitted.

D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

- 1 That all the conditions as per IOD under even no. shall not be compiled 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 his 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 upon and will not be leveled and developed before requesting to grant permission to occupy the bldg. or 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 a 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.

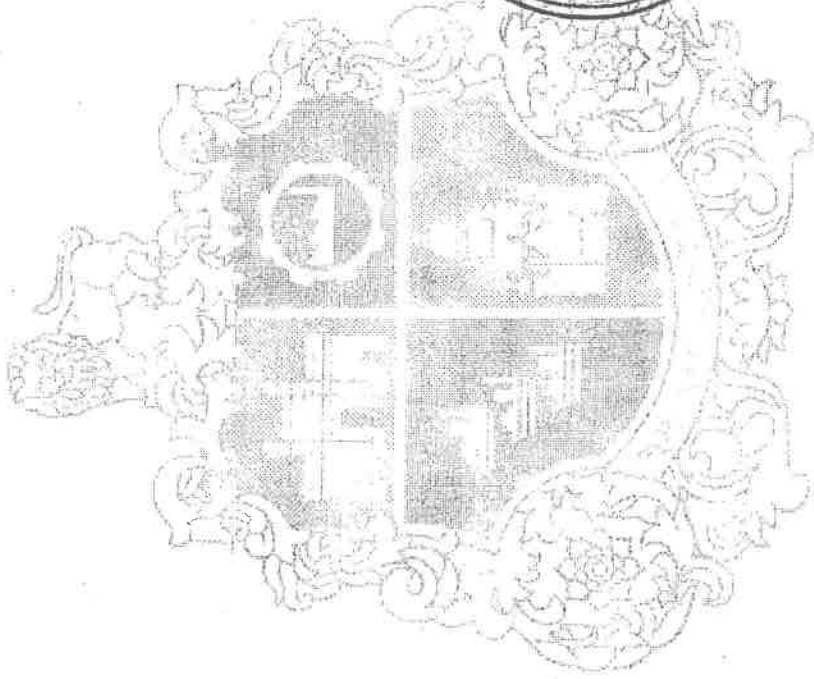
21 That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.



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- 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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() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on 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 requirement but not otherwise you will be at liberty to proceed with the said building or work at anytime before the day but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-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 and imposed 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 shall be-

- Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from 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 of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupator detected by the Assessor and Collector's Department.

5. Your attention if 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. One more copy of the block plan should be submitted for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District.

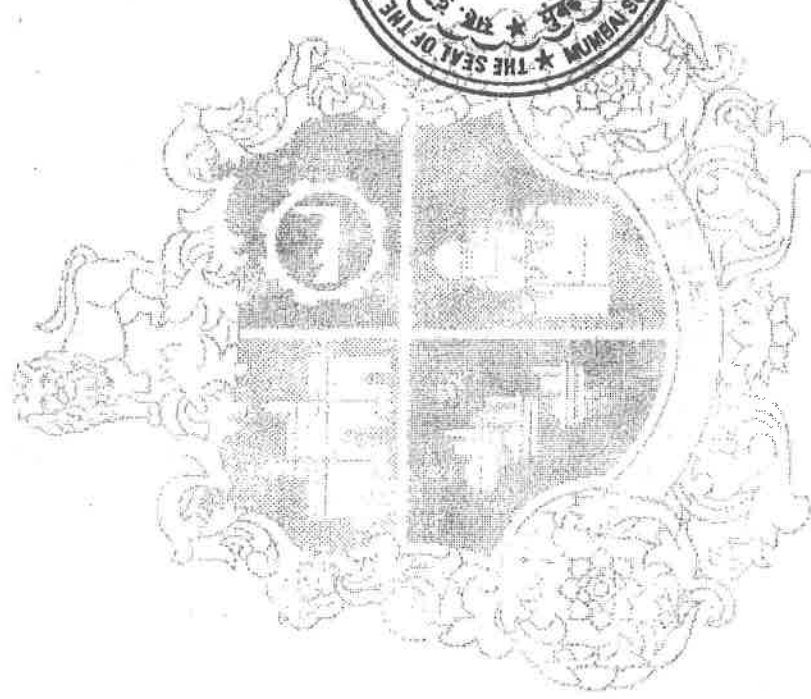


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No. CHEWS/2672/K/E/337(NEW)

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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2022	2023
2022	2023

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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 the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for 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 atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.



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- 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 completion of the work and should be complete to the satisfaction of Municipal Commissioner including asphalt surface and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- 17) The surrounding open spaces around the building should be consolidated in Concrete paving below payment 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 retaining wall on the 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 rehousing 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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- 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 nahans 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 wrought 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 nut. The manholes 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 perfection 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 not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by ByeLaw 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

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

Copy To :- 1. ATUL VINAYAK SITUT
603 MAHALAXMI TOWAR OPP IDBI BANK CEASER ROAD AMBOLI ANDHERI (W)

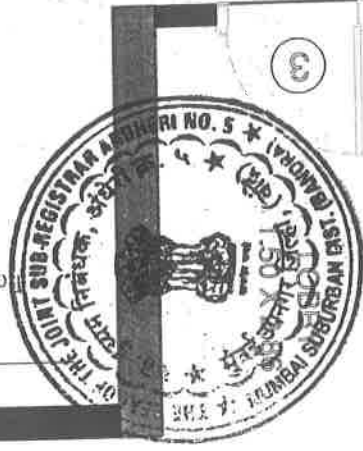
2. Asst. Commissioner K/E Ward.
3. A.E.W.W. K/E Ward,
4. Dy.A & C. Western Suburb I
5. Chief Officer, M.B.R. & R. Board K/E Ward .
6. Designated Officer, Asstt. Engg. (B. & F.) K/E Ward
7. The Collector of Mumbai



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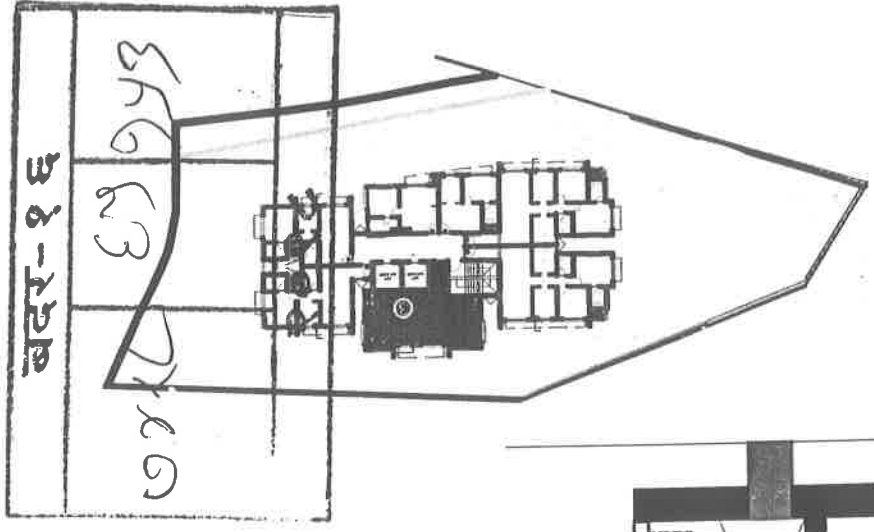


FIFTH FLOOR
FLAT NO. 503

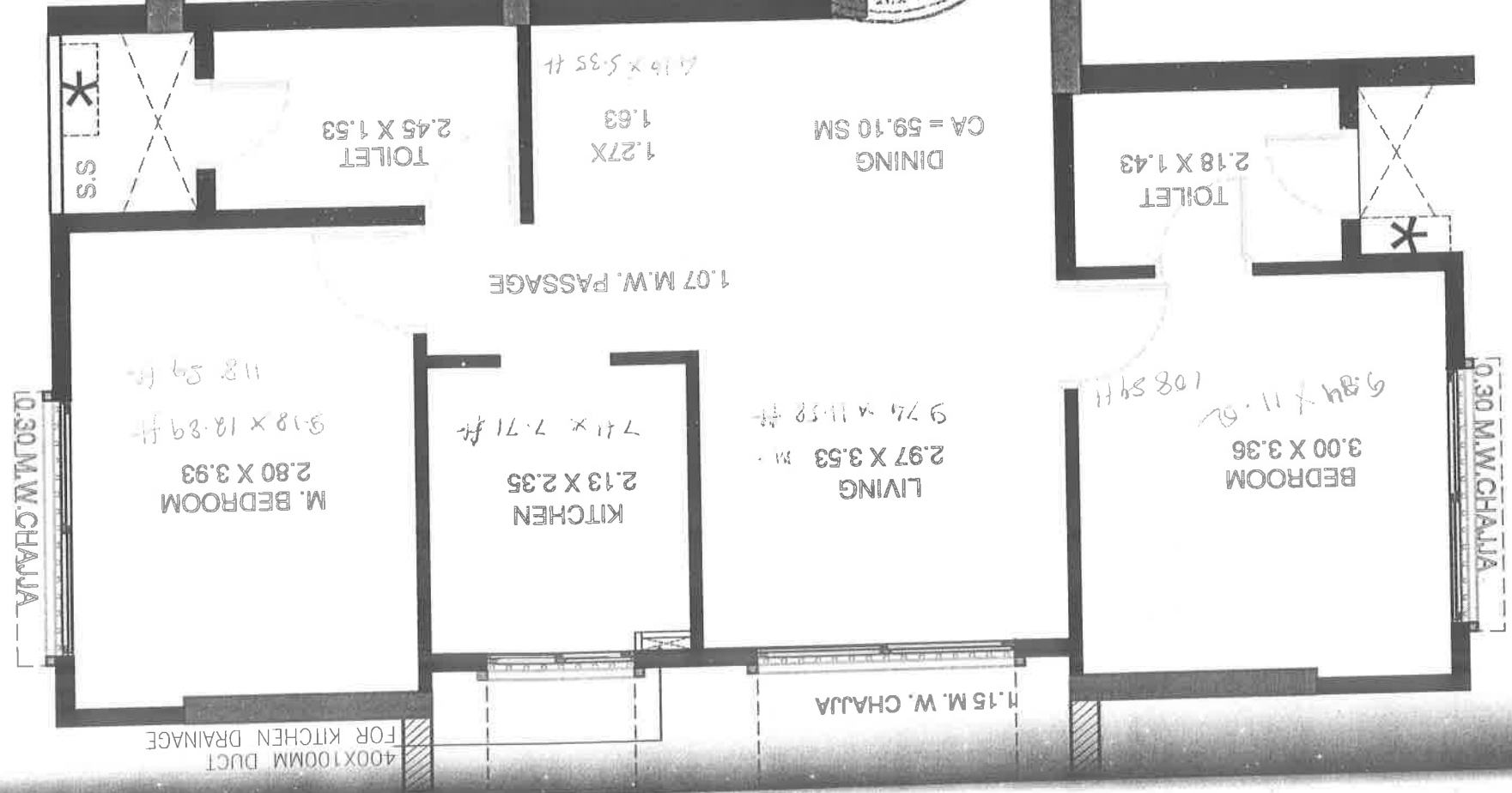


Director
of Savannah Real Estate Pvt. Ltd.

Handwritten signature



Annexure 'E'



118.59 ft

9.18 x 18.89 ft

0.30 M.W. CHAJJA

7.41 x 7.71 ft

9.74 x 11.58 ft

0.15 M.W. CHAJJA

108.59 ft

9.84 x 11.62

0.30 M.W. CHAJJA

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Annexure 'G'

Shabbir S. Kapadia
Advocate & Solicitor

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3, Aman Apts., Gr. Floor, Plot No. 34A,
5th Road, Near Jain Temple, Khar (W), Mumbai-400052.
Tel.: 2648 4018 / 6865 6877-4771 Fax- 2666-6630
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 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 caused 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.



बदल-१६	
१४४८	१५३
२०१८	

In the circumstances aforesaid my clients have acquired the development rights in respect of the said 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 admeasuring 1377.1 and 171.5 square meters respectively aggregating to 1548.60 square meters 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), Mumbai in the Village Marol in the registration District and Sub District of Mumbai City and Mumbai Suburban

Dated this 14th day of August, 2017.

Rajesh K. P. K. P.
Advocate & Solicitor



मुद्रांक जिल्हधिकारी, अंधेरी तालुका, यांचे कार्यालय

बदर-१६

एम.एम. आर.डी.ए.इमारत पहिला मजला

६९१५३

वांद्रे कुर्ला सकुल वांद्रे (पूर्व), मुंबई - 400051

जा.क्र.अभि.आदेश/ 2692/12

दिनांक
29 JUL 2017

२०१८

संदर्भ :- १) या कार्यालयाचे अभिनिर्णय प्रकरण क्र. ७५४/२०१६ मधील आदेश दि.२२/८/२०१६

२) मा.अप्पर मद्रांक नियंत्रक मुंबई यांचे आदेश दि.२/६/२०१७

आदेश

प्रस्तुत प्रकरण मा. अप्पर मुद्रांक नियंत्रक मुंबई यांचे महाराष्ट्र मुद्रांक अधिनियम १९५८ कलम ३२-ब नुसार अपील आदेश दि.२/६/२०१७ अन्वये सुरू करण्यात आले आहे. संबंधितास सुनावणी दि.१३/६/२०१७ व १४/६/२०१७ रोजी देण्यात आली

प्रस्तुत प्रकरण सवाना रियल ईस्टेट प्र.लि. यांनी अभिनिर्णयाकरिता महाराष्ट्र मुद्रांक 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/- एवढे मुद्रांक शुल्क भरणेबाबत आदेशित केले होते. सादर आदेश अर्जादारास अमान्य असल्याने अर्जदार यांनी मा. अप्पर मुद्रांक नियंत्रक मुंबई यांचेकडे अपील सादर केले होते. अप्पीलमध्ये मा. अप्पर मुद्रांक नियंत्रक यांनी त्यांचे दि.२/६/२०१७ चे आदेशान्वये प्रकरण मध्ये नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा.पुणे यांचे परिपत्रक क्र.का.१५/भाडेकरू अन्वयेच्या जुन्या इमारतीचे मुल्यांकन/मुंबई/परिपत्रक/१३३८ दि.३१/१२/२०१५ व Maharashtra Rent Control Act, 1947 मधील तरतुदी विचार केला नसल्याचे नमूद करून वरील नमूद बाबी विचारात घेऊन संबंधितास सुनावणीची सूचना देऊन प्रकरण मध्ये फेर आदेश पारित करण्याबाबत आदेशित केलेले आहे.

तदनंतर या कार्यालयाने मा.अप्पर मुद्रांक नियंत्रक यांच्या आदेशान्वये संबंधितास सुनावणी देण्यात आली अर्जदार तर्फे श्री. मुणीर भरवाणी हे हजर होते. संबंधितांनी तोडी युक्ती वादामध्ये अर्जदार यांचे प्रकरण माध्यमेत टेन्ट हे औद्योगिक वापराच्या गाळ्याचे भाडेकरू असून त्याचे उद्योग हे Limited Company अर्थात शेअर यांना Share capital ची अट लागू होत नाही तसेच विकास करारनाम्यामध्ये भाडेकरूस विना शिर्षक भाडे देण्याची तरतूद नसून फक्त विकासकास मिळणा-या क्षेत्रावर बाजारमुल्य निश्चित करावे व त्यावर मु.शु. आकारावे. भाडेकरूंना घावयाचा क्षेत्रावर बाजारमुल्य लावलेले आहे, ते चुकीचे आहे, असे नमूद 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 नमूद आहे. प्रस्तुत प्रकरणी अर्जदार यांनी संबंधित औद्योगिक भाडेकरूचे भाग भाडवदाराबाबत कोणताही कागदपत्रे सादर न करता संबंधित भाडेकरांचे Indemnity bond सादर केलेले आहेत, त्यामध्ये भाडेकरांनी असे नमूद केलेले आहे की त्यांचे भागभाडवल रू एक कोटी पेक्षा कमी आहे.

वरील वस्तुस्थिती पाहता मा.अप्पर मुद्रांक नियंत्रक यांचे आदेशामधील नमूद बाबीचा विचार करता:

६९१५३	५	१५
२०१७		



दस्तात नमुद मिळकतीचे पुर्नविकसन करतांना नमुद सर्व भाडेकरू यांना पर्यायी जाणा विकासक नवीन इमारतीत देणार आहे हे वस्तुस्थिती आहे. मात्र भाडेकरू संबंधाने अधिनियमाचे तरतुदीनुसार भागभाडवल बाबत आवश्यक पुरावा दिलेला नसल्याने तत्कालीन मुद्रांक जिल्हाधिकारी यांनी मुद्रांक शुल्क मागणीपत्र अर्जदार यांना दिलेले आहे, प्रस्तुत प्रकरणामध्ये भाडेकरू यांचे बाबत सवलत देण्यात मुद्दा उपस्थित केलेला आहे. तदनुषंगाने औद्योगिक गाळे भागभाडवला बाबत पुरावा न देता त्यांचे (भाग भाडवल १ कोटी रुपये आत असेल बाबत) मुद्रांक शुल्क लावून नव्याने समाविष्ट करून सादर Undertaking दस्ताचा भाग म्हणून जोडलेले आहे. अर्जदाराने केलेल्या युक्तीवाद गृहय धरता येत नाही.

५४२८	१००	१५३
Maharashtra Rent Control Act 1999 मधील कलम 3b नुसार भागभाडवल रूपये 1 कोटीचे आत असले बाबत कोणताही विधीवाहय पुरावा अर्जदार हे सादर करू न शकल्यामुळे तत्कालीन मुद्रांक जिल्हाधिकारी यांनी केलेले मुल्यांकनानुसार प्रकल्प 20१८		

प्रस्तुत प्रकरणातील दस्त हा विकसन करारनाम्याचा आहे. सादर दस्तान्वये लिहून देणारा यांनी लिहून घेणारा 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 बृहन्मुंबई महानगरपालिका क्षेत्रासाठी प्रचलित असलेली विकास नियंत्रण नियमावली आणि बाजारमुल्य तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व दस्तासोबत सादर केलेली कागदपत्रे विचारात घेऊन मोबदला मुल्य रू.25,03,16,500/- इतके निश्चित करण्यात आले असून मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार खालील प्रमाणे मुद्रांक शुल्क देणे आहे.

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

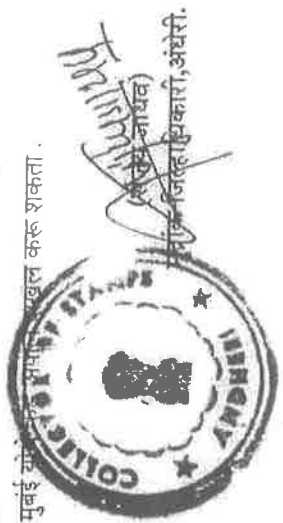
Total

रू.1,26,18,483/-	रू.0/-	रू. 1,26,18,483/-
म्हणजेच रू. 1,26,18,500/-		

उपरोक्त सर्व वस्तुस्थिती व दस्तातमधील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे आदेश देत आहे.

आदेश

1. अभिनिर्णयानुसार केलेल्या संतोखाल महाराष्ट्र मुद्रांक अधिनियम 1958 च्या अनुसुची 1 मधील अनुच्छेद 5(g-a) च्या अन्वये मुद्रांक शुल्क रू. 1,26,18,500/- देय आहे.
2. संतोखाल मुद्रांक शुल्क) प्रमाणे या मान्य असल्यास मुद्रांक शुल्क रू. 1,26,18,500/- चा भरणा संखिशिर्ष(Head) 903093988 मधील हा अंतारिम आदेश प्राप्त झाल्यापासुन 30 दिवसाच्या आत GRAS या प्रणालीव्दारे <https://gras.mahakosh.gov.in> यावेबसाईटवरून ऑन-लाईन करता येईल. सादर रकम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने झालेनाची कार्यालयात सादर करावी.
3. सादर आदेश मान्य नसल्यास कोणताही मा.अप्पर मुद्रांक नियंत्रक मुंबई यांच्या कार्यालयात येऊन अपील करू शकता.



प्रती.

१. मा.अप्पर मुद्रांक नियंत्रक मुंबई यांना माहितीस्त्व सादर
२. M/s.Savannah Real Estate Pvt Ltd

५४२८	१००	१५३
२०१८		



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 & 584

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)

अभिनिर्णया करिता सादर केलेला दस्त हा Development Agreement सादर करणाऱ्याचा असून दस्त मालक व विकासक यांचे मधील आहे. दस्तात नमुद केलेल्या मिळकतीच्या मालक व त्यांचे टेनन्ट औद्योगिक वापराचे गाळे असून ताब्यातील क्षेत्राबाबत Annex-B मध्ये नमुद केलेले आहे. सादर औद्योगिक वापराचे ऐवजी इमारतीचे पुर्नविकसन करून या ठिकाणी रहिवास वापराची इमारत बांधणे दस्तात नमुद केलेले आहे. नवीन इमारतीमध्ये मालक व १५ टेनन्ट यांना विनामुल्य बांधकाम करून दयावयाचे क्षेत्रासंबंधाने दस्तात (Annex-B) नमुद केलेले आहे.

बांधकाम करणेस लागणा-या कालावधीसाठी मालक व भाडेकरू यांना रेन्ट,शिफ्टींग,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 बामुद 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)

बदर-१६	
०४८८	०९१५३
२०१८	



०४८८	
०९१५३	२०१८



Market value

दस्तात नमूद 15 भाडेकरू हे औद्योगिक वापारा संबधाने असुन त्यांना नवीन इमारतीमध्ये रहिवाशी सदनिका दयावयाच्या आहेत. सबब सदर गाळे घोरकाना नवीन इमारतीत घावकचे बांधकाम संबधाने

बांधकामाबाबत अर्थाने Market Value लावणे क्रम प्राप्त आहे. असे मत आहे.

बांधकामाबाबत अर्थाने	
Permissible B/Up area = 1548:60 x 2.7 = 4181.22 sq mtrs	
UR & Basic - 1.....	2.73 1548.60 x 58,700.....=Rs.9,09,02,820/-
TDR.....	1548.60 x 58,700 x 0.40.....=Rs.3,63,61,128/-
Free fungible	084.02 Sq. mtrs

Free fungible 583.94 x 58,700 x 0.60(As per DCR 35(4)).....=Rs.2,05,66,367/-
(1668.40 x 35%)

Charging premium - 500.08 x 58,700 x 0.4.....=Rs.1,17,41,878/-
(1084.02 - 583.94 = 500.0)

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 = 2512.82 sq.mt
For Developer
(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 Retained area=Rs.14,76,36,365/-.....(II)

Car-parking for Tenant=Rs. 67,80,468/-.....(III)

Total value I + II + III = Rs.25,03,16,164/-

Say = Rs. 25,03,16,500/-

Market Value is = Rs. 25,03,16,500/-

१८८५	
१०	१५१
२०१९	



Consideration

बदर-१६	
७४२८	१५३
=Rs.1,43,24,100/-.....(A)	
२०१८	

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



Total Consideration = A To F

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

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

mojink
१९.१.२०१७
सहाय्यक नगररचनाकार

मुरांक
मुद्रांक अधिकारी, अंधेरी

Red

बदर-४	
६८५०	१५१२
२०१७	



बदर-१६		
७४५८	७४	१५४
२०१८		



बदल-१६

७४८८ १५५३

२०१८

~~ANNEXURE-B~~

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

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. Popatial 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, Duraiya Gabajiwala	616	517	Rs.23,265/-	Rs.46,530/-
7	7	First	M/s Hindustan Tools industries	1271	1066	Rs.46,890/-	Rs.93,780/-
8	8	First	M/s Art Techincal Tools	5735	517	Rs.17,785/-	Rs.15,570/-
9	9	First	M/S Supercrafts (Geeson George Vengasseril)	706	598	Rs.20,185/-	Rs.53,370/-
10	10	First	M/S Vikas Industries (Mrs. Indira Sudarsanan)	1260	1058	Rs.36,610/-	Rs.95,220/-
11	11	First	M/S Gopal Engineering Industries	533	491	Rs.22,365/-	Rs.44,730/-
12	12	Second	Mina R. Shah	511	537	Rs.19,305/-	Rs.38,610/-
13	12A	Second	Minal R. Shah	640	537	Rs.24,165/-	Rs.48,330/-
14	14	Second	M/S PHP Exports	1330	1117	Rs.50,265/-	Rs.1,00,530/-
15	15	Second	Mr. Haren N. Joshi & Mrs. Bela Haren Joshi				
			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 1 st & 2 nd	Ground	Gabajiwala Industries	2975	4893	Rs.2,20,185/-	Rs.4,40,370/-
			TOTAL OWNERS	2975	4893		
			GRAND TOTAL	14960	14960		



बदल-४
१८८० १५१८
२०१८

बदा-२		
७२५०	३०१	२५३
२०१८		



वर्त-१६	
97460	243
Owners as stated	
Owners and tenants	
Review १८	

in that event only the balance area shall be provided to the herein. It is also to state here that the area allocated to shall never exceed 14960 Sq .ft. carpet area including fungible 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.D 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 the Majore 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



30
 M.C.G.M. Prop. by P.S.G. to N.Y. 2008.50
 14/15
 DIRECTOR

५४७-१६	
१०४८	२०२८
the Owners along with the flats and 15 car park to be allotted to the Tenants shall be earmarked mutually by the Owners and Developers prior to plans and specification being submitted to the M.C.G.M. There shall be no change in the plans and specification without the written consent of the Owners herein.	

the Owners along with the flats and 15 car park to be allotted to the Tenants shall be earmarked mutually by the Owners and Developers prior to plans and specification being submitted to the M.C.G.M. There shall be no change in the plans and specification without the written consent of the Owners herein.


12. In the event of delay in obtaining of the I.O.D. by the Developers inspite of the Owners having complied with all their obligations within the time agreed upon, the Owners shall inform the Developers of delay and grant them a grace period of 3 months failing which it shall be the option of the Owners to mutually extend the time period for obtaining I.O.D. or cancel this Development Agreement and on such cancellation, the Owners shall refund the consideration of Rs. 51,00,000/= [Rupees Fifty One Lakhs only] to the Developers and Developer executing simultaneously Deed of Cancellation and registering the same and on receipt of such refund by the Developers the Owners shall be bound by the Agreement shall come to an end without any further act on the part of the parties hereto.

13. Upon the Developers obtaining I.O.D. and maintaining to the satisfaction of the Owners hereby undertake to procure vacant and peaceful possession from all the tenants within a period of 60 days in order for the Developers to commence construction of the new premises. All costs and expenses in obtaining vacant possession from the tenants shall be borne by the Owners which may occur to any litigation or any unforeseen circumstances.



The Developers shall provide to the Tenants and Owners new residential flats consisting of the area, free of costs as per details provided in Schedule "B" attached hereto or in alternate may acquire their tenancy rights such consideration as they mutually deem fit. It is clarified that no premium and/or transfer fees shall be charged / levied by the owners in case of transfer of any tenancy rights of existing tenants to the developers or their nominees.

The Owners shall be entitled to receive the same area without any change. In

Z. M. G. Inwar Joint Secy of A.E.C.M. 20/09/2019

 DIRECTOR

बदर-१६	७४२८ ७९९३	२०१८
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322/3660
Thursday July 12, 2018
1:35 PM

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

पावती क्र.: 10062 दिनांक: 12/07/2018

गावाचे नाव: मरोळ
दस्तावजाचा अनुक्रमांक: बदर-1-8660-2018
दस्तावजाचा प्रकार: कुलमुखत्यारपत्र
साद: करण याचे नाव: शैतन मुस्तेन गबाजीवाला

नोंदणी फी
दस्तावजासाठी फी
पुष्पांची संख्या: 18

₹. 100.00
₹. 360.00

एकूण: ₹. 460.00

दुय्यम निबंधक, अंधेरी

बाजार मुल्य: ₹. 1 /
मीब (ला) ₹ 0/-
भरलेले मुद्रांक शुल्क: ₹. 500/-

सद. दुय्यम निबंधक, अंधेरी क्र. १

1) हे एकाचा प्रकार: By Cash रक्कम: ₹ 100/-
2) हे एकाचा प्रकार: By Cash रक्कम: ₹ 360/-

Zetun. M. Gabajiwalia.



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....

सिवर-१६	
७४२६	२५३
८०	
२०१८	

CHALLAN
MTR Form Number-6

GRN	MH003676521201819E	BARCODE	Date 12/07/2018-2:11:29		Form ID	468
Department: Inspector General Of Registration						
Type of Payment: Stamp Duty						
Registration Fee						
Office Name	BDR1, JT SUB REGISTRAR ANDHERI NO 1					
Location	MUMBAI					
Year	2018-2019 One Time					
Premises/Buiding						
Flat/Block No.						
COLONY						
GABAJIWALA BLDING, PLOT NO 7,						
CHURCH ROAD, MAROL, ANDHERI E						
MUMBAI						
PIN: 4 0 0 0						
Remarks (If Any)						
SecondPartyName=MOIZ MUSTEN GABAJIWALA~						
FOR USE IN RECEIPT						
Amount In		Five Hundred Rupees				
500.00		500.00				
Words		Five Hundred Rupees				
500.00		500.00				
Payment Details						
IBIBANK						
Cheque No.						
Name of						
Name of						
Scroll No. , Date						
Not Verified with Scroll						
NOTE: This Challan is to be registered in Sub Registrar office only. Not valid for unregistered document.						
MUMBAI SUBURBAN						
Sr. No. 1						
Remarks (SI) 322 8660						
Defacement No. 0002026340201819						
Defacement Date 12/07/2018-13:20:23						
Document No. IGR186						



बिल-१
८६९० १ १९

बदर-१६		
७४२८	८१	१५३
२०१८		



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME we, (1) SHRIMATI ZETUN MUSEEN GABAJIWALA aged 81 years, holding Income Tax P.A.N. No. AABFG9807C (2) MR. HUSEINI MUSTEN GABAJIWALA aged 59 years, holding Income Tax P.A.N. No. AABPG9798A and (3) MR. AAMIR MUSTEN GABAJIWALA aged 54 years, holding Income Tax P.A.N. No. AABPG9797B all Indian inhabitants residing at Gabajiwala Building, Plot No. 7, Saijeev Church Road, Marol, Andheri (East), Mumbai – 400 059; SEND GREEN COPY TO THE HON'BLE SUB-REGISTRAR ANDHERI NO. 5 (MUMBAI SUBURBAN DISTRICT) Mumbai - 400 059; SEND GREEN COPY TO THE HON'BLE SUB-REGISTRAR ANDHERI NO. 5 (MUMBAI SUBURBAN DISTRICT) Mumbai - 400 059;



WHEREAS we are the Co-owners in the property bearing C.T. No. 1377.10 Sq.mtrs. and CTS 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), Mumbai 400 059; and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property",

हय हनुद Z.M.G.

बदर ११		
८६६०	२	१८
२०१८		



Form ID 48(0)
 PLOT NO 7, SAJEEV CHURCH ROAD, MAROL, ANDHERI (EAST), MUMBAI - 400 059



74052552
 Not Verified with
 9820/40

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१०४८	८४	२४३
		२०४४

purpose of registration of documents like Tenancy Agreement / Tenancy Surrender Agreement / Agreement of Tenancy Transfer / Permanent alternate accommodation Agreement / Deed of Rectification and any other documents related to the said property we may required to present before sub registrar and other various authorities but due to our personal inability to attend the office of the Sub-Registrar of Assurances at Andheri / Eandhra / 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) SHRIMATI ZETUN MUSTEN GABAJIWALA, (2) MR.

HUSEINI MUSTEN GABAJIWALA and (3) MR. AAMIR MUSTEN GABAJIWALA, do hereby constitute nominate appoint and authorize MR. MOIZ MUSTEN GABAJIWALA aged 56 years, holding Income Tax P.A.N. No. AABPG9800D, residing at Gabajiwala Building, Plot No. 7, Siffee 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 and perform and perfect or caused so to be done executed performed and completed 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

executed by us and to comply with all formalities of due Registration of the said

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हमीर Z.M.G.

बंदर - १६	
७४२८	८३
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documents, for which to sign all receipts, challans, acknowledgements, duplicates, register and records and to made and declare any further affidavit, declaration or undertaking as may be required by the Registering Authority.

2. 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.



3. We do hereby for ourselves and our respective heirs, executors and administrators agree to ratify and confirm all and whatsoever the said 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.

Any hand
Z.M.G.

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 Marol Road, Marol, Andheri (East), Mumbai- 400 059 and is bounded under.

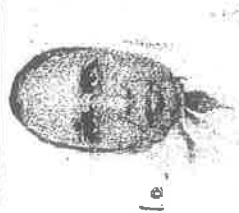


To the East: CTS No. 576 and 18.3 M wide DP Road
To the West: CTS No. 585
To the North: CTS No. 572
To the South: CTS No 607 and CTS 640.

Any hand
Z.M.G.

बंदर - १	
८३३०	४ - १८
२०१८	

बदल-१६	
७४४	७४३
SIGNED AND DELIVERED	
By the withinnamed "Executants"	



Zetun, M. Gabajiwala



(1) ZETUN MUSTEN GABAJIWALA,



(2) HUSEINI MUSTEN GABAJIWALA,

Huseini Musten Gabajiwala



(3) AAMIR MUSTEN GABAJIWALA

Aamir



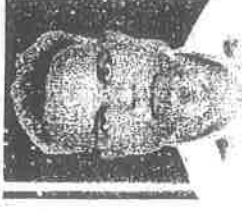
Nafise Yusuf

Nafise Yusuf

SIGNED AND DELIVERED

by the withinnamed "Attorney"

MR. MOZ MUSTEN GABAJIWALA



Moiz

in the presence of;



1. *Nafise Yusuf*

2. *Nafise Yusuf*

बदल-१	
७४४	७४३

बदर-१६	७४२८ ७५३	३४६
		मुंबई उपनगर जिल्हा
		शास्वती विल्हा आर्वाबांधणी कमी मन्सूर तपशील आणि च्याका कमी मन्सूर (मिना बळ)

मालमत्ता पत्रक

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

व्यापारीचे -- मरोळ

धारणाधिकार

चौ. मी.

प्लॉट नं. ३३

प्लॉट नंबर

५८३

चौ. मिटर.

[शे.मी.]

र.रु.१/- प्रति १०० स्क्वेअर यार्ड.

मुद्राधिकार

विल्हा मूळ धारक

नं. ११६१

रोती.

मुद्रा

मुद्रा

मुद्रा

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा प्रमाणे
१६/१२/२०१३	आदेशान्वये मा. विल्हा आर्वाबांधणी भूमि अभिलेख, मुंबई उपनगर जिल्हा याचेकडील क्र. न. भू. अ/को व अक्षरी नक्कल अर्ज/सत्ताधिकार/२ १३ दि. २६/७/२०१३ व इकडील दि. ६/१२/१३ चे आदेशान्वयः मिळकत पत्रिकेवर आचार्य सद्दरी र. ती असे नमूद केले.		
०५/०६/२०१५	मा. अपर उपजिल्हाधिकारी मुंबई उपनगर जिल्हा अंधेरी यांचेकडील बिनशे ३ आदेश क्रमांक ADC/LND/D ११४१ दिनांक २६/११/१० व अतिताडो बिनशेती नो. र. नं. ३२६ दिनांक ११/११/१४ न. भू. अ. विल्हा यांचेकडील दिनांक ५/६/२०१५ चे आदेशान्वये न. भू. क्र. ५८३ व ५८४ या मळकतांचे एकूण क्षेत्र १५४८.६ चौ. मी. ६ त्रिकरी वाणिज्य प्रयोजनाकरीता रक्कम रू. ९/- प्रति १०० स्क्वेअर यार्ड करीता बिनशेती सा-वाची नोंद केले व सप्त प्रकार शेंती ऐवजी " क " दाखल करून धारक सद्दरी ७/१२ प्रमाणे नावे दाखल केल्याची नोंद केले.		१) श्री. मुस्तान हसनअल्ली गबाजीवाला. २) श्री. एमराण हसनअल्ली गबाजीवाला. ३) श्री. मन्सूर हसनअल्ली गबाजीवाला.
०१/१३/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील पत्रक क्र. न. भू. र/मि. प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न. भू. मरोळ/क्र. ८०४ दि. १/१२/२०१५ अन्वये केले जाणारे चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र यात आढळलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजार तीनशे रत्नाहत्तर पूर्णांक एक दशांश चौ. मी. दाखल केले.		धारक - १) श्री. मुस्तान मुस्तान गबाजीवाला २) श्री. हुसेनी मुस्तान गबाजीवाला ३) श्री. अमीर मुस्तान गबाजीवाला ४) श्री. मोईस मुस्तान गबाजीवाला
२१/०४/२०१७	श्री. मुस्तान हसनअल्ली गबाजीवाला हे दि. २१/११/२००९ रोजी मयत, अर्ज रत्नाहत्तरात जाबान्वये मयत धारक यांचे नाव व नी करून वारसांनी नावे दाखल केली.		धारक - १) श्री. इरीना मन्सूर गबाजीवाला २) श्री. सैफुद्दीन मन्सूर गबाजीवाला
२१/०४/२०१७	श्री. मन्सूर हसनअल्ली गबाजीवाला हे दि. २७/२/२०१६ रोजी मयत, अर्ज रत्नाहत्तरात जाबान्वये मयत धारक श्री. मन्सूर हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसांनी नावे दाखल केली.		धारक - १) श्री. इरीना मन्सूर गबाजीवाला २) श्री. सैफुद्दीन मन्सूर गबाजीवाला



बदर - १	७४२८ ७५३	३४६
		मुंबई उपनगर जिल्हा
		शास्वती विल्हा आर्वाबांधणी कमी मन्सूर तपशील आणि च्याका कमी मन्सूर (मिना बळ)

बदर-१६

७४२८ ६९ १५३

२०१८

मालमत्ता पत्रक

1/मोले -- मरोळ

तालुका/न.भू.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

पान नं. ५८३

शिट नंबर

वॉल्यूम नंबर

प्लॉट नंबर

शेअर

चौ मी.

धारक/अधिकार

शासनाला दिलेला या आठ रजिस्ट्रारच्या मालमत्ता पत्रकाचा तपशील आणि याच्या वर रजिस्ट्रारची निवृत्त वेळ

५८३

५८३

व्यवहार	क्रमांक	नविन धारक (धा) पडुदार (प) किंवा भाग (भा)	साक्षात्कर्त
श्री एमरान हसनअल्ली गबाजीवाला हे दि.२/९/२०१२ रोजी मयत,अर्ज, सत्याप्रतिज्ञालेख जबाबान्वये मयत धारक श्री.एमरान हसनअल्ली गबाजीवाला यांचे नाव कमी करून वारसांची नावे दाखल केली.		धारक - १) श्रीम रंजना एमरान गबाजीवाला २) श्री.कुरेश एमरान गबाजीवाला ३) नफीसा युसुन भावनगरवाला	के.रंजना क.८५२ प्रमाण २१/४/२०१७ न.भू.अ विलेपार्ले

पुणे न्यायालय

खरी नकल

११/११/१८

११/११/१८

न.भू.अ विलेपार्ले

श्री. रंजना गबाजीवाला

न.भू.अ विलेपार्ले



८९३०

७

१६

२०१८

बदर-१६	
७४४८	८७ ७५३
जिल्हा --	मुंबई उपनगर जिल्हा
रासनाली हसन अल्लो आकाशीचा क्वार्टर, गडव्याचा	
हसन अल्लो आकाशीचा क्वार्टर, गडव्याचा	
२०१८	

मालमत्ता पत्रक

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

धारणाधिकार

क्षेत्र चौ.मी.

र.रु.९/- प्रति १०० स्क्वेअर यार्ड.

किंमत

१७९.५

चौ.मीटर.

धारक

शेती.

१९६९

व्यवहार

खंड क्रमांक

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

साक्षात्कार

१६/१२/२०१३

आदेशान्वये
मा.जिल्हा अधीक्षक ियम आणि लेख, मुंबई उपनगर जिल्हा
याचेकडील क्र.न.भू./१/कां व अक्षरी नक्कल अर्ज/सत्ताप्रकार/
२०१३ दि.२६/७/२०११ व इकडील दि.६/१२/१३ चे आदेशान्वये
मिळवत पत्रिकेवर स प्रकाश सरी शेती असे नमूद केले.

मा.अपर उपनिहाय सारी मुंबई उपनगर जिल्हा अक्षरी
याचेकडील बिनशेती गदेश क्रमांक ADC/LND/D
११४९ दिनांक २६/५/२००८ अतिताडी बिनशेती
नो.र.नं.३३६ दिनांक ११/२/१४ न.भू.अ.विलेपार्ले
याचेकडील दिनांक ५३/२०११चे आदेशान्वये
न.भू.क्र.५८३ व ५८४ या मिश्रकृतीचे एकूण क्षेत्र
१५४८.६ चौ.मी.क्षेत्र नरीता टाणिव्य प्रयोजनाकरिता
रकम रु.९/- प्रति १० स्क्वेअर यार्ड करीला बिनशेती
सा-याची नोंद केली व सत्ताप्रकार शेती ऐवजी " क "
दाखल करून धारक : दरी ७/२२ प्रमाणे नावे दाखल
केल्याची नोंद केली.

१०/४/२०१७

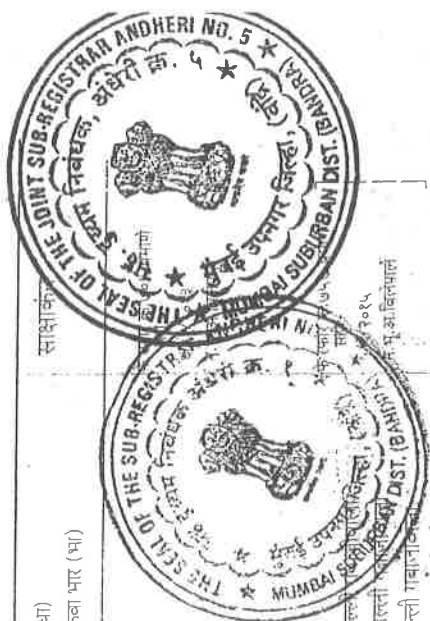
मा.जमाबंदी आयुक्त तागा संघालाक भूमि अधिलेख (म.राज्य)
पुणे यांचेकडील परिप क क्र.न.भू.१/मि.प./अक्षरी नोंद/२०१५,पुणे
दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.मराठ/फं.क्र.८०४
दि.११/२/२०१५ अन्व : क्वार्टर चौकशी नोंदवहीवरील क्षेत्र व मिळकत
पत्रिकेवरील क्षेत्र मेळा : असराने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र
अक्षरी एक शे एककर १ पूर्णांक पाच दशांश चौ.मी.दाखल केले.

१०/४/२०१७

श्री.मुस्तेन हसनअल्लो गबाजीवाला हे २१/११/२००९
रोजी मयत,अर्ज सत्य गतिनाह ख जगाभान्वये मयत
धारक श्री.मुस्तेन हसन अल्लो गबाजीवाला यांचे नाव कमी
करण वारसाची नावे दाखल वेली.

१०/४/२०१७

श्री.मन्सूर हसनअल्लो गबाजीवाला हे २७/२/२०१६ रोजी
मयत अर्ज,सत्यप्रतिनाह ख जगाभान्वये मयत धारक श्री
मन्सूर हसनअल्लो गबाजीवाला यांचे नाव कमी करून
वारसाची नावे दाखल केली.



बदर-१	
८६६०	९८
२०१८	

धारक -

- १) श्रीम झेतुन मुस्तेन गबाजीवाला
- २) श्री हुसेनी मुस्तेन गबाजीवाला
- ३) श्री.अमीर मुस्तेन गबाजीवाला
- ४) श्री.माईस मुस्तेन गबाजीवाला

धारक -

- १) श्रीम झरीना मन्सूर गबाजीवाला
- २) श्री.सैफुद्दीन मन्सूर गबाजीवाला

बंदर-१६		
७०४५	८८	१५३
२०१८		

मालमत्ता पत्रक

भाग/मोजे -- मरठे तालुका/न.मु.मा.का. -- न.भू.अ.विलेपाले जिल्हा -- मुंबई उपनगर जिल्हा

गा.पुंमन शेट नंबर प्लॉट नंबर क्षेत्र चौ.मी. शास्नालादि जिल्हा ३ कारणाचा किंवा भाड्याचा तपशील आणि त्याच फेर तपसणीची नियत वेळ

५८४ ५८४ धारणाधिकार

नॉक	व्यवहार	खंड क्रमांक	नविन धारक (धा)	साक्षात्कन
२१/०४/२०१७	श्री.एमरान हसनअली गबाजीवाला हे दि.२१/२०१२ रोजी मयत. अर्ज, सत्यप्रतिज्ञालेख व जबाबान्वये मयत धारक श्री.एमरान हसनअली गबाजीवाला हे याचे नाव कमी करून वारसांची नावे दाखल केली.		धारक- १) श्रीम रेहना एमरान गबाजीवाला २) श्री.कुरेश एमरान गबाजीवाला ३) नफासा युसुफ भाटनगरवाला	फेर रकार क्र.८५२ प्रमाणे सही २१/४/२०१७ न.भू.अ.विलेपाले



पसंफेकणीसा - १२५५
भर्वा दाखल तारीख ५/१/१९
नक्कल तयार तारीख ६/१/१९
नक्कल तयार तारीख १३/१/१९

न.भू.अ.विलेपाले
मुंबई उपनगर जिल्हा

न.भू.अ.विलेपाले
मुंबई उपनगर जिल्हा



८६६०	१८
बंदर - १	
२०१८	


PERMANENT ACCOUNT NUMBER
AABPG9807C
 NAME / NAME
ZETUN MUSTEN GABAJIWALA
 FATHER'S NAME
JAFFERBHAI IBRAHIM KANTAWALLA
 DATE OF BIRTH
22-03-1937
 SIGNATURE

Zetun M. Gabjiwalla
 DIRECTOR OF INCOME TAX (SYSTEMS)

बदर - १६
 ७४२८
 ९५३
 २०१८



भारत सरकार
Unique Identification Authority of India
Government of India

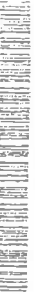
नोंदविय्याचा क्रमांक / Enrollment No 1218/6114/27572

To
 जेतुन मुस्तदन गबाजिवाल
 Zetun Musten Gabjiwalla
 2, Gabajiwala, BLDG,
 7, church Road
 Next To Malimoon Manzil, Marol Anaher East
 Mumbai
 J.B. Nagar Mumbai Mumbai
 Maharashtra 400059
 9820189015

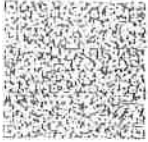
2004/2010



Ref: 333/02H / 61608Z / 617043 / P



SH108864305FT



3 पला आधार क्रमांक / Your Aadhaar No.

2549 3189 0906

आधार - सामान्य माणसाचा अधिकार



Government of India



जेतुन मुस्तदन गबाजिवाल
 Zetun Musten Gabjiwalla
 जन्म दिनांक / Year of Birth - 1937
 लिंग / Gender - Female



2549 3189 0906

आधार - सामान्य माणसाचा अधिकार

Zetun M. Gabjiwalla

बदर - १
 ८६६०
 ९०
 ९८
 २०१८

आई लेखा संख्या / PERMANENT ACCOUNT NUMBER

AABPG9798A

नाम / NAME
HUSEINI MUSTEN GABAJIWALA

पिता का नाम / FATHER'S NAME
MUSTEN HASANALLY GABAJIWALA

जन्म तिथि / DATE OF BIRTH
24/05-1959

हस्ताक्षर / SIGNATURE

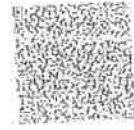
Huseini

आयकर निदेशक (पदाति)
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर - ९६	७४४८	९९	२०१८
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भारत सरकार
Government of India

हैदराबाद राजस्व विभाग
Huseini Musten Gabajiwala
अल्प आय / DOB : 24/05/1959
पुरुष / Male



9416 2401 9131

आधार - सामान्य मातापिता अधिकार



Handwritten signature

बदर - १	९९	९८
८३३०		२०१८

भारतीय विशिष्ट सांकेतिक प्राधिकरण
Unique Identification Authority of India

पता / Address: S/O. Musten Gabajiwala
Gabajiwala Building, Sub City, Andheri
महाविद्यालय इलाका, २४ अंश कोना
सुशासन भवन, ई-एच १९९, मुंबई
मुंबई, महाराष्ट्र, ४०००२९

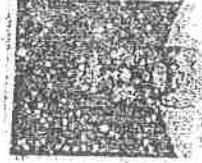
9416 2401 9131

www.uidai.gov.in

Handwritten signature

बदर-१६		
082L	09	2473
		2022

PERMANENT ACCOUNT NUMBER
AABPG9797H
नाम / NAME
AAMIR MUSTEN GABAJIWALA



FATHERS NAME
MU: TEN HASANALLY GABAJIWALA

DATE OF BIRTH
07-07-1964

SIGNATURE

Relief

DIRECTOR OF INCOME TAX (SYSTEMS)

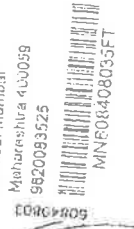
Damy



भारत सरकार
Unique Identification Authority of India
Government of India



To
आधार प्रमाण नमूने
Aamir Musten Gabajiwala
A/101, Mulimoon Marzai Churni Road
Hasanally High School Margi Andheri East
Mumbai
J.B. Nagar
Mumbai Mumbai
Meharashtra 400058
9820083525

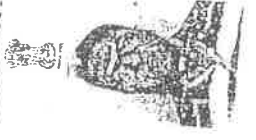


आपका आधार क्रमांक / Your Aadhaar No. :

5359 0857 8808

आधार - आम आदमी का

अधिकार		
6650	92	96
		2022



भारत सरकार
Government of India
आमिर मुस्तैन गबाजिवला
Aamir Musten Gabajiwala
अमर तिमि / DOB : 07/07/1964
पुरुष / Male



5359 0857 8808

आधार - आम आदमी का अधिकार

Damy

PERMANENT ACCOUNT NUMBER
AABPG9806D

NAME
MOIZ MUSTEN GABAJIWALA

FATHER'S NAME
MUSTEN HASANALLY GABAJIWALA

DATE OF BIRTH
12-02-1962

Moiz

DIRECTOR OF INCOME TAX (SYSTEMS)

बंदर-१४	१५३	२०१६
७४५६	०२	



भारत सरकार
Unique Identification Authority of India

Enrollment No 1218/6105H/1185

To
Moiz Musten Gabajiwala
S/O Musten Gabajiwala
2, Gabajiwala Building, Next To
Rosc. Market, Andheri (East)
Mumbai
J.B. Nagar Mulcibai Mumbai
Maharashtra 400059
9819100452



Your Aadhaar No. : 6316 9468 1176

आधार - सामान्य माणसाचा अधिकार

GOVERNMENT OF INDIA

Moiz Musten Gabajiwala
Year of Birth : 1962
Gender / Male

6316 9468 1176

आधार - सामान्य माणसाचा अधिकार

बंदर - १	१३	१६
६६६०		

बदर-१६		
७४४८	९३	७५३
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भारत सरकार

Ministry of Identification, Government of India

नोंदविषयाचा क्रमांक / Enrollment No 106711021/01725

To,
 नफीसा युसुफ भावनगरवाला
 Natifa Yusuf Bhavnagarwala
 W/O: Yusuf Bhavnagarwala
 18/2, Abbas Building
 Jaibhel Street
 Opp railway Bkery
 Mumbai
 Girgaon Mumbai Mumbai
 Maharashtra 400004
 9920433409

Ref: 1702117 15457 15457 P



SH108191480FT



भापला आधार क्रमांक / Your Aadhaar No.

3775 5842 2718

आधार - सामान्य माणसाचा अधिकार



नफीसा युसुफ भावनगरवाला
 Natifa Yusuf Bhavnagarwala
 जन्म वर्ष / Year of Birth : 1990
 लिंग / Gender : Female



3775 5842 2718

आधार - सामान्य माणसाचा अधिकार



Natifa Yusuf

बदर-१		
८६६०	१४	१८
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बदर-१६	
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३०१८	



भारतीय गणराज्य

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1008/22401/03138

To,
कुंरेश ईमरान गबाजिवाला
Kunesh Emran Gabajiwala
S/O : Emran Gabajiwala
Gabaizwala building, Plot No. 7, Flat No 6
Church Road
Saijee Colony, Malvi, Yashwantrao
Mumbai
J.B. Nagar Mumbai Mumbai
Maharashtra 400039
9869105870



Ref: 188 / 264 / 324310 / 324674 / P

SH188162697FT



आपला आधार क्रमांक / Your Aadhaar No. :

5716 6311 5391

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



कुंरेश ईमरान गबाजिवाला
Kunesh Emran Gabajiwala
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



5716 6311 5391

आधार - सामान्य माणसाचा अधिकार



१५/०९/२०१८

बदर - १	१५	१८
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Summary1 (joshwaraBhag-1)

322/8660

गुरुवार, 12 जुलै 2018 1:35 म.नं.

दस्त गोपवारा भाग-1

बदर-१६	
दस्त क्रमांक: 8660/2018	९५३
बदर-१	
१६६० २०१८	१८
२०१८	

दस्त क्रमांक: बदर-1 /8660/2018

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शु.क: रु.500/-

डु. नि. सह. डु. नि. बदर1 यांचे कार्यालयात

अ. क्र. 8660 व दि. 12-07-2018

रोजी 1:07 म.नं बा. हजर केला.

पावती:10062

पावती दिनांक: 12/07/2018

सादरकरणाचे नाव: झैतून मुस्तेन गबाजीवाला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

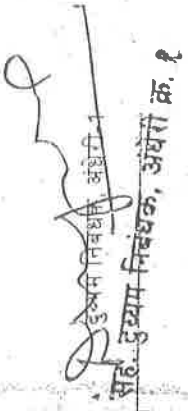
गुष्टाची संख्या: 18

दस्ता हजर करणा याची सही:

एकुण: 460.00

Zetun. N. Gabajiwalla,


दुय्यम निबंधक, अंधेरी क्र. १


दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: अलमुखल्यारपन

मुद्रांक शुल्क: असेल तेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्रं. 1 12 / 07 / 2018 01 : 07 : 53 PM ची वेळ: (सावरीकरण)

शिक्रा क्रं. 2 12 / 07 / 2018 01 : 08 : 38 PM ची वेळ: (फी)



१८

बंदर-२

12/07/2018 1 34:46 PM

2018

दस्तावेज प्रकाश - कुलमुखत्यार

दस्त गोपवारा भाग-2

बंदर1
दस्ता क्रमांक: 86/0/2018

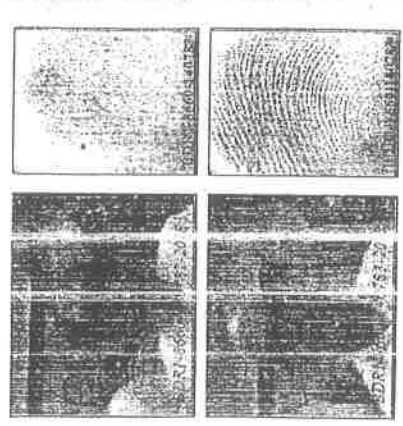
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छाया चित्र	अंगठ्याचा उसा
1	<p>नाव: अश्विन मुत्तेन गबाजीवाला पत्ता: प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी कॉलनी, अंधेरी पूर्व, चर्च रोड, मरोळ, ब्र. ब. नगर, MAHARASHTRA, MUMBAI, Non-Government. पं नंबर: Zetun. M. Gabjiwalla.</p>	<p>कुलमुखत्यार देणार वय :- 81 स्वाक्षरी:-</p>		
2	<p>नाव: हुसैनी मुत्तेन गबाजीवाला पत्ता: प्लॉट नं 7, माळा नं. - इमारतीचे नाव: गबाजीवाला बिल्डींग, सैफी कॉलनी, ब्लॉक नं: अंधेरी पूर्व रोड नं: चर्च रोड मरोळ, महाराष्ट्र, मुम्बई. पं नंबर: Husaini Muttan Gabjiwala</p>	<p>कुलमुखत्यार देणार वय :- 54 स्वाक्षरी:-</p>		



दिल्याचे कबूल कराल बंदर - १

८६६० १७ १८

अंगठ्याचा उसा



भावतनगरवाला
 वय: 60
 पत्ता: 19, ए विंग, अल्बास बिल्डींग, जलभाई स्टीट, मुंबई
 पिन कोड: 400004

नाम: Nafisa. Guseuf
 स्वाक्षरी

नाव: सुरेश गबाजीवाला
 वय: 57
 पत्ता: प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी कॉलनी, मरोळ, अंधेरी पूर्व मुम्बई
 पिन कोड: 400059

स्वाक्षरी

दिक्का क्र. 4 ची वेळ: 12 / 07 / 2018 01 : 11 : 10 PM

शिक्षा क्र. 5 ची वेळ: 12 / 07 / 2018 01 : 18 : 58 PM नोंदणी पुस्तक 4 मध्ये

सहस्र विभागाध्यक्ष अश्विनी क्र. १

EPayment Details.

Sr. Epayment Number

Defacement Number

1 MH103876521201819E

0002026340201819-बदर-१६

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

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

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बदर - १	
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प्रमाणित करणेत येते की, या
 दस्तावेज्ये एकूण
 पुस्तक नं. १/बदर-१/क्रमांक ८६६०/१८/२०१८
 वर नोंदना, दिनांक 12 JUL 2018

सर्की सुयोग्य निबधक, अंधेरी क. १
 मुंबई उपनगर जिल्हा



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बदर-१६

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RECEIVED

पावती

Original/Duplicate

Monday, February 29, 2016

5:03 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2197 दिनांक: 29/02/2016

गावाचे नाव: शंरोळ

दस्तऐवजाचा नुक्रमांक: बदर4-1853-2016

दस्तऐवजाचा प्रकार: कुलमुंबत्यारपत्र

सादर करणाऱ्याचे नाव: जरीना मंसूर गबाजीवाला

नोंदणी फी
दस्तावेजासाठी फी
दस्तावेजा संख्या: 20

₹. 100.00
₹. 400.00

₹. 500.00

एकूण:

आपणास सूळ त्सा ७ नाला प्रिट सूची-२ अंदाजे

5:16 PM ह्या वेळेचे मिळणु

बाजार मुद्रा: ₹. 1/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्र भार: By Cash रकम: ₹ 100/-

2) देयकाचा प्र भार: By Cash रकम: ₹ 400/-

ह द्याम तिबंधक, अंधेरी-2

श. सुविम. निबंधक अंधेरी-२

मुंबई उपनगर विस्था.

Zarina. M. Gabajji

REGISTERED ORIGINAL DOCUMENT

RECEIVED 08/03/2016



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 9rdL 909 2Y3
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CHALLAN
 MTR Form Number-6

DEFACED FOR RS:500.00

GRN N H00789911466	AMOUNT 29/02/2016	Form ID 48(f)
Department N H00789911466	AMOUNT 29/02/2016	Form ID 48(f)
Type of Payment 381482319201516	AMOUNT 500.00	Form ID 48(f)
Stamp Duty (Amt. in words: Five Hundred Rupees Only)		
Office Name BDR4_JT SUB REGISTRAR ANDHERI 2	TAX ID (If Any)	Payer Details
Location MUMBAI	PAN No. (if Applicable)	Full Name zarina mansur gabajiwala
Year 2015-2016 One Time	Flat/Block No.	power of attorney
Account Head Details	Premises/Building	marol
0030045501 Sal. of Non-Judicial Stamp	Road/Street	ANDHERI
	Area/Locality	
	Town/City/District	
	PIN	4 0 0 0 5 9
	Remarks (If Any)	SecondPartyName=saifuddin mansur ga bajiwala-CA=0-Marketvala1
Total	Amount In Five Hundred Rupees Only	Words 500.00
Payment Details	FOR USE IN RECEIVING BANK	
	Bank CIN	REF No. 02003942016
	Date	29/02/2016-15:40:32
	Bank-Branch	BANK OF BARODA
	Scroll No. , Date	Not Verified with Scroll

Mobile No. : Not Available

9CBA 1 20
 2086

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○ **MAHARASHTRA**

○ 2015

W 550246

प्रधान मुद्रांक कार्यालय १, मुंबई
 प. मु. वि. क्र. ८००१०१५
 25 FEB 2016
 बकाय/अधिकारी



श्रीमती उल्ला 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")

ZMG

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बदर-१६	
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२०१८	

000162

29 FEB 2016

Annexure - I

Only for Affidavit

करवात प्रतिज्ञापनीसाठी
 मुद्रांक दिवस मेगाव्याचे नाव Zanana, M. C. abajicega.

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी वर अक्ष

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष दिनांक

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष

मुद्रांक दिवस मेगाव्याचे मुद्रांकरी अक्ष



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बत-१६	
२०२६	१०५ १५३
transfer and dev opment the	

AND WHEREAS for the purpose of Sale and transfer and dev~~opment~~ the said properties I may required to present before sub registrar and other various authorities but due to my 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 any documents and to comply with and complete all other formalities of Registration of any such documents and ~~to attend~~ before other various authorities, I am desirous of appointing some ~~one~~ and proper persons to be my Lawful Attorney.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSTH that the abovenamed **MRS. ZARINA MANSUR GABAJIWALA WIDOW OF MRS. MANSUR HASANALLY GABAJIWALA**, do hereby constitute ~~me~~ appoint and authorize my son **MR. SAIFUDDIN MANSUR GABAJIWALA**, age 50 years of Mumbai Indian Inhabitants, residing at Gabajiwala Building, Plot No.7, First Floor, Flat No.4, Saifi Colony, Church Road, Marol, Andheri (East), Mumbai 400 059 to be my true and lawful Attorney in my name and for and on my behalf, specially and specifically to do execute perform and perfect or caused 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 ~~Jogeshwari~~ Bandray Khar / Jogeshwari or any other registering authority located in Mumbai Area under Indian Registration Act and to lodge with him all or any documents related the said properties and which would have been signed and executed to comply with all formalities of due Registration of the said documents and to sign receipts, challans, acknowledgements, duplicates, ~~and~~ and records to carry out any amendment by way of further and other details ~~of the~~ said properties on the said documents and for the purpose to ~~make and declare any~~ further affidavit, declaration or undertaking as may be required by the Registering Authority and to initial and confirm such amendment in the original and the said document.

Zarina



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Sub-Registrar of Assurances Bandray		



बकर-१६	
७४६१०६	१५३
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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 same sign all forms, application etc.

3. 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.

4. 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 permission for the development and/or redevelopment of the said properties and for that purpose 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 to prefer Appeal or Appeals and/or Revision Petitions to the said Government or any other authority authorized in this behalf from any other authority authorized in that behalf from any other of the competent authority and/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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as may be necessary in connection with the development of the said properties as per	
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बदल-१६	
२०२६	१००१५३
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.	

4

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 Authorities and 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 permission 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.
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.

To make necessary representation including filing of applications and appeals before the Assessor and Collector, Mumbai Municipal Corporation and other	
१८५३	१०२०

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

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906	943
concerned authorities	
2986	
of rateable	

including in the court of small causes at Mumbai in regard to the value in respect of building/s to be constructed on the said properties and/or any portion thereon by the Assessor and Collector and the Mumbai Municipal Corporation of Greater Bombay.

15. To give letters and writings and/or undertakings as may be required from time to time by the Municipal Corporation of Greater Mumbai and/or other concerned authorities for the purpose of carrying out the development work/construction work of the building on the said properties or any part thereof.

16. To give necessary letters, writings and undertakings to the Municipal Corporation of Greater Mumbai for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the any of the Departments of the Municipal Corporation and/or Government in connection with building/s to be constructed on the said properties or any part thereof.



17. To do all other lawful acts, deeds, matters and things in respect of the said properties including to represent me before and correspond with the Municipal Corporation of Greater Mumbai and other connected authorities for any of the matters relating to the sanctioning of the Plans, obtaining the Floor Space Index of the construction proposed to be carried out on the said properties and any other matters pertaining to the said properties.

18. To negotiate with the person or persons claiming rights/ ownership/ possession in the said properties and to arrive at arrangements and agreement as may be deemed fit and proper by the said Attorney.

19. To attend before any Registrar, Sub-Registrar or Deputy Registrar of Assurances in Mumbai and to execute and present for registration and admit execute by me of any agreement, deed, conveyance, transfer, assignment, assurances, releases, indemnity, affidavit, declaration, rectification or other instrument of writing the registration of which is compulsory and generally to do all things necessary and expedient for registering such deeds, instruments and writings or any of them as fully and effectually as I myself could do.

File - 2

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Inspector of Land Records	

20. To approach the City Survey Office, Talati and Mamladar, District Collector of Land records and all other concerned

File - 2



बदल-१६

6

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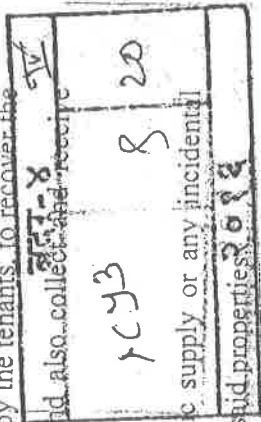
Revenue Officers and to submit to them application for the purpose of rectification of the area, survey, measurement, demarcation of boundaries, area certificates, extracts, etc. in respect of the said properties and for the purpose to sign such papers, applications, petitions, affidavits, indemnities and undertakings as may be necessary and expedient and to correspond with the said authorities and to appear before them and to pursue such applications.

21 To approach the City Survey Office, Talati and Mamlatdar, District Inspector of Land Records, Collector of Land records and all other concerned Revenue Officers and authorities and to present, sign, execute and submit applications, affidavits, declarations, indemnity bonds or any other documents relating and transferring the said properties.



22 To approach and apply to the Airport Authority and all other concerned Departments for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction regarding the height of the buildings constructed on the said properties.

23 To deal with, correspond, compromise, enter into agreements or settlement with tenants, Trust or any other third party, to provide alternative temporary and permanent or to pay compensation in lieu of alternative accommodation and take absolute surrender of existing tenancies or occupancies to the tenants, to file, affirm, declare, compromise suits, Affidavits, written statements, appeals, writ petitions, Special Leave Petition, Letters patent Appeal or any legal proceedings or whatsoever nature before any authority under any statute and/or in all the Courts of Law against the tenants or in the proceedings filed by the tenants, to recover the arrears of rent, assessment and/or any other dues and also collected and receive further monthly rents from the tenants.



24 To apply for and obtain water connection, electric supply or any incidental requirement for the buildings to be constructed on the said properties.

25 To make applications and submit amendments, modifications to the Plans already sanctioned or to submit new Building Plans to the Municipal Corporation of Greater Mumbai including all its Departments or any other for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned as and/or revalidated and to give such other applications.



१०९ २५३

बदर-२६	११०	२५३
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may be required for the purpose of the development of the said properties or any allotment to me in any such scheme.

26. In the event of any Town Planning Scheme in the area, being amended, to represent me in the proceedings and receive compensation and/or final plots

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 may be agreed upon by me and my said Attorney shall deem fit and to abide by, observe, perform and carry out 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.

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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बदल-१६		
0822	999	243
To approach and to attend before Charity Commissioner, Environment department, Labour Commissioner, Director of Industries and all Government and Semi Government Authorities and to sign, execute and submit applications, affidavits, declarations, indemnity bonds or any other documents to the said authorities.		

31. To approach and to attend before Charity Commissioner, Environment department, Labour Commissioner, Director of Industries and all Government and Semi Government Authorities and to sign, execute and submit applications, affidavits, declarations, indemnity bonds or any other documents to the said authorities.
32. To Approach and to attend before MTNL Office and Police Authorities to obtained 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, NOCs, sanctions, licenses as may be required for that purpose.
34. To transfer tenancy to any third party as Attorney shall think proper.
35. To engage and remove at pleasure the Advocates, Solicitors, Valuers and other professionals, Architects, RCC Consultants, agents and employees and any of the purposes aforesaid upon such terms and conditions as the 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 or for a particular period, and the same Substitute/s at pleasure to remove and to appoint another or others in his/her/their place and stead.
37. Generally to do and perform all acts, deeds, matters and things to 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 they stand in my person if these presents had not been granted.
38. For better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto the said Attorney power and absolute authority to substitute and appoint from time to time in their place and stead on



OF INDIA AS THEY STAND IN MY		
243	11	20
Attorney power and absolute		

243

बदल-२६	
७४२	११२
२०१६	२५३

such terms as he shall think fit one or more Attorneys to exercise all or an / of the Authorities 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.



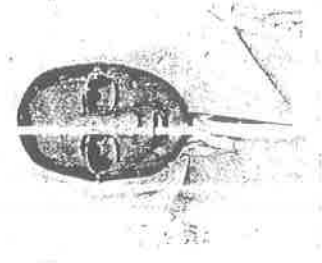
do hereby for myself and my respective heirs, executors and administrators agree to ratify and confirm all and whatsoever the said Attorney or any substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

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

SIGNED AND DELIVERED) Zarina M. Gabajiwala

by the withinnamed "Executant"

ZARINA MANSUR GABAJIWALA)



presence of;



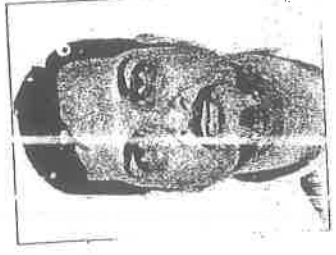
AND DELIVERED)

the withinnamed "Attorney"

SAIFUDDIN MANSUR GABAJIWALA)



Saifuddin



in the presence of;

१८५३	१२-२०	२०१६
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बवरा-१६

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भारत सरकार
Ministry of Labour and Employment
Government of India

Employment No: 10082240103135

आधार कार्ड
Aadhaar Card
आधार नंबर / Your Aadhaar No
68224 9490 6468



राजसम्य माणसाचा अधिकार



लवरा-४
९८५३
आधार क्रमांक / Your Aadhaar No
617681174115

राजसम्य माणसाचा अधिकार

आधार - राजसम्य माणसाचा अधिकार

617681174115

बदर-१६		
७२२७	११४	१५३
		२०१८



बदर-१६		
१८५३	१२	२०
		२०१६

844-86

243

669

2021



PERMANENT ACCOUNT NUMBER

AABFG9804B

THE NAME

SALIMUBEN MANSUR GABAUWA

THE OFFICE ADDRESS

MANSUR HASANALLY GABAUWA

THE ACCOUNT NUMBER

09-08-1985

PLEASE TAKE CARE TO KEEP THIS



बदर-१६		
७४४	११६	१५२
		२०२८

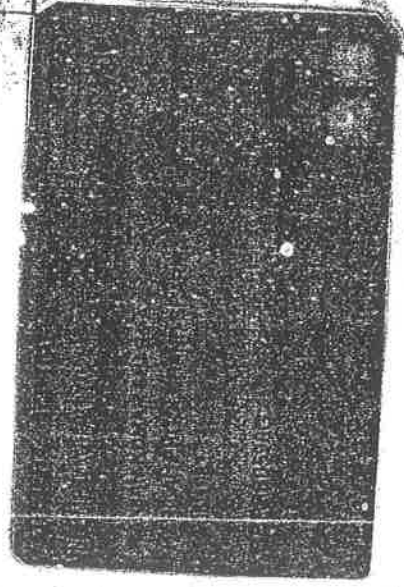


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		२०२६

बदर-१६		
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२०१८		



बदर-४		
१८५३	१०	२०
२०१६		



बदर-१६	
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बदर-१४	
१८३३	१८१०
२०१६	

Summary I (GoshwaraBhag-1)

सोमवार, 29 फेब्रुवारी 2016 5:03 म.नं.

दस्त गोश्वारा भाग-1

दस्त क्रमांक: वदर4 /1853/2016

बाजार मु य: रु. 01/- मोबदला: रु. 00/-

भारलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह डु. नि. वदर4 यांचे कार्यालयात

अ. क्रं. 18:3 व. दि. 29-02-2016

रोजी 5:0: म.नं. वा. हजर केला.

पावती: 2197

पावती दिनांक: 29/02/2016

सादरकरणातचे नाव: जरीना मंसूर गबाजीवाला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृथांची संख्या: 20

एकुण: 500.00

Zarine. M. Gabaji
दस्त हजर करणा याची सही:

सह. सुकृष्ण विद्याधर शिंदे धी. अ.,
मु. नि. व. दि. 29-02-2016

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a खेन्हा तो प्रतिकार्य देण्यात आलेला असून @ त्यामुळे कोणतीही न्याय्य मालमत्ता विकण्याचा प्राधिकार निव्वळ असेल तेव्हा

शिक्षा क्रं. 1 29 / 02 / 2016 04 : 55 : 17 PM ची वेळ: (साहजिकपणे)

शिक्षा क्रं. 2 29 / 02 / 2016 04 : 56 : 29 PM ची वेळ: (फी)



सह. सुकृष्ण विद्याधर शिंदे धी. अ.,
मु. नि. व. दि. 29-02-2016

वदर-४	IV
१८५३	१२-२०
२०१६	

प्रतिज्ञापत्र

सादर दस्तऐवज म नोंदणी कार्या १९०८ अंतर्गत असलेल्या तातुदीनुसारच नोंदणीस बाबतले केलेला आहे. दस्तातील संपूर्ण मजसूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता, तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कानुनीभाऱ्यांक हे संपूर्णपणे जाबाबदार आहेत.

Zarine. M. Gabaji
सह. सुकृष्ण विद्याधर शिंदे धी. अ.



अक्षर-२४	
७४२७	१२०
१५३	२०२६



Summary-2(दस्त गोपवारा भाग - २)

बदर-१६	
७४६८	९९९ ९५३
बदर 4	
दस्ता क्रमांक	1853/2016
२०१८	



29/02/2016 5 05:39 PM

दस्ता क्रमांक : बदर 4/1853/2016
दस्ताचा प्रकार : कुलमुखत्यारपत्र

दस्त गोपवारा भाग 2

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्रीना मंसूर गबाजीवाला पत्ता: लॉट नं: 4, माळा नं: 1, इमारतीचे नाव: गबाजवाला, ब्लॉक नं: मारोज आंधेरी पुर्वा, रोड नं: चर्च स्वाक्षरी- रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: BCZPG4584P	कुलमुखत्यार देणार वय : 74 स्वाक्षरी:- Zarine. M. Galabji		
2	नाव: प्रदीप मंसूर गबाजीवाला पत्ता: लॉट नं: 4, माळा नं: 1, इमारतीचे नाव: गबाजवाला, ब्लॉक नं: मारोज आंधेरी पुर्वा, रोड नं: चर्च वय : 50 रोड, महाराष्ट्र, मुम्बई. पॅन नंबर: AAABPG9804B	पॉवर ऑफ अटॉर्नी होल्डर स्वाक्षरी:- Siddhant		

बदर-४	
९८५३	२० २०
छायाचित्र २०१९ अंगठ्याचा ठसा	

वरील दस्तां वज व रन देणार तथ्याकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कडुन करतात.
शिक्षा क्र.3 ि वेळ: 29 / 02 / 2016 04 : 57 : 38 PM

ओळख:-

खालील इस न असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व

अनु क्र. पक्षकाराचे नाव व पत्ता

1 ना व: रंजन - शर्मा
वय: 33

पत्ता: गबाजीवाला बील्डींग फ्लॅट नं 4 आंधेरी पुर्वा
पिन कोड: 400059

2 ना व: सचिन - सरुपाळ
वय: 38

पत्ता: गबाजीवाला बील्डींग फ्लॅट नं 4 आंधेरी पुर्वा
पिन कोड: 400059



प्रमाणित करण्यात येते की, या

शिवका क्र. 4 चो वेळ: 29 / 02 / 2016 04 : 58 : 19 PM दस्तामध्ये एकूण 20 पाने आहेत.

शिक्का क्र. 5 ची वेळ: 29 / 02 / 2016 04 : 58 : 35 PM नोंदणी पुस्तक संख्या दिनांक : १८५३/२०१६
२९/२/२०१६

सह उपपत्तिका, अंधेरी क्र.-२,
मुंबई उपनगर जिल्हा.



EPayment Details

sr. Epayment Number
1 MH00769443201516E

1. Verify Scanned Document for correctness through the QR code (QR code) printout after registration.
2. Get print: Immediately after registration.

For feedback, please write to us at feedback.safed@gnra.com



1853 / 2016

59106

बदर-१६		
७४२८	१२२	१५३
		२०२८


२.५६



बदर-१६	९४३	२५३
०४२८	९४३	
		२०१८

322/8658

Thursday, July 12, 2018
1:20 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10060 दिनांक: 12/07/2018

गावाचे नाव: मरोळ

दस्तावेजाचा अनुक्रमांक: बदर-1-8658-2018

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: रेहाना एमरान गवाजीवाला

नोंदणी फी

दस्त हाकाळणी फी

पृष्ठांची संख्या: 17

रु. 100.00

रु. 340.00

एकूण:

रु. 440.00

दय्यम निबंधक, अंधेरी-1

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: By Cash रकम: रु. 100/-

2) देयकाचा प्रकार: By Cash रकम: रु. 340/-

सह. दय्यम निबंधक, अंधेरी क्र. १

Rehana E. Gabajiwala

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON.....



अदर-१६

928 943

CHALLAN
MTR Form Number-6

201819E

अदर-१

990

2018

Department Inspector General Of Registration
Stamp Duty Registration Fee
Barcode
Date 12/07/2018-12:10:49 Form ID 4811

Type of Payment Registration Fee

Office Name: 30301 JT SUB REGISTRAR ANDHERI NO 1

Location: MUMBAI

Year: 2018-2019 One Time

Full Name: REHANA EMRAN GABAJIWALA

Flat/Block No.: GABAJIWALA BUILDING, PLOT NO 7, SAH

Premises/Building: COLONY

Road/Street: CHURCH ROAD, MAROL ANDHERI E

Area/Locality: MUMBAI

Town/City/District: MUMBAI

PIN: 4 0 0

Amount In Rs.: 500.00



Remarks (If Any): SecondPartyName=KURESH EMRAN GABAJIWALA-



500.00

Amount in Words: 500.00

Payment Details: IDBI BANK

Cheque/DD Details: IDBI BANK

Cheque/DD No.: 69103332018071211469

Name of Bank: IDBI BANK

Name of Branch: IDBI BANK

Bank CIN: 69103332018071211469

Bank Date: 12/07/2018-12:11:21

Bank Branch: IDBI BANK

Scroll No., Date: Not Verified with Scroll

NOTE: This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. मोदणी कदावाराच्या दस्तावेजाची नोंदणी आणि नोंदणी कदावाराच्या दस्तावेजाची नोंदणी करणेसाठी ही दस्तऐवज वैध आहेत.

Challan No: 201819E

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Appr.
1	(IS)-322-8668	0002026132201819	12/07/2018-13:14:45	IGR186	

बदर-१६		
CRK	१२५	२५३
२०१८		



बदर-१		
CRK	२	१०
२०१८		

POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME we, (1) **MRS. REHMANA EMRAN GABAJIWALA** aged 79 years, holding Income Tax P.A.N. - No. AHBPK9703A of Mumbai Indian Inhabitants residing at Gabajiwala Building, Plot No. 7, Saifee Colony, Church Road, Marol, Andheri (East), Mumbai - 400 059 and (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, Jalbhaj 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 Marol Taluka-Vile Parle, Dist. M.S.D. situated on Makwana Road, Marol, Andheri (East),

A.E.G.
N.Y.

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२०१६		

१५३-१६	
१५२६	१५३
१२६	२०१८

Mumbai 400 059; and more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property",

AND WHEREAS for the purpose of registration of documents like Tenancy Agreement / Tenancy Surrender Agreement / Agreement of Tenancy Transfer / Permanent alternate accommodation Agreement / Deed of Rectification and any other documents related to the said property we may required to present before 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 expressly to do execute perform and perfect or caused so to be done executed and perfected the following acts, deeds matters and things namely:



To attend the office of the Sub-Registrar of Assurance 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

REG-3	3	2018
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R. E. G.
M. Y.

बंदर-१६	
७४५८	१२५ १५३
२०१८	

executed by us and to comply with all formalities of due Registration of the said 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 application etc.
- 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.



We the
(1) MRS.
appoint
holding
Plot No.

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

R. E.
N. J.



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 Makwana Road, Marol, Andheri (East), Mumbai- 400 059 and is bounded as under.

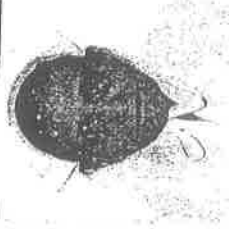
To the East: CTS No. 576 and 18.3 M wide DP Road
To the West: CTS No. 585
To the North: CTS No. 572
To the South: CTS No 607 and CTS 640.

R.E.G.
N.J.

बंदर-१	
८०५८	१५ १५०
२०१८	

बदर-१६		
७२८	१२८	२५३
SIGNED AND DELIVERED		
by the within named "Executants"		
२०१८		

SIGNED AND DELIVERED
by the within named "Executants"



(1) REHANA EMRAN GABAJIWALA)

Rehana. E. Gabajiwala)

(2) NAFISA YUSUF BHAVNAGARWALA)

Nafisa Yusuf)

in the presence of;

[Signature]

[Signature]



SIGNED AND DELIVERED)

by the within named "Attorney"

MR. KURESH EMRAN GABAJIWALA)

in the presence of;

1. *[Signature]*

2. *[Signature]*

[Signature]



बदर-१		
८६५८	५	१०
२०१८		

बंदर-१६	७८८१२९	२५३
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मालमत्ता पत्रक

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

सोमोजे -- मरोळ

पुणे जिल्हा नं. ५८३
 प्लॉ. नं. ५८३
 प्लॉ. नं. ५८३

धारणाधिकार

क्षेत्र चौ.मी.

चौ.मिटर. २३७७.९

र.रु.९/- प्रति १०० स्क्वेअर यार्ड

सं. मूळ धारक १९६९

शेती.

ज्वहर

खंड क्रमांक

नविन धारक (था) पुढार (प) किंवा भार (भा)

साक्षिकान

११/२०१३

आदेशान्वये

मा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा याचेकडील क्र. न. भु. अ/अ/१ व अक्षरी नक्शा अर्ज/सत्ताप्रकार/२०१३ दि. ३६/७/२०१३ व इकडील दि. ६/१२/१३ चे आदेशान्वये मिळकत पत्रिकेवर सत्ताप्रकार सधरी शेती असे नमूद केले.

०६/२०१५

मा. अपर उपजिल्हाधिकारी मुंबई उपनगर जिल्हा अंधेरी याचेकडील विनशेती आदेश क्रमांक ADC/LND/D ११४१ दिनांक २६/५/१९७० व अलिवातडी विनशेती मो. र. नं. ३२६ दिनांक ११/१२/१४ न. भु. अ. विलेपार्ले याचेकडील दिनांक ५/६/२०१५ चे आदेशान्वये न. भु. क्र. ५८३ व ५८४ या मिळकतीची एकूण क्षेत्र १५४८.६ चौ.मी. क्षेत्राकरीता वाणिज्य प्रयोजनाकरीता रक्कम रु. ९/- प्रति १०० स्क्वेअर यार्ड करीता विनशेती सा-याची नोंद केली व सत्ताप्रकार शेती ऐवजी " क " दाखल करून धारक सधरी ७/१२ प्रमाणे नावे दाखल केल्याची नोंद केली.

११/२०१५

मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील चरित्रक क्र. ना. भु. १/मि. ५/अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न. भु. मरोळ/क्र. क्र. ८०४ दि. ११/२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एक हजारा तीनशे सत्याहत्तर पूर्णांक एक दशांश चौ.मी. दाखल केले.

११/०१७

श्री. मुस्तैन हसनअल्ली गवाजीवाला हे दि. २१/११/२००९ रोजी मयत, अर्ज सत्यप्रतिशालेख जबाबान्वये मयत धारक यांचे नाव कमी करून वारसांची नावे दाखल केली.

११/१७

श्री. मन्सूर हसनअल्ली गवाजीवाला हे दि. २७/२/२०१६ रोजी मयत, अर्ज सत्यप्रतिशालेख जबाबान्वये मयत धारक श्री. मन्सूर हसनअल्ली गवाजीवाला यांचे नाव कमी करून वारसांची नावे दाखल केली.



धारक
 १) श्री. मुस्तैन हसनअल्ली गवाजीवाला.
 २) श्री. इमरान हसनअल्ली गवाजीवाला.
 ३) श्री. मन्सूर हसनअल्ली गवाजीवाला.

के रकार क्र. ८०४ प्रमाणे सही. ११/२/२०१५ न. भु. अ. विलेपार्ले

के रकार क्र. ८५० प्रमाणे सही. २१/४/२०१७ न. भु. अ. विलेपार्ले

के रकार क्र. ८५१ प्रमाणे सही. २१/४/२०१७ न. भु. अ. विलेपार्ले

बंदर-१	६	११०
२०१८		

(पान नं. - 1)

बदर-१ ह

७४२८ १३१ २५३

मालमत्ता पत्रक

मरोळ तालुका/न.भु.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

भारणाधिकार

श्री.व.अ.वि.म.

शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.

शासनाला दिलेल्या आकारणाची क्रमांकाची प्रत
तपशील आणि त्याच्या भेरे तपासण्याची निवत वळ

५८४

१७१.५ चौ.फिट.

र.रु.९/- प्रति १०० स्क्वेअर यार्ड. विक्रीपत्र

क [शेती.]

शेती.

व्यवहार

खंड क्रमांक

नविन धारक (धा)
पट्टदार (प) किंवा पार (पा)

आदेशान्वये
मा.जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा
याचेकडील क्र.न.भू./अंकी/व अक्षरी नक्कल अर्ज/सत्ताप्रकार/
२०१३ दि.२६/७/२०१३ व इकडील दि.६/१२/१४ चे आदेशान्वये
मिळकत पत्रिकेवर सत्ताप्रकार सदरी शेती असे नमूद केले.

मा.अपर उपजिल्हाधिकारी मुंबई उपनगर जिल्हा अंधेरी
याचेकडील विनशेती आदेश क्रमांक ADC/LND/D
११४९ दिनांक २६/५/१९७० व अलितातडी विनशेती
मो.नं.३२६ दिनांक ११/१२/१४ न.भू.अ.विलेपार्ले
याचेकडील दिनांक ५/६/२०१५चे आदेशान्वये
न.भू.क्र.५८३ व ५८४ या मिळकतीचे एकूण क्षेत्र
१५४८.६ चौ.मी.क्षेत्रकरीला वाणिज्य प्रयोजनाकरीता
रक्कम रु.९/- प्रति १०० स्क्वेअर यार्ड करीता विनशेती
सा-याची नोंद केली व सत्ताप्रकार शेती ऐवजी " क " क
दाखल करून धारक सदरी ७/१२ प्रमाणे नावे दाखल
केल्याची नोंद केली.

मा.जिल्हा अधीक्षक भूमि अभिलेख (म.राज्य)
पुणे याचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५, पुणे
दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.मरोळ/क्र.८०४
दि.१/१२/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत
पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र
अक्षरी एक श्रे एकान्तर पणोक्त पाच दशांश चौ.मी.दाखल केले.

श्री.मुस्तेन हसनअल्ली गबाजीवाला हे दि.२१/११/२००९
रोजी मयत,अर्ज सत्याप्रतिज्ञालेख जबाबान्वये मयत
धारक श्री.मुस्तेन हसनअल्ली गबाजीवाला यांचे नाव कमी
करण वारसांची नावे दाखल केली.

श्री.मन्सूर हसनअली गबाजीवाला हे २७/२/२०१६ रोजी
मयत अर्ज,सत्याप्रतिज्ञालेख जबाबान्वये मयत धारक श्री
मन्सूर हसनअली गबाजीवाला यांचे नाव कमी करून
वारसांची नावे दाखल केली.

धारक

- १) श्री.मुस्तेन हसनअल्ली गबाजीवाला
- २) श्री.पमराण हसनअल्ली गबाजीवाला
- ३) श्री.मन्सूर हसनअल्ली गबाजीवाला

क रफार क्र.७५७
सही
५/६/२०१५
न.भू.अ.विलेपार्ले



क रफार क्र.८०४ प्रमाणे
सही
१/१२/२०१५
न.भू.अ.विलेपार्ले

धारक -

- १) श्रीम झैपुन मुस्तेन गबाजीवाला
- २) श्री.हुसेनी मुस्तेन गबाजीवाला
- ३) श्री.अमार मुस्तेन गबाजीवाला
- ४) श्री.मोईस मुस्तेन गबाजीवाला

धारक -

- १) श्रीम झरीना मन्सूर गबाजीवाला
- २) श्री.सैफुद्दीन मन्सूर गबाजीवाला

क रफार क्र.८५६ प्रमाणे
सही
२१/४/२०१७
न.भू.अ.विलेपार्ले

बदर-१

७४२८

१३१

२०१८

पान नं.- 1)

पान नं.- 2

बव-१-१६

७४६८	१३२	१५३
१३२	२४३८	

मालमत्ता पत्रक

पुस्तक/न.भु.मा.का. -- न.भू.अ.विलेपार्ले

जिल्हा -- मुंबई उपनगर जिल्हा

धारणाधिकार

अत्र
चौ.मी.

शिट नंबर
प्लॉट नंबर

शासनाला दिलेला आकाराचा किंवा माझ्याचा
तपशील आणि त्याच्या फेर तपसणीची निवट वेळ

प्लॉट नं.

४ ५८४

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
४/२०१७ श्री.एमरान हसनअली गबाजीवाला हे दि.२/९/२०१२ रोजी मृत, अर्ज, सत्यप्रतिज्ञालेख व जबाबान्वये मृत धारक श्री.एमरान हसनअली गबाजीवाला हे याचे नाव कमी करून वारसांची नावे दाखल केली.		धारक- १) श्रीम रेहना एमरान गबाजीवाला २) श्री.कुरेश एमरान गबाजीवाला ३) नफीसा युसूफ भावनगरवाला	फरकार क्र.८५२ प्रमाण सही. २९/४/२०१७ न.भू.अ.विलेपार्ले

संज्ञिका - ३८५८

खरी नक्कल

मकलेचा प्रकार

पडल तारीख ५/१/१९

न तयार तारीख ६/१/१९

स तयार तारीख २९/४/१९

करणात

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

०४
२५५ (१०)
श्री. व. ज. शिंदे

राज्य-प्रतिलिपि
श्री. व. ज. शिंदे

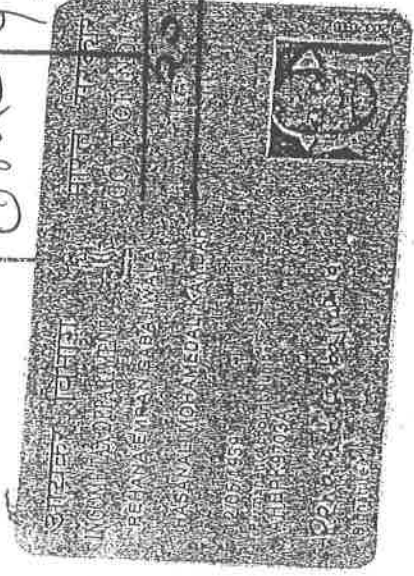


बव-१	२	११०
८८५८		
		२०१८

बदर-१६

933 9Y3

२०१८



Rehana E. Gabajiwala



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविप्याचा क्रमांक / Enrollment No 1008/2240/103136

To,

रेहाना ईमरान गबाजिवाला

Rehana Emran Gabajiwala

W/O: Emran Hasanali Gabajiwala

Gabajiwala building, P. No. 1, E. 1st floor,

Church Road

Saifee Colony, Marol

Mumbai

J.B. Nagar Mumbai

Maharashtra 400058

9669105870



Ref: 79 / 18J / 109325 / 030617



SH4123

आपला आधार क्रमांक / Your Aadhaar No. :

9474 8521 0732

आधार - सामान्य माणसाचा अधिकार

बदर -१
CEYC 90 9V
२०१८



भारत सरकार
Government of India



रेहाना ईमरान गबाजिवाला

Rehana Emran Gabajiwala

जन्म तारीख / DOB : 12/05/1939

स्त्री / Female



9474 8521 0732

Rehana E. Gabajiwala

बदर-१६		
९१०६८	१३४२५३	
		२०१८



भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदविल्याचा क्रमांक / Enrolment No 1067/11031/0126

To
 नफीसा युसुफ भावनगरवाला
 Nafisa Yusuf Bhavnagarwala
 W/O: Yusuf Bhavnagarwala
 192, Abbas Building
 Jalbhai Street
 Opp railway Bakery
 Mumbai
 Girgaon Mumbai Mumbai
 Maharashtra 400004
 9820433409

21/05/2013



आपला आधार क्रमांक / Your Aadhaar No. :

3775 5842 2718

आधार - सामान्य माणसाचा अधिकार	बदर - १
९१०६८	११
	२०१८



नफीसा युसुफ भावनगरवाला
 Nafisa Yusuf Bhavnagarwala
 जन्म वर्ष / Year of Birth : 1958
 स्त्री / Female

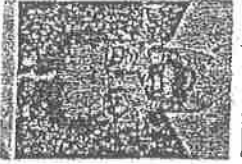
3775 5842 2718

आधार - सामान्य माणसाचा अधिकार

Nafisa Yusuf

बदर-१६		
७४२८	१३५	१५३
		२०१८

PERMANENT ACCOUNT NUMBER
AABPG9803G
 KURESH EMRAN GABAJIWALA



FATHER'S NAME
EMRAN HASANALLY GABAJIWALA
 DATE OF BIRTH
16-08-1961
 DIRECTOR OF INCOME TAX (SYSTEMS)

SIGNATURE

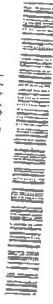


भारत सरकार
 Unique Identification Authority of India
 Government of India

नंदिदिव्याचा क्रमांक / Enrollment No 1008/2240/103138

To,
 कुरेश इमरान गबाजीवाल
 Kuresh Emran Gabajiwala
 S/O: Emran Gabajiwala
 Gabajiwala Building, Plot No 7, E-11 No 6
 Church Road
 Saifee Colony Marol, Andheri East
 Mumbai
 J.B. Nagar Mumbai
 Maharashtra 400059
 9869105870

Ref: 188 / 26H / 324310 / 324874 / P



SH188162697FT



आपला आधार क्रमांक / Your Aadhaar No. 1

5716 6311 5391

आधार - सामान्य माणसाचा अधिकार

बदर - १		
७४२८	१२	१५०
		२०१८



कुरेश इमरान गबाजीवाल
 Kuresh Emran Gabajiwala
 जन्म वर्ष / Year of Birth: 1961
 पुरुष / Male

5716 6311 5391

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Unique Identification Authority of India

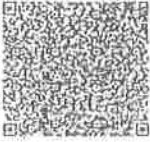
नोंदविय्याचा क्रमांक / Enrollment No 1218/61056/11856

To,
 मोहंज सुलेख गबाजिवला
 Mohz Musten Gabejivala
 S/O: Musten Gabejivala
 2, Gabejivala Building, Next To Maimoon Manzil - Church
 Road, Marol, Andheri (Eest)
 Mumbai
 J.B. Nagar Mumbai Mumbai
 Maharashtra 400059
 9810100452

192 / 17A / 367136 / 397158 / P



SH284698205DF



बंदर-१६	७४५६ ९३६	१५३
		२०१८

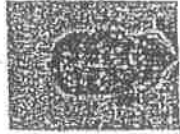
आपला आधार क्रमांक / Your Aadhaar No. :

6316 9468 1176

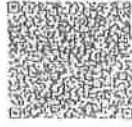
आधार - सामान्य माणसाचा अधिकार



GOVERNMENT OF INDIA



पॉलिफ सुलेख गबाजिवला
 Mohz Musten Gabejivala
 जन्म वर्ष / Year of Birth : 1962
 पुरुष / Male



Handwritten signature

6316 9468 1176



आधार - सामान्य माणसाचा अधिकार

बंदर-१	७४५६	९३६
		१५३
		२०१८

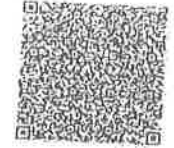


भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1207/48543/00744

To
आमिर मुस्तफ़ ग़ाबजीवला
Asmir Musten Gabajiwala
A/101, Malmoon Menzil Church Road
Hasanath High School Marol Andheri East
Mumbai

J.B. Nagar
Mumbai Mumbai
Maharashtra 400059
9820083525
MN608408035F1



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

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India
आमिर मुस्तफ़ ग़ाबजीवला
Asmir Musten Gabajiwala
जन्म तिथि / DOB: 07/07/1964
पुरुष / Male

5359 0857 8808

आधार - आम आदमी का अधिकार

Amir

बदर - १ छ	०४२८	९३०७५३	२०१८
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बदर - १	०४२८	९३०७५३	२०१८
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बदर-१		
८०५८	११	१२०
२०१८		

बदर-१६		
८४२८	१३८	१५३
२०१८		



Summary1 (GoshwaraBhag-1)

322/8658

गुरुवार, 12 जुलै 2018 1:20 म.नं.

दस्त गोश्वारा भाग-1

वदर1
दस्त क्रमांक: 8658/2018

दस्त क्रमांक: वदर1/8658/2018

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

वदर - १
८६५८ १६ १६
२०१८

ड. नि. सह. डु. नि. वदर1 यांचे कार्यालयात

क्र. क्रं. 8658 वर दि.12-07-2018

रोजी 1:01 म.नं. वा. हजर केला.

पावती:10060

पावती दिनांक: 12/07/2018

सादरकरणाराचे नाव: रेहाना एमरान गबाजीवाला

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

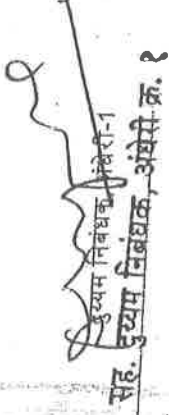
रु. 340.00

पृथांची संख्या: 17

दस्त हजर करणाऱ्याची सही:

एकुण: 440.00


सह. डुय्यम निबंधक, अंधेरी क्र. १


सह. डुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्रा क्रं. 1 12 / 07 / 2018 01 : 01 : 59 PM ची वेळ: (साद्रीकरण)

शिक्रा क्रं. 2 12 / 07 / 2018 01 : 03 : 00 PM ची वेळ: (फी)

वदर-१६
८६५८ १३६ १५३
२०१८





12/07/2018 1 19:46 PM

दस्त गोपवारा भाग-2

बदर1

दस्त क्रमांक:8658/2018

दस्त क्रमांक : बदर1/8658/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पधकाराचे नाव व पत्ता

1 नाव: रेहाना एमरान गबाजीवाला

पत्ता: प्लॉट नं 7, गबाजीवाला बिल्डींग, सैफी

कॉलनी, अंधेरी पूर्व, चर्च रोड, मरोळ, ज.ब. नगर,

MUMBAI, Non-

बदर-1

Government.

पैन नंबर:

नाव: नफिसा गुसुफ

पत्ता: प्लॉट नं 7, माळा नं: 2रा मजला, विंग ए,

इमारतीचे नाव: अम्बास बिल्डींग, ब्लॉक नं: मुंबई, रोड

नं: जलगाई स्ट्रीट, महाराष्ट्र, मुम्बई.

2018

3 नाव: सुरेश एमरान गबाजीवाला

पत्ता: प्लॉट नं: प्लॉट नं 7, माळा नं: - इमारतीचे नाव:

गबाजीवाला बिल्डींग, सैफी कॉलनी, ब्लॉक नं: अंधेरी

पूर्व, रोड नं: चर्च रोड, मरोळ, महाराष्ट्र, मुम्बई.

पधकाराचा प्रकार

कुलमुखत्यार देणार

वय :-78

स्वाक्षरी:-

Rehana E Gabajiwala

कुलमुखत्यार देणार

वय :-60

स्वाक्षरी:-

Nafisa. Gusuf

पावर ऑफ अटॉर्नी

होल्डर

वय :-57

स्वाक्षरी:-

अनु क्र. 1 नाव: अमीर गबाजीवाला

वय: 54

पत्ता: प्लॉट नं 7, गाबजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,

अंधेरी पूर्व

पिन कोड: 400059

नाव: मोईस गबाजीवाला

वय: 56

पत्ता: प्लॉट नं 7, गाबजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,

अंधेरी पूर्व

पिन कोड: 400059



बदर - १

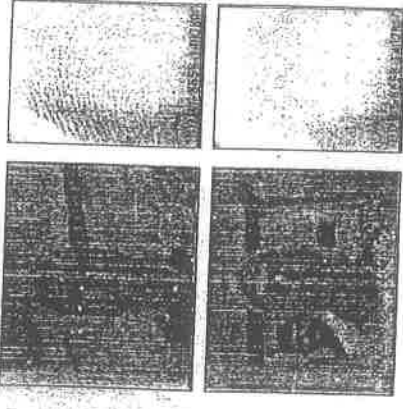
कुलमुखत्यारपत्र वा दस्त ऐवज करण विरुद्धाचे कुल करताव.

८६५८ १७ १७

२०१८

घायाचित्र

अंगठ्याचा ठसा



नाव: मोईस गबाजीवाला

वय: 56

पत्ता: प्लॉट नं 7, गाबजीवाला बिल्डींग, सैफी कॉलनी, मरोळ,

अंधेरी पूर्व

पिन कोड: 400059

स्वाक्षरी

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 96 पुराक क्र. १/बदर-१/क्रमांक. ८६५८/१७/१८ वर नोंद, दिनांक 12 JUL 2018 याने अहद.

EPayment Details.

sr. 1
EPayment Number
MH003876901201819E

Defacement Number
0002026132201819

स्वाक्षरी
मुंबई उपनगर जिल्हा

8658 /2018

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

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

CERTIFIED 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.

The Board passed the following resolution:-

"RESOLVED THAT the Company has entered into an Agreement for Development with Mrs. Zetun Musten Gabajiwala & Others on 04th August 2017 and the said documents registered on 04th August 2017 vide Registration No.BDR4-6897-2017 for property bearing CTS No. 583 & 584, Village Marol, 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 Alternate Accommodation Agreement with the several tenants and co-owners the required applications, letters, 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:

बदल-१ &		
२०१८	१४१	१५३
२०१८		

Name

1. Munir Mohamedali Bharwani
2. Mohamedali Aziz Bharwani

Certified True Copy

Savannah Real Estate Pvt. Ltd.

Signature: 
Director

Name: Mr. Munir Mohamedali Bharwani

Designation: Director

For Savannah Real Estate Pvt. Ltd.

Signature: 
Director

Signature:

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

खत-१४		
७४६७४२	१५३	
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TATA YOUR POWER BILL
Lighting up Lives

Tata Power Company Limited, Distribution Customer Services, Dharami Recreational Station, Marolunge (W), Mumbai - 400069

Revised Bill

Current Bill Amount (सद्यः देय राशि) ₹	793.00
Electricity charges (विद्युत शुल्क) ₹	17.00
Rest Duties (शेष्य शुल्क) ₹	8.00
Total Amount Payable (सम्पूर्ण देय राशि) ₹	818.00
Standing Security Deposit (निब सुरक्षा जमाना) ₹	250.00

CALL : 1-800-209-5361
(24 x 7 Toll Free No.)

FIRE/ACCIDENT
25774389

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

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

**Bill 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**

**Bill Amount After Due Date*-
21.03.2016 Rs. 834.00**

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

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

Tata Power 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-400052
Unit No. 8, 55, Corporate Avenue, Saki Vihar Rd, Opp. Saki Vihar Telephone Exchange, Saki Naka Mumbai 400072.

Tata Power Bill Collection Centre, Shop No. 4, Poonam Darshan BLDG, Nr J.V.L.R Mahal, Saki Caves, behind Poonam Nagar, Poonam, Andheri (E) Mumbai-400069.

Electronic Drop Box, 349, BUSINESS POINT, NAVRANG WESTERN EXPRESS HIGHWAY Andheri (E) Mumbai 400069.

Deque Kiosk, *Handwritten: Bandra ch no - 871069 dt 21/3/2016*

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

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

Tata Power Drop Box, *Handwritten: For the 811 = in camera bank*

Electronic Clearing Service (ECS) - For hassle free bill payments, please register your time to travel facility for complete list of Customer Relations Centre / Online Payment and other cash and cheque collection centres, 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.

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

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

Handwritten signature: Ap Joglekar

Sunil Joglekar
Chief - Distribution Customer Services

बदर-१६	
<i>Handwritten: 9826</i>	<i>Handwritten: 983</i>
2080	

NAME : VELPONENG MOEK'S

Address : 5, GOBAJIWALA IND ESTATE, MAKIWANA ROAD, Andheri (E), Mumbai, 400069

Consumer Number : 9000 0015 2490

Bill No	92375324390	Tariff Cat.	LT III - Industrial upto 20 KW
Bill Date	05.03.2016	Next Meter	
Bill Period	01.02.2016 To 29.02.2016	Reading Date	29.03.2016
Bill Month	FEB 2016	MRU	WSC01L14
Meter No.	10107520	Consumer	Welcome
Metered Units	44	Type of Supply	3PHASE
Units Billed	48	Zone	SC01






बदर-१६	
७४२५१४४	२५३
२०१८	



बदर-१६


७०२८	१२६	१५३
		२०१८

 **PERMANENT ACCOUNT NUMBER**
AIRPP0703G

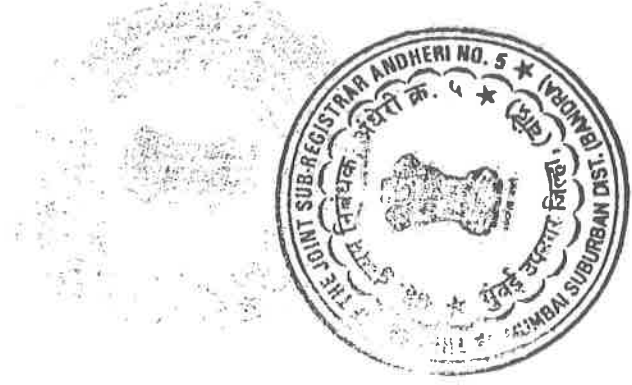
NAME (NAME)
JAYAPRAKASH NARAYAN
PULYADATH

NAME OF THE FATHER'S NAME
NARAYAN PULYADATH

DATE OF BIRTH
29-08-1944

FATHER'S SIGNATURE 

शुद्ध मूल्य (मूल्य ६५)
Certificate of Income-tax (Outgoing Operations)



आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA
 SAVANNAH REAL ESTATE PRIVATE
 LIMITED
 31/12/2004
 Permanent Account Number
 AAICS6458B
 26032013

बदल-१६	
७४२८	१४६७५३
२०१८	





Nafise Jeejee



धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9803G

पिता का नाम / FATHER'S NAME
KURESH EMRAN GABAJIWALA

जन्म तिथि / DATE OF BIRTH
16-08-1961

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9806D

पिता का नाम / FATHER'S NAME
MOIZ MUSTEN GABAJIWALA

जन्म तिथि / DATE OF BIRTH
12-02-1962

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9797R

पिता का नाम / FATHER'S NAME
AA MIR MUSTEN GABAJIWALA

जन्म तिथि / DATE OF BIRTH
07-07-1964

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9798A

पिता का नाम / FATHER'S NAME
HUSEINI MUSTEN GABAJIWALA

जन्म तिथि / DATE OF BIRTH
24-05-1959

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9804B

पिता का नाम / FATHER'S NAME
SAIFUDDIN MANSUR GABAJIWALA

जन्म तिथि / DATE OF BIRTH
03-08-1965

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9807C

पिता का नाम / FATHER'S NAME
ZETUN MUSTEN GABAJIWALA

जन्म तिथि / DATE OF BIRTH
22-03-1937

धार्मिक लेखा संख्या

पिता का नाम / FATHER'S NAME

जन्म तिथि / DATE OF BIRTH

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

धार्मिक लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPG9808D

पिता का नाम / FATHER'S NAME
ZARINA MANSUR GABAJIWALA

जन्म तिथि / DATE OF BIRTH
27/03/1961

अधिकार निर्देशक (व्यक्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)



2022-23	
9826980	943
2026	



NUMBER

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

SAGAR KESHAV LAD
 KESHAV SHANTARAM LAD
 24/11/1974
 Permanent Account Number
 ADKPL2213K


 Signature



२१-१२-२०१६

बदल-१६		
वर्ड	१४८	१५३
२०१८		

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

RANJANKUMAR SHARMA
 HARILAL PHOOLGHAND SHARMA
 12/05/1983
 Permanent Account Number
 BBPPS0590G


 Signature



२०१८		
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बदर-१६			
10/12/40	9/13		
		२०९६	
			५०८८





शनिवार,04 ऑगस्ट 2018 1:48 म.नं.

दस्त गोषवारा भाग-1

बदर16

दस्त क्रमांक: 7428/2018

दस्त क्रमांक: बदर16 /7428/2018

वाजार मुल्य: रु. 39,47,172/- मोबदला: रु. 23,20,500/-

भरलेले मुद्रांक शुल्क: रु. 1,98,000/-

दु. नि. सह. दु. नि. बदर16 यांचे कार्यालयात

अ. क्र. 7428 वर दि.04-08-2018

रोजी 1:28 म.नं. वा. हजर केला.

पावती:7581

पावती दिनांक: 04/08/2018

सादरकरणाराचे नाव: वेल्डन इंजिनीरिंग वर्कर्स तर्फे प्रोप्रायटर
पी .एन. जयप्रकाश --

नोंदणी फी

रु. 30060.00

दस्त हाताळणी फी

रु. 3060.00

पृष्ठांची संख्या: 153

एकुण: 33060.00

Subayankar
दस्त हजर करणाऱ्याची सही:

[Signature]
सह. दु. नि. का. अंधेरी-5

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

दस्ताचा प्रकार: पर्यायी जागेचा करार

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-
खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 04 / 08 / 2018 01 : 28 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 08 / 2018 01 : 31 : 05 PM ची वेळ: (फी)

[Signature]
सह. दु. नि. का. अंधेरी-5

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

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार व नोंदणीस
साखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यवती, साक्षीदार व
सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्तानी सत्यता वैधता
कायदेशीर जावीसाठी दस्तानिष्पादक व कबुलीपत्राकडे संपुर्णपणे जबाबदार राहतील
(1) ~~दस्ता~~ *[Signature]*
3) ~~दस्ता~~ *[Signature]*

लिहून देणारे (दिनांकासहीत स्वाक्षरी) लिहून घेणारे (दिनांकासहीत स्वाक्षरी)



[Signature]

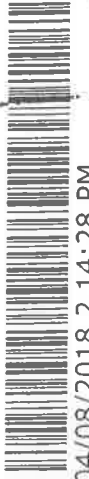
बदर-१६	
७४२८	१५११५३
२०१८	



SECTION 7 * * * * *
WASHINGTON, D.C.



बदर-१६



04/08/2018 2 14:28 PM

दस्त क्रमांक : बदर16/7428/2018

दस्ताचा प्रकार :- पर्यायी जागेचा करार :-

दस्त गोषवारा भाग-2

942 943

२०१८

बदर16

दस्त क्रमांक:7428/2018

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: झेतून मुस्तेन गबाजीवाला तर्फे मुखत्यार मोईस मुस्तेन गबाजीवाला - -

पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गबाजीवाला बील्डींग, प्लॉट नं 7, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, MUMBAI.

मान्यता देणार

वय :-57

स्वाक्षरी:-

2 नाव: हुसैनी मुस्तेन गबाजीवाला तर्फे मुखत्यार मोईस मुस्तेन गबाजीवाला - -

पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गबाजीवाला बील्डींग, प्लॉट नं 7, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

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, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

मान्यता देणार

वय :-57

स्वाक्षरी:-

4 नाव: मोईस मुस्तेन गबाजीवाला - -

पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गबाजीवाला बील्डींग, प्लॉट नं 7, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

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, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

मान्यता देणार

वय :-57

स्वाक्षरी:-

6 नाव: कुरेश एमरान गबाजीवाला - -

पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गबाजीवाला बील्डींग, प्लॉट नं 7, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

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 स्ट्रीट, महाराष्ट्र, मुम्बई.

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, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

मान्यता देणार

वय :-53

स्वाक्षरी:-

9 नाव: सैफुद्दीन मन्सूर गबाजीवाला - -

पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: गबाजीवाला बील्डींग, प्लॉट नं 7, सैफी कॉलनी, ब्लॉक नं: आंधेरी पूर्व, रोड नं: चर्च रोड, महाराष्ट्र, मुम्बई.

मान्यता देणार

वय :-53

स्वाक्षरी:-



10 नाव: सवांना रिअल इस्टेट प्रायवेट लिमिटेड तर्फे
संचालक मुनीर मोहम्मद अली - भारवानी
पत्ता: प्लॉट नं: 401, माळा नं: 4, इमारतीचे नाव:
वॅस्ट व्यु, ब्लॉक नं: विलेपारले पश्चिम, रोड नं:
बजाज रोड, महाराष्ट्र, मुम्बई.
पॅन नंबर: AAICS6458B

लिहून देणार
वय :- 38
स्वाक्षरी:

11 नाव: वेल्डन इंजिनीरिंग वर्क्स तर्फे प्रोग्रायटर
पी.एन. जयप्रकाश -
पत्ता: प्लॉट नं: ए/602, माळा नं: -, इमारतीचे
नाव: बमनपूरी, ब्लॉक नं: आंधेरी पूर्व, रोड नं:
जे.बी. नागर, महाराष्ट्र, MUMBAI.
पॅन नंबर: AIRPP0703G

लिहून घेणार
वय :- 74
स्वाक्षरी:-

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

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

अनु
क्र. पक्षकाराचे नाव व पत्ता

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

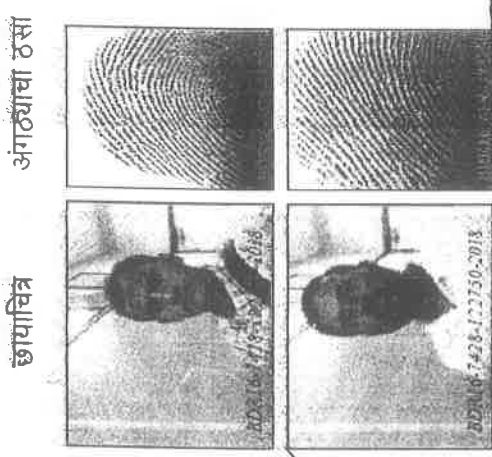
स्वाक्षरी

2 नाव: रंजन - शर्मा
वय: 35
पत्ता: वॅस्ट व्यु, विलेपारले पश्चिम
पिन कोड: 400056

स्वाक्षरी

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

सह. दुय्यम निबंधक, अंधेरी क्र. 5
मुंबई उपनगर जिल्हा नियंत्रण विभाग



छायाचित्र अगठ्यांचा ठसठा

बदर-१६

0828	9933	9933
२०१८		

sr. Epayment Number
1 MH004727037201819S
2 MH004751528201819E

Defacement Number
0002480703201819
0002480699201819

7428 / 2018

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प्रमाणित करणेत येते की, या
दस्तामळे एरून, ०४/०८/२०१८, पाने आहेत.

सह. दुय्यम निबंधक, अंधेरी क्र. 5,
मुंबई उपनगर जिल्हा

बदर-१६/०४२८/२०१८
पुस्तक क्रमांक १, क्रमांक ०४२८/ब
नोंदला.
दिनांक : ०४/०८/२०१८

सह. दुय्यम निबंधक, 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

**PERMANENT ALTERNATIVE
ACCOMMODATION AGREEMENT**

U J

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