

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		Valuation ID		09 June 2022 09:09:06 AM	
मूल्यांकन वर्ष 2021		20220609149		8x2	
जिल्हा	मुंबई (उपनगर)	मूल्य विभाग	113-सिडार - कुर्ला	उप मूल्य विभाग	113/539B5 सेक्टर पेसा बाजार असलेल्या भिन्नकती.
प्रत्येक मकान / स. मू. क्रमांक :	सि.उ.एच. नं. 101				
सार्वजनिक मूल्य हा तक्रारानुसार मूल्यदर हो.	सुली नवीन	निवासी भवनेकर	वर्ग/वर्ग	दराने	औद्योगिक
	68710	145090	151870	176600	136810
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	84.04 चौ.मीटर	भिन्नकतीचा बाजार-	संपूर्ण भवनेकर	भिन्नकतीचा प्रकार-
	अवकाशाचे पर्याय-	1-आर सी सी	भिन्नकतीचे क्षेत्र-	0 TO 25%	कुणठ/बांधकामाचा दर -
	उद्योगिक सुविधा-	असते	मकान -	21st floor To 30th floor	मार्धान
प्रत्येकचे क्षेत्र-	2 to 10 hectar	एखादा कसबा -			
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
(मूळ) प्रत्येकचे क्षेत्रानुसार दर	= ((एखादा-बाजार भिन्नकतीचा प्रति चौ. मीटर मूल्यदर) * 105 % )				
प्रत्येकचे क्षेत्रांकुर	भिन्नकती भवनेकर करीत असो चौ. मीटर वा - Rs.152344.5/-				
मकानाचे मूल्य/एकर	= 115% apply to rate= Rs.175196/-				
एखादा-बाजार भिन्नकतीचा प्रति चौ. मीटर मूल्यदर	= (((एखादा मूल्यदर - सुली प्रतिमिटर वा ) * एखादा-बाजार टक्केवारी ) + सुली प्रतिमिटर वा )				
	= ( ( (175196-68710) * (100 / 100) ) + 68710 )				
	= Rs.175196/-				
A) सुली भिन्नकतीचे मूल्य	= सुली प्रत्येकचे मूल्य वा * भिन्नकतीचे क्षेत्र				
	= 175196 * 84.04				
	= Rs.14723471.84/-				
E) अतिरिक्त मूल्य मूल्यदर क्षेत्र	13.94 चौ.मीटर क्षेत्र				
	= 13.94 * ( 145090 * 25/100 )				
	= Rs.503638.65/-				
एखादा-बाजार अंतिम मूल्य	= A + B + C + D + E + F + G + H + I + J				
	= 14723471.84 + 0 + 0 + 0 + 503638.65 + 0 + 0 + 0 + 0 + 0				
	= Rs.15229110.49/-				

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Home Print



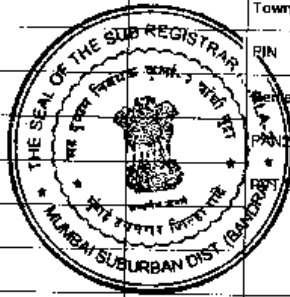
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.



CHALLAN  
MTR Form Number-6



GRN	MH015110093202122P	BARCODE			Date	23/03/2022-12:35:28	Form ID	25.2												
Department	Inspector General Of Registration			Payer Details																
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)																
				PAN No.(If Applicable)	CJZPS7334F															
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2			Full Name	SONU SHARMA AND MANISH CHANDA															
Location	MUMBAI			Flat/Block No.	FLAT NO.A-2002 20TH FLOOR KANAKIA															
Year	2021-2022 One Time			Premises/Building	FUTURE CITY BLDG															
Account Head Details		Amount In Rs.		Road/Street	DRL H ROAD															
003004550	Stamp Duty	1237500.00		Area/Locality	HIRANANDANI HOSPITAL POWAI MUMBAI															
003006330	Registration Fee	30000.00		Town/City/District																
				RIN	4 0 0 0 7 6															
				Remarks (If Any)	PAN=AAHCK8280E--SecondPartyName=KANAKIA_FUTURE_REALTY															
				PTD-	<table border="1"> <tr> <td colspan="3">करल-२</td> </tr> <tr> <td>70983</td> <td>2</td> <td>209</td> </tr> <tr> <td colspan="3">३०३३</td> </tr> <tr> <td colspan="3">Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only</td> </tr> </table>				करल-२			70983	2	209	३०३३			Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only		
करल-२																				
70983	2	209																		
३०३३																				
Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only																				
Total	12,67,500.00		Words	Twelve Lakh Sixty Seven Thousand Five Hundred Rupees Only																
Payment Details			STATE BANK OF INDIA																	
Cheque-DD Details			FOR USE IN RECEIVING BANK																	
Cheque/DD No			Bank CIN	Ref. No.	10000502022032301850			3721430080340												
Name of Bank			Bank Date	RBI Date	23/03/2022-12:36:32		25/03/2022													
Name of Branch			Bank-Branch		STATE BANK OF INDIA															
			Scroll No. , Date	1009122 , 25/03/2022																



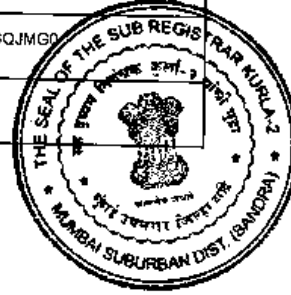
Department ID: 9022535661  
 NOTE - This challan is valid only if it is registered in Sub Registrar office only. Not valid for unregistered document.  
 संदर्भ चालन केवल तब ही वैध है, जो केवल नोडली कार्यालय में ही दर्ज किया गया हो। नोडली न कार्यालय में दर्ज किया गया संदर्भ चालन लागू नहीं है।

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI 03  
 Date: 2022.03.31  
 11:43:10 IST  
 Reason: Secure  
 Document  
 Location: India

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0806202213035	Date	08/06/2022
Received from KANAKIA FUTURE REALTY PVT LTD, Mobile number 2235023666, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	Date	08/06/2022
Bank CIN	10004152022060812067	REF No.	IGANSQJMG0
This is computer generated receipt, hence no signature is required.			



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0806202212969	Date 08/06/2022
Received from KANAKIA FUTURE REALTY PVT LTD, Mobile number 2235023666, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 08/06/2022
Bank CIN 10004152022060812013	REF No. IGANSQRYD5
This is computer generated receipt, hence no signature is required.	



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**AGREEMENT FOR SALE OF PREMISES**

**BETWEEN**  
**KANAKIA FUTURE REALTY PRIVATE LIMITED**  
**(THE PROMOTER)**

**&**

**Mrs. Sonu Sharma & Mr. Manish Chanda**  
**(THE ALLOTTEE)**



**FLAT NO. 2002**

**20<sup>th</sup> FLOOR**

**TOWER A**  
**KANAKIA FUTURE CITY A**

....., 2022

AH

Sonu. Manish

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**AGREEMENT FOR SALE OF PREMISES**

**THIS AGREEMENT** is made at Mumbai this 31<sup>st</sup> day of MARCH, 2022

**BETWEEN**

**KANAKIA FUTURE REALTY PRIVATE LIMITED** a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the Companies Act, 2013 having its registered office at Kanakia Future City, Residential Building No. 2, CTS No. 101, Village Tirandaz, Powai, Mumbai – 400 076, hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**



**AND**

**Mrs. Sonu Sharma and Mr. Manish Chanda** having their address at **Bldg 5, Plot 368/300, Mahakali Road, Andheri East, Mogra Village, Mumbai – 400093** hereinafter referred to as "the Allottee/s", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the coparcenery and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and the heirs, executors and administrators of the last surviving Trustee and his or her assigns and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**

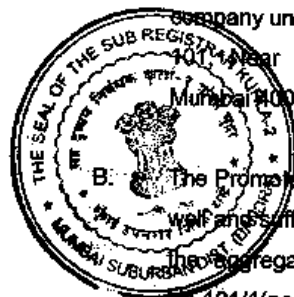
PM

AP

Sonu Manish

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WHEREAS	१०५४३	५ २०५
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A. The Promoter is the developer of and has acquired valid binding and subsisting development rights with respect to all that piece and parcel of land admeasuring in the aggregate approximately 7,215 square meters bearing New C.T.S. No.101/1(part) and which is more particularly described in **Part A of the First Schedule** hereunder written and is hatched in **blue** colour boundary line on the plan annexed and marked as **Annexure "1A"** hereto ("**the Phase 1 Land**"). The Phase 1 Land is owned by Skyline Mansions Private Limited, an existing company under the Companies Act, 2013 having its registered office at Skyline Near Ayyappa Temple, Behind Hiranandani Hospital, I.I.T., Powai, Mumbai #00076 ("**SMPL**").



B. The Promoter is the owner of and is seized and possessed of and is otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring in the aggregate approximately 25,887 square meters bearing New C.T.S. No.101/1(part) and which is more particularly described in the **Part B of the First Schedule** hereunder written and is hatched in **yellow** colour on the plan annexed and marked as **Annexure "1A"** hereto ("**the Phase 2 Land**").

C. The Phase 1 Land and Phase 2 Land collectively admeasure in the aggregate approximately 33,102 square metres and are hereinafter collectively referred to as "**the Larger Land**" and are collectively described in **Part C of the First Schedule** hereunder written.

D. The Larger Land forms part of land collectively admeasuring approximately 58,516 square metres and shown delineated in a **red** colour boundary line on the plan annexed and marked as **Annexure "1A"** hereto and described more particularly in **Part D of the First Schedule** hereunder written and hereinafter referred to as "**the Residential Zone Land**". The Residential Zone Land forms part of a composite layout of land admeasuring approximately 1,03,292.036 square metres as per title deeds and 7/12 extracts and approximately 94,206.87 square metres as per P.R. Cards and shown delineated in a **green** colour boundary line on the plan annexed and marked as **Annexure "1A"** hereto and described more particularly in **Part E of the First Schedule** hereunder written

E. The Promoter is presently undertaking the composite development of the Larger Land.

AHP

*Signature*

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F. The details pertaining to the title of the Promoter to the Larger Land, the pertinent approvals and permissions issued in respect of the Larger Land, litigation proceedings in respect of the Larger Land, covenants (if any) affecting the Larger Land, impediments (if any) attached to the Larger Land, encroachments (if any) on the Larger Land, permissions to be obtained which affects the Promoter's title to the Larger Land, and mortgages/charges on the Larger Land (if any), are elucidated in the Report on Title dated 22<sup>nd</sup> April, 2016 and the Report on Title dated 19<sup>th</sup> September, 2018, both issued by M/s. Wadia Ghandy & Co., Advocates, Solicitors & Notary, copies whereof are annexed and marked as **Annexure "2"** hereto (**"Title Certificates"**).

G. The balance portion of the Residential Zone Land (i.e. excluding the Larger Land) admeasures 25,414.11 square metres and is shown shaded in gray colour on the plan annexed and marked at **Annexure "1A"** hereto and is described in the **Second Schedule** hereunder written and hereinafter referred to as **"the Phase 3 Land"**. The Phase 3 Land is owned by M/s. Skyline Great Hills, a partnership firm registered under the provisions of the Indian Partnership Act, 1932 and having its place of business at Skyline Sparkle, Opposite WMI Crane, Subhash Road, Near Nahur Railway Station, Bhandup, Mumbai 400078 (**"SGH"**). The Phase 3 Land is proposed to be developed by the Promoter in a composite fashion together with the Larger Land at some time in future. The Promoter has presently contemplated to develop the the Phase 3 Land and shall be entitled to / required to club / amalgamate the Larger Land (or part thereof) with the Phase 3 Land, in a phase wise manner as it may deem fit over time. The proposed schemes of development as attached in **Annexes "1B to 1EE"**, disclose the sanctioned / proposed designated uses of the buildings / structures / towers / wings and is based on the current Approved Layout for the Larger Land and the Conceptual Layout for the development of the Larger Land/the Phase 3 Land. It is clarified that upon acquisition of development/ownership rights by the Promoter with respect to the Phase 3 Land, the term **"Larger Land"** shall mean and include the Phase 3 Land. The Larger Land could be finally developed by the Promoter at its sole discretion in terms of any of the plans as proposed in **Annexes "1B to 1EE"**, (or any combination/s of such plans) or in such other manner as may be possible under the relevant DCR, 1991, DCPR, 2034 and/or applicable laws. The Promoter is entitled to develop the Larger Land and the Phase 3 Land by consuming maximum FSI as more particularly set out in this Agreement and by constructing buildings thereon, as mentioned in this Agreement. It is clarified that in the event the Promoter is not able to / does not develop the Phase 3 Land, for any reason whatsoever, then, SMPL and SGH (collectively **"the**



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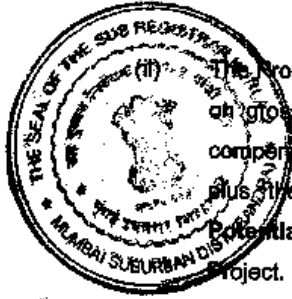
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90988	Skyline Group	2023
2023	shall be entitled to develop the Phase 3 Land by consuming maximum FSI available thereon and by constructing buildings thereon, as permissible.	

- H. The Promoter is undertaking the development of the Larger Land and the Phase 3 Land ("the Whole Project") in a phase-wise manner as mentioned at Recital I below.
- I. The principal and material aspects of the development of the Whole Project as disclosed by the Promoter are briefly stated below-

(i) The Whole Project shall be developed in a phase-wise manner.



The Promoter proposes to utilize a total FSI of 1,62,963 square metres on the plot area of the Larger Land and the Phase 3 Land plus compensatory fungible FSI aggregating up to 2,20,000 square meters plus the parking area/s and the amenities ("Full Development Potential") in the course of the phase wise development of the Whole Project. During the course of the Promoter's utilization of the Full Development Potential, the Promoter and Skyline Group may mutually agree that, the Promoter shall consume and utilize FSI and development potential as aforesaid on any parts/portions of the Larger Land / Phase 3 Land.

(iii) The proposed development of the Larger Land as presently envisaged by the Promoter has been disclosed to the Allottee/s in the plans annexed at Annexes "1B to 1EE", hereto which detail multiple options available to the Promoter. Each of the plans and models at Annexes "1B to 1EE", clarify *inter-alia* (a) the location of the various buildings / structures / towers / wings on the Larger Land, (b) the proposed maximum upper floors of the various buildings / structures / towers / wings on the Larger Land, (c) the Real Estate Project (defined below), (e) the Other Project Component (defined below), (d) the Whole Project Amenities (defined below).

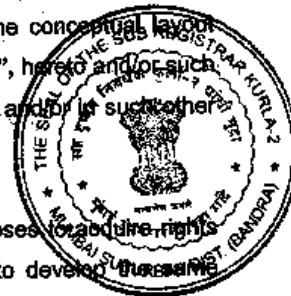
(iv) The Allottee/s has/have also perused copies of the amended layout approval dated 14<sup>th</sup> February, 2019 bearing reference no. CE/165/BPES/LOS ("Approved Layout") issued by Municipal Corporation of Greater Mumbai ("MCGM"), which is annexed to this Agreement as Annexure "3".

AH

*Sanjay K. Chitambar*

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- (v) The conceptual layout models annexed as Annexes "1B to 1EE", hereto disclose *inter-alia*:
- (a) The Real Estate Project (defined below);
- (b) Apart from the Real Estate Project, the Promoter proposes to develop in one or more phases, maximum 11 (eleven) other buildings / structures / towers / wings (of residential, non-residential and/or other mixed users) along with its/their common areas, facilities and amenities in the Whole Project and upon the Larger Land ("Other Project Component") and the portion of the Larger Land upon which the Other Project Component shall be developed shall be as disclosed in the conceptual layout models annexed as Annexes "1B to 1EE", hereto and/or such by way of combination of any such plans and/or in such other manner as the Promoter may deem fit.
- (c) As mentioned above, the Promoter proposes to develop together with the Larger Land as a composite layout and shall be entitled to / required to club / amalgamate the Larger Land (or part thereof) with the Phase 3 Land as a common integrated layout with the Larger Land (or part thereof) or otherwise, in a phase wise manner.
- (vi) The Promoter may develop in one or more phases residential / non-residential buildings / structures / towers / wings or retail / commercial units / shops / offices in the Other Project Component on the Larger Land and the Phase 3 Land in such manner as the Promoter may in its sole discretion deem fit. Such buildings may be for exclusively non-residential users or may be mixed user buildings with residential and non-residential users. Further, such buildings may have non-residential users in the podium levels and have residential apartments in the upper floors.
- (vii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project, the Other Project Component of the Whole Project (including on the terrace and basement levels thereof) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic



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Kannu. K. Aravind

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communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc. in the Whole Project.

- (viii) The proposed conceptual plans are marked as Annexes "1B to 1EE", hereto, also detail the various internal roads within the layout. The Promoter shall be entitled to relocate, modify and/or substitute any of the internal roads within the layout to any other location, orientation and direction, as may be required by the Promoter from time to time and/or as may be necessitated by applicable law, including the DCR, 1991 / DCR, 2034.



The name of the Other Project Component and any branding / designation of the entire development of the Larger Land / Whole Project shall be as decided by the Promoter from time to time.

- (x) The nature of development of the Larger Land will be phase wise and would constitute a mixture of users as may be permissible under applicable law from time to time.
- (xi) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land shall be in accordance with applicable law as amended from time to time.
- (xii) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Larger Land and on the façade, terrace, compound wall or other part of the buildings / towers / wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites.
- (xiii) The Promoter shall be entitled to confer title of particular tower/wing to such Other Societies, as mentioned at Clause 10.2 below.
- (xiv) The details of formation of the Apex Body, and, conferment of title upon

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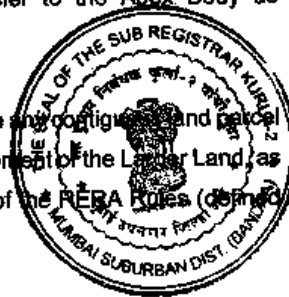
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the Apex Body with respect to a portion of the Larger Land and the Whole Project Amenities (defined below) and, is more particularly mentioned at Clause 10.3 below.

(xv) The statutory approvals may require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoter shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land left over after handing over the stipulated percentage if any, to the MCGM or statutory authority, set back land, reservations would be available for transfer to the Apex Body as mentioned at Clause 10.4 below.

(xvi) The Promoter would be entitled to aggregate any contiguous land parcel including the Phase 3 Land with the development of the Larger Land, as provided under the Provision to Rule 4(4) of the RERA Rules (defined below).



(xvii) The Promoter is entitled to amend, modify and/or substitute the proposed future and further development of the Larger Land ("Proposed Future and Further Development of the Larger Land"), in full or in part, as may be required by the applicable law from time to time.

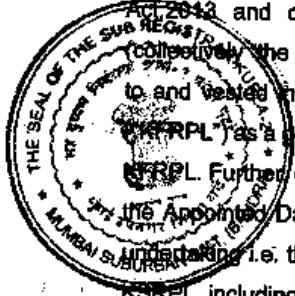
J. The development of the Whole Project earlier known as 'KANAKIA FUTURE CITY' shall now known as 'KANAKIA - SILICON VALLEY' *inter alia*, shall comprise of maximum 12 (twelve) Towers, out of which Towers A, B and C are presently being developed by the Promoter and further Towers / buildings / structures / wings may be developed by the Promoter in a phase-wise manner in future as it may deem fit and as disclosed in this Agreement. The Promoter has proposed to register each Tower separately as a "real estate project" and accordingly Tower A has been registered as a 'real estate project' known as 'KANAKIA FUTURE CITY A' ("the Real Estate Project") with the Maharashtra Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("RERA Rules").

AH

*[Handwritten Signature]*

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K. By and under a Scheme of Arrangement filed before the National Company Law Tribunal, Mumbai Bench, Kanakia Spaces Realty Pvt Ltd ("KSRPL"), provides that with effect from the appointed date being 1st January, 2020 ("Appointed Date"), all the assets and properties comprised in the real estate undertaking i.e. the whole project herein of KSRPL of whatever nature and wheresoever situated, shall, in accordance with Sections 230 to 232 of the Companies Act, 2013 and other applicable provisions of the Companies Act, 2013 (collectively "the Act") without any further act or deed, be and stand transferred to and vested in the transferee company i.e. Kanakia Future Realty Pvt Ltd ("KFRPL") as a going concern so as to become the assets and properties of the KFRPL. Further, upon the coming into effect of this scheme and with effect from the Appointed Date, all liabilities relating to and comprised in the real estate undertaking i.e. the whole project including the present Real Estate Project of KSRPL, including all secured and unsecured debts (whether in Indian rupees or foreign currency), Sundry Creditors, liabilities, (including contingent liabilities), duties and obligations and undertakings related to KSRPL, alongwith any charge, encumbrance, lien or security thereon, shall be vested in and transferred to KFRPL.



- L. With effect from the Appointed Date and upon the Scheme becoming effective, all the development rights, statutory licenses, permissions, approvals and/or consents to carry on the operations and business of KSRPL stood vested in and transferred to KFRPL without any further act, instrument or deed and was appropriately mutated by the statutory authorities concerned in favour of KFRPL. The benefit of all the statutory and regulatory permissions, registrations or other licenses and consents stood vested in and became available to KFRPL pursuant to the Scheme.
- M. The Hon'ble National Company Law Tribunal, Mumbai Bench vide its Order dated 16th July, 2021 approved the Scheme without any modification, with effect from the Appointed Date ("said Order"). KSRPL applied for the authenticated copy of the said Order on 16th July, 2021 and filed the same with the Registrar of Companies on 10th August, 2021
- N. The Hon'ble Real Estate Regulatory Authority, further by and under Order dated 27th December, 2021, permitted KFRPL as a new promoter of the Real Estate Project and name of the promoter of the Real Estate Project was permitted to be changed into KFRPL.

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O. Pursuant to transfer of real estate undertaking i.e. the whole project including the present Real Estate Project of KSRPL to Promoter, the Promoter had submitted application with Real Estate Regulatory Authority for change in name of the Promoter for the residential project "KANAKIA FUTURE CITY A". The Authority on receipt of the application from the Promoter has duly issued the revised Certificate of Registration No. P51800018007 dated 03.10.2018 for the Project ("RERA Certificate") in the name of the Promoter. A copy of the RERA Certificate is annexed and marked as Annexure "7" hereto.

P. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/their/its Advocates and Planning and Architectural Consultants. The Allottee has agreed and consented to the development of the Project. The Allottee has also examined all the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.



Q. The principal and material aspects of the Real Estate Project as registered with the Authority, are briefly stated below,-

- (i) Tower A constitutes the Real Estate Project in accordance with the provisions of RERA and the RERA Rules. The Real Estate Project is being constructed and developed upon a portion of the Larger Land and more particularly described in the Part C of the First Schedule hereunder written.
- (ii) The construction and development of the Real Estate Project is presently sanctioned in the manner stated *inter-alia* in the IOD and CC (both defined below), which shall be amended, modified, revised, varied, changed from time to time. Without prejudice to its right to amend, modify, revise, vary and change the aspects of the Real Estate Project, the Promoter may construct and develop the Real Estate Project in the manner disclosed in Part A of the Third Schedule hereunder written.
- (iii) The Promoter shall be entitled to shift the location of the Real Estate Project from the current approved location to any other location in case of change in rules and regulation of the competent authority approving the plans or any other exigencies.

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(iv) 9048	The Real Estate Project is proposed to <i>inter alia</i> comprise of apartments, flats, premises, 94, 95
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(v) The details of FSI as sanctioned till date for consumption in the construction and development of the Real Estate Project and the further FSI that the Promoter proposes to eventually consume and the aggregate FSI to be utilized in the construction and development of the Real Estate Project are more particularly set out in **Part B of the Third Schedule** hereunder written.



The Promoter shall provide certain identified internal amenities in the said Premises a list whereof is more particularly set out in the **Fourth Schedule** hereunder written along with the specifications thereof ("**Internal Amenities**").

(vi) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s and other allottee/s within the Real Estate Project on a non-exclusive basis ("**Real Estate Project Amenities**") in the Real Estate Project are listed in the **Fifth Schedule** hereunder written.

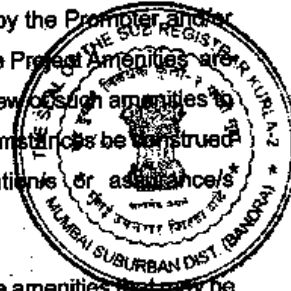
(vii) The common areas, facilities and amenities that may be provided by the Promoter in the Whole Project and in the Proposed Future and Further Development of the Larger Land and including the recreation ground area as per the DCR that may be usable by the Allottee/s in common with other allottees in the Whole Project (including other allottees in the Real Estate Project and the Proposed Future and Further Development of the Larger Land) on a non-exclusive basis are listed in **Part A of the Sixth Schedule** hereunder written ("**Whole Project Amenities**"). The Promoter shall be entitled to locate / relocate / shift / amend / modify / substitute any of the Whole Project Amenities as may be desired by the Promoter from time to time. The Promoter shall be entitled to locate, relocate or shift or amend or modify the size, design, configuration, specifications and/or number of club houses to be provided by the Promoter in the Whole Project. The amenities as listed in **Part A of the Sixth Schedule** hereunder written (being the Whole Project Amenities) are nomenclated as such by the Promoter for identification purposes only and no other meaning/interpretation/construction shall be construed thereof and/or applied thereto. Such nomenclature are suggested by the design architects of the Promoter to enable the

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Allottee/s to imagine the nature of such amenities which the Promoter intends to offer in the Whole Project. The words and nomenclature used for any of the Whole Project Amenities shall not be read / construed / interpreted in any manner whatsoever or howsoever as any representation/s or assurance/s accorded by the Promoter to the Allottee/s. The images / brochures as provided by the Promoter and its representatives to the Allottee/s of such Whole Project Amenities are only for the purpose of providing an imaginary view of such amenities to the Allottee/s, and the same shall not in any circumstances be construed or interpreted in any manner as representation/s or assurance/s accorded by the Promoter to the Allottee/s.



- (ix) From and out of the Whole Project Amenities, the amenities that may be ready for use by the Completion Date (defined hereinbelow), are listed in **Part B of the Sixth Schedule** hereunder written, subject to what is stated in this Agreement. It is clarified that all other Whole Project Amenities i.e. the Whole Project Amenities listed in **Part A of the Sixth Schedule** and not listed in **Part B of the Sixth Schedule**, shall be ready for use at a later date as may be decided by the Promoter having regard to various factors including the further development being undertaken in the Whole Project.
- (x) It is clarified that at the time of undertaking development of the Phase 3 Land, the Promoter shall be entitled to provide any common areas, facilities and amenities within the Phase 3 Land at such locations shown hatched in grey colour and marked as 'Proposed Amenities' in the conceptual layout models annexed as **Annexes "1B to 1EE"**, hereto in the manner the Promoter may deem fit and proper and such common areas, facilities and amenities may be utilizable only by the allottee/s of units on the Phase 3 Land and/or by other allottee/s in the Whole Project, as the Promoter may eventually decide and deem fit ("**Proposed Amenities on the Phase 3 Land**"). As and when such Proposed Amenities on the Phase 3 Land are provided and made available for utilization, the term "**Whole Project Amenities**" shall mean and include such Proposed Amenities on the Phase 3 Land.
- (xi) The Allottee/s has been explained and is aware that the location of any of the Whole Project Amenities (including the club house) and/or of any structures to be comprised in the Other Project Component may be changed, modified, amended and/or substituted from time to time by the

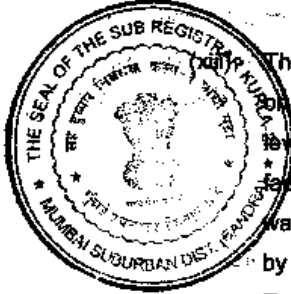
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(xii) The Promoter shall be entitled to put hoarding/boards of their Brand Name (including any brand name the Promoter is permitted to use), in the form of Neon Signs, MS Letters, Vinyl & Sun Boards and/or such other form as the Promoter may in its sole discretion deem fit on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites.



(xiii) The Promoter shall be entitled to designate any spaces/areas, including the terrace levels of the Real Estate Project and in the basement levels of the Whole Project, for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee/s and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc at such location(s) as the Promoter deems fit and the Allottee/s shall not challenge the same in any manner whatsoever.

(xiv) The details of formation of the Society (defined below) and, conferment of title upon the Society (defined below) with respect the Real Estate Project are more particularly specified in Clause 10.1 and Clause 10.2 below.

(xv) A copy of the Intimation of Disapproval ("IOD") No. CE/1193/BPES/AS dated 1<sup>st</sup> December, 2008 as amended on 7<sup>th</sup> May, 2016, 23<sup>rd</sup> March, 2017, 30<sup>th</sup> November, 2017, 20<sup>th</sup> February, 2018, 26<sup>th</sup> February, 2019 and 18<sup>th</sup> September, 2019, 13<sup>th</sup> January, 2020, 23<sup>rd</sup> July, 2021 and 27<sup>th</sup> October, 2021 and Commencement Certificate ("CC") issued by the MCGM on 1<sup>st</sup> February, 2011, 25<sup>th</sup> February, 2020, 28<sup>th</sup> December, 2020 and last re-endorsed on 14<sup>th</sup> February, 2022, are hereto annexed and marked as Annexure "4".

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R. The Allottee/s is/are desirous of purchasing a residential unit more particularly described in the **Seventh Schedule** hereunder written in the Real Estate Project (hereinafter referred to as the "said Premises"). The authenticated copy of the plan of the said Premises, is annexed and marked as **Annexure "5"** hereto.

S. The Promoter has entered into a prescribed agreement with an Architect, registered with the council of Architects and also appointed Structural Engineers for preparing structural designs, drawings and specifications of the Real Estate Project and the Allottee/s accept(s) the professional supervision of the said Architect and the said Structural Engineers (or any replacements substitutes thereof) till completion of the Real Estate Project.

T. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee/s of the said Premises to receive the sale price in respect thereof.

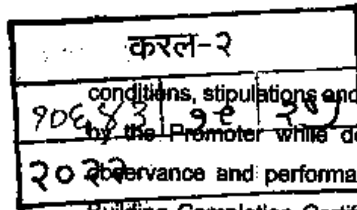
U. The Allottee/s has/have demanded inspection/information from the Promoter and the Promoter has granted inspection of the following documents and information to the Allottee/s and/or the Allottee/s's Advocates/consultants:

- (i) All title documents by which the Promoter has acquired right, title and interest to develop the Larger Land;
- (ii) All the approvals and sanctions of all relevant authorities for the development of the Larger Land, Real Estate Project and the Whole Project including layout plans, building plans, floor plan, change of user permissions, IODs, CCs, Traffic NOC, MOEF EC NOC etc. and such other documents as required under Section 11 of RERA;
- (iii) All the documents mentioned in the Recitals hereinabove;
- (iv) Title Certificates;
- (v) Authenticated copies of the Property Register Cards for C.T.S. No. 101/1 of Village Tirandaz, Taluka Kurla, Mumbai Suburban District, which is annexed and marked as **Annexure "6"** hereto.

V. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms,

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- W. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.

X. Prior to execution of this Agreement, the Allottee/s has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project, the Whole Project and the Larger Land, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and SIA) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project, the Whole Project and the Larger Land and construct the Real Estate Project under various provisions of the Development Control Regulations for Greater Mumbai, 1991 ("DCR, 1991"), the Development Control and Promotion Regulations for Greater Mumbai, 2034 ("DCPR, 2034") and applicable law and sell the premises therein. The Allottee/s hereby undertake(s) not to hereafter raise any objection and/or make any requisitions with respect to the title of the Promoter to the Larger Land. The Allottee/s undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee/s has/have the financial capability to consummate the transaction.

- Y. The carpet area of the said Premises as defined under the provisions of RERA, is more particularly described in the **Seventh Schedule** hereunder written.
- Z. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.
- AA. The Promoter has agreed to sell to the Allottee/s and the Allottee/s has/have agreed to purchase and acquire from the Promoter, the said Premises, at or for the price more particularly described in the **Seventh Schedule** hereunder written and upon the terms and conditions mentioned in this Agreement. Prior

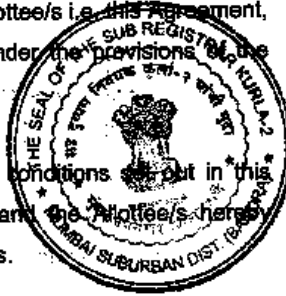
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to the execution of these presents, the Allottee/s has/have paid to the Promoter part payment of the Sale Price (defined below) as more particularly described in the **Seventh Schedule** hereunder written and agreed for the said Premises to be sold by the Promoter to the Allottee/s as advance payment and part of the Earnest Money (defined below) (the payment and receipt whereof the Promoter both hereby admits and acknowledges).

- BB. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee/s i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- CC. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee/s hereby agree(s) to purchase and acquire, the said Premises.
- DD. This Agreement shall be subject to the provisions of RERA, RERA Rules and all other Rules, Regulations, Office Orders, Circulars, Notifications and Rulings made thereunder and/or by the Authority/Appellate Tribunal from time to time.
- EE. The list of Annexures attached to this Agreement are stated hereinbelow:



Annexure	Particulars
Annexure "1A"	Copy of the Plan of the Residential Zone Land
Annexes "1B" to "1EE"	Copies of the conceptual layout plans depicting proposed development that may be undertaken by the Promoter on the Larger Land and Phase 3 Land
Annexure "2"	Copy of the Title Certificates
Annexure "3"	Copy of the Approved Layout
Annexure "4"	Copies of the IOD and CC
Annexure "5"	Copy of the Plan of the said Premises
Annexure "6"	Copy of the Property Register Card for New C.T.S. No.101/1
Annexure "7"	Copy of RERA Registration Certificate
Annexure "8"	Copy of release of charge

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

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**Seventh Schedule** hereunder written and hereby agree(s) to pay to the Promoter the balance amount of the Sale Price in the manner and payment instalments as mutually agreed and more particularly mentioned in the **PART A / PART B of Eighth Schedule** hereunder written.

3.5 In addition to the Sale Price and the charges and amounts as mentioned in the **Ninth Schedule** and **Tenth Schedule** hereunder written, the Allottee/s shall also bear and pay all the indirect taxes including consisting of tax paid or payable by way of GST, Service Tax, Value Added Tax and all levies, duties and cesses or any other indirect taxes which may be levied, on connection with the construction of and carrying out the Real Estate Project and/or in respect to the Premises and/or this Agreement. It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST, Service Tax, Value Added Tax and all other indirect and direct taxes, duties and impositions applicable by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee/s alone and the Promoter shall not be liable to bear or pay the same or any part thereof. In the event of any change in law or tax rate post signing of the contract/agreement to sale, including the introduction of new levy under any law for the time being in force or restriction of input tax credit of GST, resulting in cost escalation; Company reserves the right to renegotiate the contract/agreement price such that the net impact of GST/additional cost gets factored in the base price."

3.6 The Sale Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority / Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

3.7 The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the Real Estate Project is complete and the Occupation Certificate is granted by the MCGM, by furnishing details of the

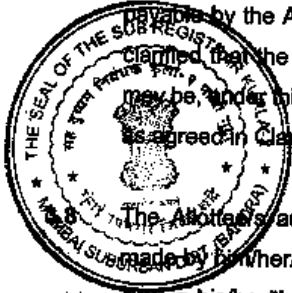
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changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Price payable on the basis of the carpet area of the said Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the

Promoter shall refund the excess money paid by the Allottee/s within 45 (forty-five) days with annual interest at the rate specified in the RERA Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to the Allottee/s, the Promoter shall demand additional amount from the Allottee/s towards the Sale Price, which shall be payable by the Allottee/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause 3.7, shall be made at the same rate per square meter as agreed in Clause 3.1 above.



The Allottee/s authorize(s) the Promoter to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Promoter may in its sole discretion deem fit and the Allottee/s undertake(s) not to object/demand/direct the Promoter to adjust his/her/their payments in any manner.

- 3.9 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount (whether the Sale Price or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
- 3.10 The Promoter shall be entitled to securitise the Sale Price and other amounts payable by the Allottee/s under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Price and other amounts payable by the Allottee/s under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the Sale Price and other amounts payable in accordance with this Agreement, in the manner as intimated.
- 3.11 The Sale Price is only in respect of the said Premises. The Promoter has neither charged nor recovered any price, fee, compensation and/or consideration for the said car parking space/s.

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- 3.12 The Allottee shall deduct tax at source ("TDS") from each instalment of the Sale Price as required under the Income-tax Act, 1961. The Allottee shall cause the TDS Certificate to be issued in accordance with the Income Tax Act, 1961 at the earliest. In the event of any loss of tax credit to the Promoter due to the Allottee/s's failure to furnish such TDS Certificates from time to time, then, such loss shall be recovered by the Promoter from the Allottee/s.

4. **DISCLOSURES TO THE ALLOTTEE & RIGHTS AND ENTITLEMENTS OF THE PROMOTER**

The Allottee/s agree(s), declare(s) and confirm(s) that

4.1 **Title:**

The Allottee/s has/have satisfied himself/herself/itself/themselves about the title of the Promoter to the Larger Land and the entitlement of the Promoter to develop the Larger Land. The Allottee/s shall not be entitled to further investigate the title of the Promoter and no requisition or objection shall be raised on any matter relating thereto.

4.2 **Approvals:**

4.2.1 The Allottee/s has/have satisfied himself / herself / itself / themselves with respect to the approvals and permissions issued in respect of the development of the Real Estate Project, the Whole Project and the Larger Land.

4.2.2 The Allottee/s has/have satisfied himself/ herself / itself / themselves with respect to the drawings, plans and specifications in respect of the Real Estate Project, the layout thereof, the layout of the Whole Project, IOD, CC, building plans, floor plans, designs and specifications, common areas, facilities and amenities (including as mentioned in the **Fourth and Fifth Schedule** hereunder written).

4.2.3 The Allottee/s has/have satisfied himself / herself / itself / themselves with respect to the Internal Amenities to be provided in the said Premises, as listed in the **Fourth Schedule** hereunder written.

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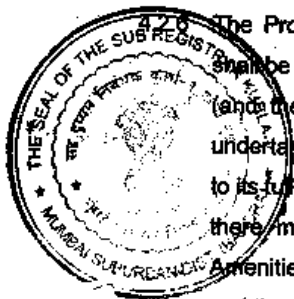
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4.2.4 The Allottee/s has/have satisfied himself / herself / itself / themselves with respect to the designs and materials for construction of the Real Estate Project on the Larger Land.

4.2.5 At present, the Promoter estimates that the full and maximal development potential of the Whole Project, Larger Land and the Phase 3 Land as mentioned at Recitals I and K above may permit utilisation of the Full Development Potential on the Larger Land. The aforesaid development potential may increase during the course of development of the Whole Project, and the Promoter shall be entitled to all such increments and accretions as mentioned in this Agreement.



4.2.6 The Promoter currently envisages that the Whole Project Amenities shall be provided in the layout of the Whole Project and the Larger Land (and the Phase 3 Land as mentioned at Recital K above). Whilst undertaking the development of the Whole Project and the Larger Land to its full and maximal potential as mentioned at Recitals I and K above, there may be certain additions/modifications to the Whole Project Amenities and/or relocations / realignments / re-designations / changes, and the Allottee hereby consents and agrees to the same.

4.2.7 As mentioned at Recital R above, the Allottee/s has/have carried out his/her/it's/their independent due diligence and search in respect of the development of the Real Estate Project and the Whole Project being undertaken by the Promoter and pursuant thereto, find no inconsistency in the development/construction of the Real Estate Project, the Whole Project and the Larger Land, and also in compliance of applicable laws including but not limited to the DCR.

4.2.8 The Allottee/s has been explained and is aware that view from the said Premises in terms of lake, cityscape, etc. is not permanent in nature and from selected apartments only and is subject to change due to planning requirements, constraints, exigencies, approvals from concern authorities and/ or future Development by the Promoters and / or any other Developers.

**4.3 Construction & Finishing:**

4.3.1 The Promoter has appointed/will appoint, third party contractors(s) for construction and execution of the Real Estate Project. In case of

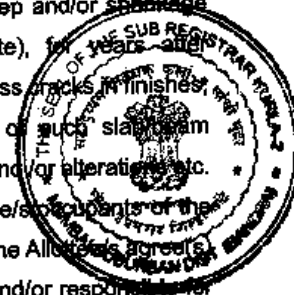
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defect(s) in construction or workmanship, the Promoter and the Allottee/s shall collectively approach the third party contractor(s) for the rectification of the defect(s).

4.3.2 In spite of all the necessary steps and precautions taken while designing and constructing the Real Estate Project, the concrete slabs / beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (the inherent properties of concrete), for ~~years~~ <sup>years</sup> after construction. Further, the Allottee/s may come across cracks in finished flooring, ceiling, slab gypsum etc. as a result of such slab beam deflection and also caused due to any renovation and/or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of the other apartments/flats in the Real Estate Project. The Allottee/s agree(s) and covenant(s) not to hold the Promoter liable and/or responsible for any such defects arising out of inherent properties of concrete and/or caused due to any renovations and/or alterations etc. carried out by the Allottee/s and any other allottee/s/occupants of the Real Estate Project and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.



4.3.3 All materials including marble, granite, timber etc., contain veins and grains with tonality differences and though the Promoter shall pre-select such natural materials for installation in the Real Estate Project, their non-conformity, natural discolouration or tonal differences at the time of installation is unavoidable and the Promoter shall not be responsible and/or liable for the same and the Allottee/s shall not raise any claim(s) against the Promoter in this regard.

4.4 Rights and Entitlements of the Promoter & Nature of Development of the Larger Land:

The Allottee/s agree(s), accept(s) and confirm(s) that the Promoter is entitled to the rights and entitlements in this Agreement including as stated in this Clause 4.4 in accordance with what is stated at Recitals I and K hereinabove:-

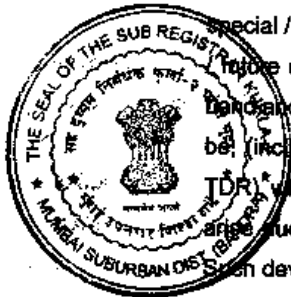
4.4.1 The Larger Land is being developed in a phase-wise manner by constructing and developing multiple buildings/ towers / wings / structures thereon including the Real Estate Project, Other Project Component and the common areas, facilities and amenities disclosed

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in for residential and other mixed users as may be permissible, in the manner more particularly detailed at Recitals I and K hereinabove. The Promoter shall be entitled to develop the Larger Land as the Promoter deems fit in accordance with the approvals and permissions as may be issued from time to time and this Agreement and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered rights of the Promoter in this regard.



4.4.2 The Promoter shall be exclusively entitled to utilise, exploit and consume the Full Development Potential (including by way of FSI and TDR nomenclature in any manner including additional / incentive / special / premium / fungible / compensatory FSI), as well as any further development potential capable of being utilised on the Larger Land and/or the Phase 3 Land and/or any part thereof, as the case may be, including FSI/TDR nomenclature in any manner and purchased TDR, whether balance or increased, at present or in future, and as may arise due to any reason including change in applicable law or policy. Such development potential shall vest with the Promoter and has been reserved by the Promoter unto itself, and may be utilised by the Promoter as the Promoter deems fit. The Promoter shall always be the owner and will have all the rights, title, interest in respect of the unsold premises, unallotted / unassigned car parking spaces, common areas facilities and amenities, open spaces, lobbies, staircases, terrace, swimming pool, gymnasium, or any similar facility/ies and all other areas, etc. The Allottee/s will not have any right, title, interest, etc. in respect of the common areas and such other areas as may be designated as common areas by the Promoter and all other areas, save as specifically stated in this Agreement and the Allottee/s has/have agreed to purchase the said Premises based on the unfettered rights of the Promoter in this regard. In the event the Promoter is not able to / does not develop the Phase 3 Land for any reason whatsoever, the Skyline Group shall be entitled to develop the same by consuming maximum FSI available thereon and by constructing buildings thereon, as may be permissible.

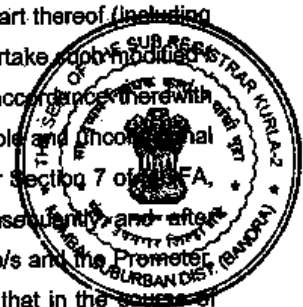
4.4.3 The construction and development of the Real Estate Project being a phase of the Whole Project is presently sanctioned in the manner stated *inter-alia* in the IOD and CC and the layout for the Real Estate Project/the Whole Project. As mentioned and as disclosed at Recitals I and K hereinabove and as disclosed in the conceptual layout plans at

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Annexes "1B to 1EE", hereto and as part of the Proposed Future and Further Development of the Larger Land, the IOD, CC, layout for the Real Estate Project/the Whole Project and other plans and approvals shall be amended, modified, revised, varied, changed from time to time to utilize the Full Development Potential of the Whole Project. The Allottee/s agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to utilise, exploit and consume the Full Development Potential of the Whole Project (both inherent and further/future) as stated at Recitals I and K above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modifications altered / new construction and development in accordance therewith and the Allottee/s accord(s) his / her / its irrevocable and unconditional consent under Section 14 of the RERA and under Section 7 of the REA, 1963, to the Promoter in respect hereof. Consequently and after negotiations and discussions between the Allottee/s and the Promoter, the Allottee/s agree(s), accept(s) and confirm(s) that in the course of development of the Whole Project as disclosed at Recitals I and K including in the Annexes "1B to 1EE", hereto and until completion of the development thereof in the manner stated in this Agreement, the Promoter shall be entitled to do the following as it may in its sole discretion deem fit, subject however to the said Premises not being adversely affected-



- 4.4.3.1 Develop the Whole Project and the Larger Land and construct the building(s) thereon including the Real Estate Project, the Other Project Component and the common areas, facilities and amenities disclosed and indicated herein;
- 4.4.3.2 Apply for and obtain approvals and permissions In phases, including amendments to existing approvals and permissions and part occupation certificates;
- 4.4.3.3 Amend, modify, vary, alter, change, substitute, rescind, re-design and re-locate the existing layout plans, building plans, floor plans (including Increase/decrease of floor levels) (including the IOD and CC), design, elevation for the purpose of exploiting and consuming the full and maximal development potential of the Whole Project and the Larger

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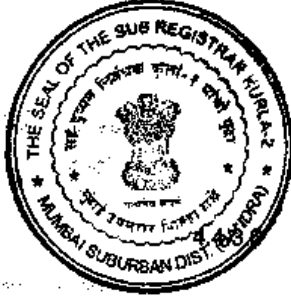
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Land (both inherent and further/future) at present and in future;

4.4.3.4 Amend, modify, vary, alter, change, substitute, rescind, re-design and re-locate the amenities, common areas, facilities in the Whole Project, the Proposed Future and Further Development of the Larger Land at present and in future;

4.4.3.5 To apply for and obtain amended / substituted / revised / modified layout plans, building plans and floor plans sanctioning construction of the Real Estate Project and the Whole Project upto such floors as may be permissible whilst exploiting the full and maximal development potential of the Whole Project and the Larger Land as stated in this Agreement;



Make amendments, modifications, variations, alterations, changes, deletions and revisions with respect to the development of the Whole Project;

4.4.3.7 To construct, develop and raise buildings, structures, towers and wings on the Larger Land, with and without common podium levels and other common levels;

4.4.3.8 To construct, develop and raise additional levels, floors and storeys in buildings, structures, towers and wings on the Whole Project and the Larger Land and the Allottee/s shall not have any claim(s) against the Promoter in this regard;

4.4.3.9 To construct lesser number of upper floors (from what is disclosed in the Annexes "1B to 1EE", here to) in respect of the Real Estate Project and/or the Other Project Component or any part thereof, and the Allottee/s shall not have any claim(s) against the Promoter in this regard;

4.4.3.10 To construct in, over or around or above the terrace of the Real Estate Project any additional area or facility, as may be permitted under applicable law, including the rules of the MCGM and/or any other authority;

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4.4.3.11 Construct site offices/sales lounge on the Whole Project and the Larger Land (or part thereof) and to access the same at any time;

4.4.3.12 To (by itself or through its workmen, staff, employees, representatives and agents) enter into and upon the Whole Project and the Larger Land and any construction thereon including the the Real Estate Project and the Other Project Component, including to view and examine the condition and state thereof;

4.4.3.13 To use the common areas, facilities and amenities, internal access roads and all facilities, amenities and services in the layout of the Whole Project and the Larger Land;

4.4.3.14 To market, sell, transfer, mortgage, alienate and lease and grant rights with respect to the units / premises / spaces / areas in/on the Whole Project and the Larger Land and all its right title and interest therein;

4.4.3.15 To allot and grant car parking spaces in/on the Whole Project and the Larger Land to allottee/s of units/premises in/on the Whole Project and the Larger Land;

4.4.3.16 To grant or offer upon or in respect of the Whole Project and the Larger Land or any part thereof, to any third party including allottee/s therein, all such rights, benefits, privileges, easements including right of way, right to draw water, right to draw from or connect to all drains, sewers, installations and/or services in the Whole Project and the Larger Land.

4.4.3.17 The Promoter has informed the Allottee/s 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 Larger Land. The Promoter has further informed the Allottee/s that all the expenses and charges of the aforesaid amenities and conveniences may be common and the Allottee/s alongwith other allottee/s of flats /

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Units / premises in the Real Estate Project and/or in the Whole Project, and the Allottee/s shall share such expenses and charges in respect thereof as also maintenance charges and deficit maintenance charges if any proportionately as per Invoice raised. Such proportionate amounts shall be payable by each of the allottee/s of flats/units/premises in the Real Estate Project including the Allottee/s herein and the proportion to be paid by the Allottee/s shall be determined by the Promoter and the Allottee/s agree(s) to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee/s nor any of the allottee/s of flats / units / premises in the Real Estate Project shall object to the Promoter laying through or under or over the Residential Zone Land and/or any part of the layout and/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 / wings which are to be developed and constructed on any portion of the Larger Land.



4.4.4 As disclosed in this Agreement, the Promoter has presently contemplated to develop the Phase 3 Land. The Promoter shall also be entitled to / required to club/ amalgamate the development of the Larger Land (or part thereof) with the Phase 3 Land, and in such a case the term 'Larger Land' shall mean and include the Phase 3 Land, in a phase wise manner. For this purpose, the Promoter shall be entitled to/required to undertake the following as it may in its sole discretion deem fit,-

- 4.4.4.1 Amalgamate schemes of development, land plates, lands, land composition and land mix,
- 4.4.4.2 Float FSI/TDR from the Larger Land onto the Phase 3 Land and from the Phase 3 Land onto the Larger Land and undertake consequent construction, development, sale, marketing and alienation,
- 4.4.4.3 Provide common access and entry and exit points to the Larger Land (or part thereof) and the Phase 3 Land, which may be used in common by the occupants of units/premises

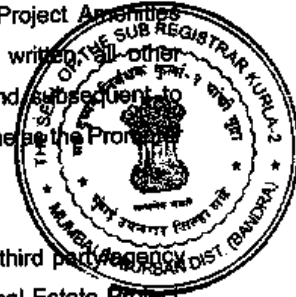
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constructed on the Larger Land (or part thereof) and the Phase 3 Land.

4.4.5 The overall development of the Larger Land being dynamic in nature, may warrant changing or shifting the place/location on which any or all amenities are provided, including the Real Estate Project Amenities and the Whole Project Amenities. The Promoter shall complete the construction of common areas and facilities as well as the amenities over a period of time and in a phase wise manner. The Allottee/s agree(s) and accept(s) that apart from the Whole Project Amenities listed in Part B of the Sixth Schedule hereunder written, all other Whole Project Amenities may be provided after and subsequent to offering of possession of the said Premises at such time as the Promoter may deem fit and proper, as also stated above.



4.4.6 The Promoter may appoint a single and/or multiple third party person for the purpose of operating and maintaining the Real Estate Project, the Other Project Component, the Whole Project, the Whole Project Amenities and/or the Larger Land or any part thereof, as the case may be, including any common areas facilities and amenities on such terms and conditions as it may in its sole discretion deem fit.

4.4.7 Subsequent to the conveyance to the Society and Other Societies as stated at Clause 10.2 below and the Apex Body Conveyance as stated at Clause 10.4 below and completion of development of the Whole Project and the Larger Land, the Promoter will retain air rights (including the air rights above the Real Estate Project and the Other Project Component) for branding and designation of the Promoter with respect to the development of the Whole Project and the Larger Land. The conveyance to the Society and Other Societies as stated at Clause 10.2 below, shall be subject to the Promoter having an irrevocable license in perpetuity with respect to air rights and branding rights upon the Real Estate Project and the right to designate and brand the development of the Real Estate Project as a 'Kanakia' project. The Apex Body Conveyance as stated at Clause 10.4 below, shall be subject to the Promoter having an irrevocable license in perpetuity with respect to air rights and branding rights in/upon the Whole Project and the Larger Land and the right to designate and brand the overall development of the Whole Project and Larger Land as a 'Kanakia' project.

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4.4.8 Until conveyance to the Society and Other Societies as stated at Clause 10.2 below and the Apex Body Conveyance as stated at Clause 10.4 below, the Promoter shall always be entitled to put a hoarding on any part of the Real Estate Project or the Other Project Component or the Larger Land including on the terrace and/or on the parapet wall and/or on the Larger Land, as the case may be, and the said hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoter is fully authorised to allow temporary or permanent construction or erection for installation either on the exterior of the Real Estate Project or on the Other Project Component or on the Larger Land as the case may be. Until such conveyance to the Society and Other Societies as stated at Clause 10.2 below and the Apex Body Conveyance as stated at Clause 10.4 below, the Promoter shall be entitled to use and allow third parties to use any part of the Real Estate Project and/or the Larger Land respectively for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments etc. and the Promoter shall be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof which shall belong to the Promoter.



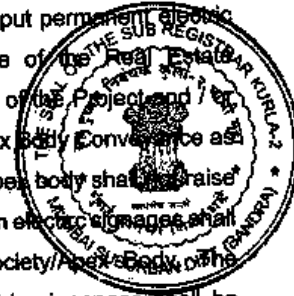
4.4.9 The Promoter shall be entitled to designate any spaces / areas on the Whole Project and the Larger Land, the Real Estate Project, the Other Project Component or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed by the occupants of the units/premises to be constructed thereon/therein. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may in its sole discretion deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilised in common by occupants of units/premises in the Real Estate Project / on the Larger Land/ on the the Phase 3 Land, as the case may be. The Promoter and its workmen / agents / contractors / employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Land.

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4.4.10 The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Land irrespective of the Apex Body Conveyance as stated at Clause 10.4 below. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose. The Promoter shall also be entitled to put permanent electric Signages on any location and/or the Terrace of the Real Estate Project/Whole Project with respect to the name of the Project and the Promoter's Company irrespective of the Apex Body Conveyance as stated at Clause 10.4 below and the Society/ Apex body shall not raise any objection in respect thereof and that such electric signages shall be maintained, serviced, repaired by the Society/Apex Body at the expenses towards power supply to such electric signages shall be borne from the common area maintenance charges.



4.4.11 The name of the Real Estate Project shall always be as may be decided by the Promoter and shall not be changed without the prior permission of the Promoter.

4.4.12 In the event any flats / premises / spaces / areas in the Real Estate Project are unsold / unallotted / unassigned on execution and registration of the conveyance to Society and Other Societies as stated at Clause 10.2 below, the Promoter shall continue to be entitled to such unsold areas and to undertake sales, marketing etc. in respect of such unsold areas as stated hereinabove. It is clarified that the Promoter shall not be liable or required to pay any outgoings, maintenance and other charges by whatever name called including any other amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium in respect of such unsold premises and/or as may be ascribable to such unsold premises and any amount, compensation whatsoever to the Society / Apex Body for the sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises).

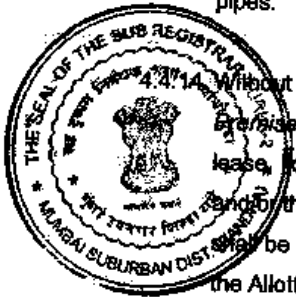
4.4.13 The Promoter and their surveyors and agents and assigns with or without workmen and others, shall be permitted at reasonable times to

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enter into the said Premises or any part thereof for the purpose of making, laying down maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition (including repairing) all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project. The Allottee/s is/are aware that the main water/drainage pipes of the Real Estate Project may pass through certain areas within the said Premises. The Allottee/s agree(s) that he / she / it / they shall not undertake any civil works / fit out works in such areas within the said Premises, and/or permanently cover / conceal such areas within the said Premises, nor shall in any manner restrict the access to the water / drainage pipes and/or damage the water / drainage pipes.



Without prejudice to what is stated at Clause 7.3 (Transfer of the said Premises) below, in the event the Allottee/s intend(s) to sell, transfer, lease, license, assign and/or deal with or dispose of the said Premises and/or the Allottee/s' benefit/s under this Agreement, then the Promoter shall be entitled to a right of first refusal to the said Premises as well as the Allottee/s' right(s), title and interest under this Agreement ("ROFR"), which shall be exercised in the following manner:-

4.4.14.1 The Allottee/s shall address a letter ("Offer Letter") to the Promoter stating therein (i) the name and address of the proposed transferee (ii) the proposed sale price (such sale price shall be denominated in rupees i.e. INR) and hereinafter referred to as "Offer Price"), including the proposed amount and consideration and terms and conditions offered by such proposed transferee, (iii) the date of consummation of the proposed sale, (iv) a representation that the proposed transferee has been informed of the terms this Agreement and in particular, the terms embodied into this clause. The Offer Letter shall include a calculation of the fair market value of the said Premises and an explanation of the basis for such calculation.

4.4.14.2 In the event the Promoter wishes to exercise the ROFR upon the said Premises, the Promoter shall, at its sole option, be entitled to purchase the said Premises under the Offer Letter at the Offer Price, in which case, the Promoter shall address

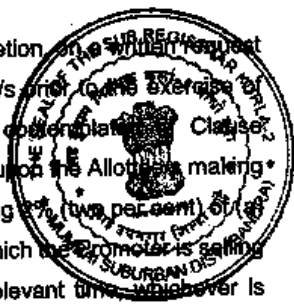
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a letter to the Allottee/s within a period of 7 (seven) days from the date of the receipt of the Offer Letter ("Notice Period") informing the Allottee/s of the Promoter's intention to purchase /acquire the said Premises ("Acceptance Letter"), and till the receipt of the Acceptance Letter the Allottee/s shall not proceed with the sale/transfer of the said Premises. Upon issuance of the Acceptance Letter, the Allottee/s shall be bound to sell and/or transfer the said Premises to the Promoter or such persons/entities nominated by the Promoter at the Offer Price.

4.4.14.3 The Promoter may at its sole discretion, subject to that effect made by the Allottee/s prior to the exercise of the option by the Promoter as contemplated in Clause 4.4.14.2, dispense with the ROFR upon the Allottee/s making payment of such sum not exceeding 2% (two per cent) of the Offer Price or (b) the price at which the Promoter is selling a flat of a similar nature at the relevant time, whichever is higher, together with GST, Service Tax, VAT thereon as may be decided by the Promoter. Only after the Promoter issues the said letter conveying its decision and only upon the Promoter receiving the amount decided by the Promoter for such dispensation, shall the Allottee/s be entitled to sell the said Premises to the said proposed transferee on the same terms and conditions as were offered by the Allottee/s to the Promoter in the Offer Letter. It is expressly agreed that the ROFR is a covenant running with the said Premises and hence will continue with the new purchaser of the said Premises, and the Allottee/s undertake/s to expressly include the same vide a specific term in the new agreement for sale between the Allottee/s and the proposed transferee.



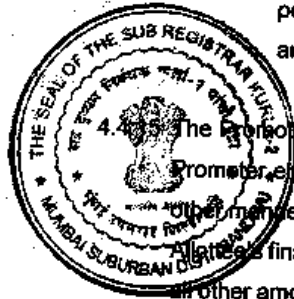
4.4.14.4 The Allottee/s agree(s) that if completion of the sale of the said Premises to the proposed transferee does not take place (i) within a period of 15 (fifteen) days from the date of the Allottee/s making payment of such sum not exceeding 2% (two per cent) together with applicable taxes thereon as decided by the Promoter in terms of Clause 4.4.14.3 above or (ii) within 15 (fifteen) days from the expiry of the Notice Period as contemplated in Clause 4.4.14.2 above, then the Allottee/s

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right to sell the said Premises to such proposed transferee shall lapse, the ROFR of the Promoter in respect of the said Premises shall stand automatically reinstated and the provisions of this Clause 4.4.14 and the process to be followed therein shall once again apply to the Allottee/s for any subsequent proposed sale of the said Premises.

4.4.14.5 It is hereby clarified that, in the event of the Allottee/s proposing to give the said Premises on lease and/or leave and license basis only, then the provisions contained in Clauses 4.4.14.1 to 4.4.14.4 above shall not apply, except that, the Allottee/s shall be required to obtain the prior written permission of the Promoter before effecting any such lease and/or leave and licence arrangement.



4.4.14.5 The Promoter shall be entitled to call upon the Allottee/s to satisfy the Promoter, either through the Allottee/s banker's commitment or in such other manner as may be determined by the Promoter, with regard to the Allottee/s financial and other capabilities to pay the entire Sale Price and other amounts to the Promoter and to complete the sale and transfer of the said Premises.

#### 4.5 Rights & Entitlements of the Promoter being Essence of the Contract

The Allottee/s agree(s) that since the scheme of development of the Whole Project and the Larger Land placed before the Allottee/s as disclosed and indicated at Recitals I and K above and in the conceptual layout plans at Annexes "1B to 1EE", hereto envisages the development of the Whole Project and the Larger Land in a phased manner to the Full Development Potential, the Allottee has/have, after understanding the nature of the scheme, agreed to the rights and entitlements of the Promoter as listed in this Agreement and this Clause 4 and in Recitals I and K hereinabove and in the Annexes "1B to 1EE" hereto and the Proposed Future and Further Development of the Larger Land, and the retention of these rights by the Promoter unto itself until completion of development of the Whole Project and the Larger Land as stated herein and as may be permissible under applicable law and these rights and entitlements shall be the essence of this Agreement. The Allottee/s agree(s), undertake(s) and confirm(s) that he / she / it / they will not obstruct, hinder or interfere with the development of the Whole Project and the Larger Land and/or the Phase 3 Land and all infrastructure thereon including common areas facilities and amenities.

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and the Allottee/s accord(s) his / her / its irrevocable and unconditional consent under Section 14 of the RERA and under Section 7 of MOFA, 1963, to the Promoter in respect hereof.

## 5. PAYMENTS

5.1 With respect to any payments to be made by the Allottee/s to the Promoter in accordance with this Agreement, the Allottee/s agree(s), declare(s) and confirm(s) that:-

5.1.1 On a written demand being made by the Promoter upon the Allottee/s with respect to a payment amount, the Allottee/s shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's demand, without any delay, demur or default.

5.1.2 The Allottee/s shall make all payments as mentioned in this Agreement to the Promoter together with relevant taxes through an account, cheque / demand draft / pay order / wire transfer / RTGS / NEFT drawn in favour of / to the account of the Promoter, which account is detailed in the **Seventh Schedule** hereunder written.

5.1.3 In case the Allottee/s enter(s) into any loan/financing arrangement with any bank/financial Institution as envisaged at Clause 5.2 (*Loan & Mortgage*) below, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed herein.

5.1.4 The timely payment of all the amounts payable by the Allottee/s under this Agreement (including Sale Price), is the essence of the contract. An intimation forwarded by the Promoter to the Allottee/s that a particular milestone of construction has been achieved shall be sufficient proof thereof. The Promoter demonstrating despatch of such intimation to the address of the Allottee/s as stated at Clause 16 (*Notice*) including by e-mail, shall be conclusive proof of service of such intimation by the Promoter upon the Allottee/s, and non-receipt thereof by the Allottee/s shall not be a plea or an excuse for non-payment of any amount or amounts.

5.1.5 In the event of delay and/or default on the part of the Allottee/s in making payment of any GST, Service Tax, VAT, TDS or any other tax, levies,

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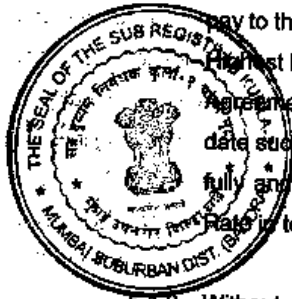
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cess etc., then without prejudice to any other rights or remedies available to the Promoter under this Agreement or under applicable law, the Promoter shall be entitled to adjust against any subsequent amounts received from the Allottee/s, the said unpaid tax, levy, cess etc. along with interest, penalty etc. payable thereon, from the due date till the date of adjustment.

5.1.6 The Promoter shall have a first and prior charge on the said Premises with respect to any amounts due and payable by the Allottee/s to the Promoter under this Agreement.

5.1.7 If the Allottee/s fail(s) to make any payments on the stipulated date/s and time/s as required under this Agreement, then, the Allottee/s shall pay to the Promoter interest at the Interest Rate (i.e. State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon) in terms of this Agreement, on all and any such delayed payments computed from the date such amounts are due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate in terms of this Agreement.



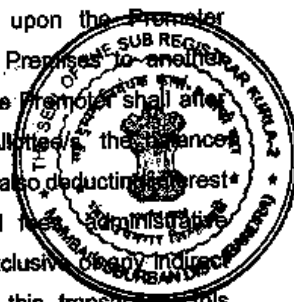
5.1.8 Without prejudice to the right of the Promoter to charge interest at the Interest Rate in terms of this Agreement, and any other rights and remedies available to the Promoter, either (a) on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee/s committing 3 (three) defaults of payment of instalments of the Sale Price, the Promoter shall be entitled to at his own option and discretion, terminate this Agreement, without any reference or recourse to the Allottee/s. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Allottee/s ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s, of its intention to terminate this Agreement with detail(s) of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fail(s) to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by

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issuance of a written notice to the Allottee/s (**Promoter Termination Notice**), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee/s. On the receipt of the Promoter Termination Notice by the Allottee/s, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this Clause and without prejudice to the other rights, remedies and contentions of the Promoter, the Promoter shall be entitled to forfeit the Earnest Money as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation in respect of the said Premises and upon resale of the said Premises i.e. upon the Promoter subsequently selling and transferring the said Premises to another allottee and receipt of the sale price thereon, the Promoter shall after adjusting the Earnest Money, refund to the Allottee/s the balance amount, if any of the paid-up Sale Price and after also deducting interest on any overdue payments, brokerage/referral fees, administrative charges as determined by the Promoter and exclusive of any indirect taxes including GST that may be levied on this transaction, this Agreement, the said Premises, the adjustment of Earnest Money, the refund to be made by the Promoter in accordance with this Clause and/or otherwise, stamp duty and registration charges in 12 (twelve) equal monthly instalments. Further, if the sale price of such subsequent re-sale and transfer of the said Premises to another allottee/s is less than the Sale Price herein, then, the difference between the sale price of such subsequent re-sale and transfer of the said Premises and the Sale Price herein shall also be deducted from the Earnest Money and the paid-up Sale Price, if any, and only the resultant balance shall be refunded without interest by the Promoter to the Allottee/s. Further, upon the termination of this Agreement by way of issuance of the Promoter Termination Notice, the Allottee/s shall have no claim of any nature whatsoever on the Promoter and the Allottee/s shall not have any right, title, interest or claim of any nature whatsoever on or with respect to the said Premises and the Promoter shall be entitled to deal with and/or dispose off the said Premises in the manner it deems fit and proper.



5.1.9 Notwithstanding anything to the contrary contained herein, it is agreed that the Promoter shall have the irrevocable and unconditional right and entitlement to apply and/or appropriate and/or adjust any and all the amounts paid by the Allottee/s to the Promoter either under or pursuant to this Agreement or otherwise, in such manner and in such order and

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against such amounts payable by the Allottee to the Promoter under this Agreement including any amount that may be outstanding on account of non-payment of TDS or non-submission of TDS certificate, as the Promoter may in its sole discretion deem fit.

5.1.10 The details of the respective Permanent Account Numbers of the Promoter and the Allottee/s is/are as more particularly mentioned in the **Seventh Schedule** hereunder written.

## 5.2 Loan & Mortgage:

5.2.1 Prior to execution of this agreement, the promoter has obtained NOC/Release of charge from Piramal Capital & Housing Finance Limited / IDBI Trusteeship Services Ltd. with respect to already subsisting mortgage/ charge created over the said premises, the copy whereof is annexed hereto as **Annexure "8"**.



5.2.2 The Allottee/s shall be entitled to avail loan from a bank / financial institution and to mortgage the said Premises by way of security for payment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee/s for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee/s has/have defaulted in making payment of the Sale Price and/or other amounts payable by the Allottee/s under this Agreement.

5.2.3 All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee/s. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

5.2.4 The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Price and balance other amounts payable by the Allottee under this Agreement, and shall also

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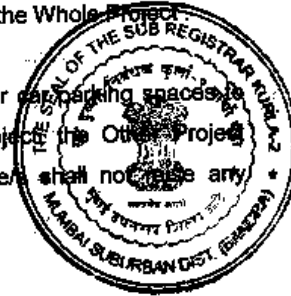
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observe and be compliant with the terms of Clause 5.1.3 of this Agreement.

## 6. CAR PARKING SPACE/S

6.1 The Promoter agrees to grant and allot to the Allottee/s, without charging or levying any price or compensation or consideration or fee of any nature, permission to park the Allottee/s' own vehicle and for no other purpose whatsoever, in the car parking space/s as a common area and more particularly mentioned in the **Seventh Schedule** hereunder written. The said car parking space/s shall be located in the car parking area in the basements / podium / pit parking / stilt levels on the Whole Project / Larger Land and such car parking area shall be common for the Real Estate Project and the Whole Project.

6.2 The Promoter has allocated / shall be allocating other car parking spaces to other allottee/s of premises in the Real Estate Project, the Other Project Component and the Whole Project and the Allottee/s shall not raise any objection in that regard.



## 7. ALLOTTEE' RIGHTS AND ENTITLEMENTS

### 7.1 Possession of the Premises:

7.1.1 The Promoter shall endeavour to complete the construction of the said Premises and obtain the Occupation Certificate from the MCGM for the said Premises by the date as more particularly mentioned in the Seventh Schedule hereunder ("**Completion Date**"). Notwithstanding the Completion Date specified in the **Seventh Schedule** hereunder written, the Promoter has informed the Allottee that the Promoter may be able to achieve the Completion Date around end of 2023 ("**Earlier Completion date**"). The Promoter has thus put the Allottee to notice that the Completion Date may occur much prior to the date specified in the Seventh Schedule herunder written and accordingly, the various obligations of the Allottee to be complied with on and from the Completion Date (including those as mentioned at Clauses 7.1.5, 7.1.6, 7.1.7, 7.1.8, 7.1.9, 7.1.10 and 7.1.11) may commence much earlier to the Completion Date mentioned in the Seventh Schedule hereuner written. The Allottee has fully understood the same and has after duly

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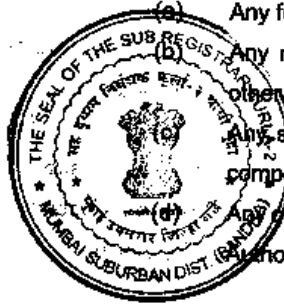
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understanding and acknowledging the implications thereof agreed and accepted the same.

In the event if the Occupation Certificate obtained from MCGM by Earlier Completion date then Allottee is required to complete all his all obligation (including payment liability) which he is usually be complying on Completion date.

Provided however, that the Promoter shall be entitled to seek extension of timelines for obtainment of occupation certificate on the Earlier Completion Date / Completion Date, if the completion of the Real Estate Project is delayed on account of 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, MCGM, statutory authority;

(d) Any other circumstances that may be deemed reasonable by the authority

7.1.2 If the Promoter fails to abide by the time schedule for completing the Real Estate Project and for handing over the said Premises to the Allottee/s on the Completion Date (save and except for the reasons as stated in Clause 7.1.1 above), then the Allottee/s shall be entitled to either of the following:-

- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("the Interest Rate") for every month of delay from the Completion Date, on the Safe Price paid by the Allottee/s. The interest shall be paid by the Promoter to the Allottee/s till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee/s;

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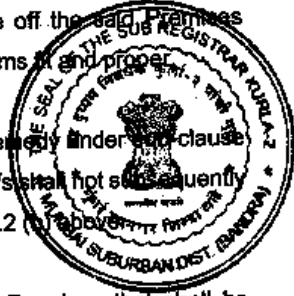
- (b) the Allottee/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter

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("Allottee Termination Notice"). On the receipt of the Allottee's Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee/s the amounts already received by the Promoter under this Agreement with the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee/s shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.



7.1.3 In case if the Allottee/s elects his/her/their/its remedy under clause 7.1.2 (a) above then in such a case the Allottee/s shall not subsequently be entitled to the remedy under sub-clause 7.1.2 (b).

7.1.4 The Internal Amenities provided in the said Premises that shall be provided by the Promoter are listed in the **Fourth Schedule** hereunder written. The Real Estate Project Amenities that may be usable by the Allottee/s are listed in the **Fifth Schedule** hereunder written. The Whole Project Amenities that may be usable by the Allottee/s are listed in **Part A of the Sixth Schedule** hereunder written.

7.1.5 Within 7 (seven) days of the obtainment of the Occupation Certificate from the MCGM, the Promoter shall give notice offering possession of the said Premises on a date specified therein to the Allottee/s in writing ("**Possession Notice**"). The Allottee/s agree(s) to pay the maintenance charges and deficit maintenance charges if any as determined /Invoice raised by the Promoter or the Society, as the case may be. It is clarified that the Promoter shall be liable to hand-over possession to the Allottee/s only on receipt of the requisite instalments of the Sale Price and all other amounts due and payable in terms of this Agreement. It is clarified that the Promoter shall endeavour to ensure that the Whole Project Amenities listed in **Part B of the Sixth Schedule** hereunder written are available for use at the time of hand over of possession of the said Premises to the Allottee/s, subject to what is stated in this Agreement.

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7.1.6 The Allottee/s shall take possession of the said Premises within 15 (fifteen) days of the date mentioned in the Possession Notice.

7.1.7 Post receipt of the Possession Notice, the Allottee/s may undertake any fit out activities in the said Premises at his / her / its / their sole cost, expense and risk, after obtaining all the requisite approvals and permissions from the competent authorities and in accordance with the Fit-Out Guidelines (which shall be prepared by the Promoter which will be provided to the Allottee/s at the time of handing over possession of the said Premises) and after depositing such amount as may be specified by the Promoter as an interest-free deposit to secure compliance with the Fit Out Guidelines and, which will be refunded without interest upon completion of the fit outs in accordance with the Fit-Out Guidelines. The Allottee/s is/are aware that the said refund shall be subject to deduction of amounts towards damages, if any, to the Real Estate Project and its common areas etc., and/or any neighbouring flat/premises in the Real Estate Project and/or the equipment's installed therein and subject to the debris being completely removed from the Real Estate Project, the Whole Project and/or the Larger Land.



7.1.8 Upon receiving the Possession Notice from the Promoter as per Clause 7.1.5 above, the Allottee/s shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee/s. Irrespective of whether the Allottee/s takes or fails to take possession of the Premises within the time provided in Clause 7.1.6 above, such Allottee/s shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.

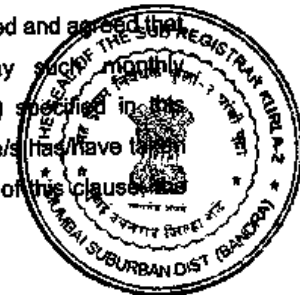
7.1.9 After expiry of 15 (fifteen) days from the date of receipt of the Occupation Certificate from the MCGM and the Possession Notice, the Allottee/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoing in respect of the Real Estate Project, the Whole Project and the Larger Land including *inter-alia*, development charges, electricity, gas connection, water meter charges, legal charges, society formation charges, share application charges, corpus fund, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by the

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MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Whole Project and/or the Larger Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee/s's share is so determined by the Promoter at its sole discretion, the Allottee/s shall pay to the Promoter provisional monthly contribution as mentioned in the **Tenth Schedule** hereunder written. It is further clarified and agreed that the Allottee/s shall be liable to bear and pay such monthly contribution/maintenance charges from the date(s) specified in this Agreement irrespective of whether or not the Allottee/s has/have taken possession of the said Premises. For the purposes of this clause, the expression "Promoter" includes its nominee/s.



7.1.10 The Allottee/s shall, before delivery of possession of the said Premises in accordance with this Clause 7, deposit such amounts as mentioned in the **Ninth Schedule and Tenth Schedule** hereunder written with the Promoter. The amounts as more particularly mentioned in the **Ninth Schedule** hereunder written are not refundable and can be appropriated by the Promoter and no accounts or statement will be required to be given by the Promoter to the Allottee/s in respect of the above amounts deposited by the Allottee/s with the Promoter. The Allottee/s shall make payments of such amounts as more particularly mentioned in the **Ninth Schedule and Tenth Schedule** hereunder to the bank account of the Promoter, as detailed in the **Seventh Schedule** hereunder written. The unspent balance, if any, of the amounts mentioned in the **Tenth Schedule** hereunder written, shall be delivered by the Promoter to the Society, without interest. For the purposes of this clause, the expression "Promoter" includes its nominee/s.

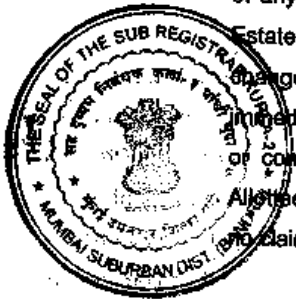
7.1.11 If within a period of 5 (five) years from the possession date mentioned in the Possession Notice, the Allottee/s brings to the notice of the Promoter any structural defect in the said Premises or the Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such

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defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect (at actuals) in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the default and/or negligence of the Allottee/s and/or any other allottees in the Real Estate Project or acts of third party(ies) or on account of any force majeure events including on account of any repairs / redecoration / any other work undertaken by the Allottee/s and/or any other allottee/person in the Real Estate Project and/or the Whole Project and/or the Larger Land. The Allottee/s is/are aware that the Real Estate Project is a monolithic structure and any change(s), alteration(s) including breaking of walls or any structural members or the construction of any new wall or structural member may adversely impact the Real Estate Project at various places or in its entirety and hence any change(s) or alteration(s) as mentioned hereinabove will result in immediate ceasing of the Promoter's obligation to rectify any defect(s) or compensate for the same as mentioned in this Clause and the Allottee/s / the Society / the Other Societies' / the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.



7.1.12 The Allottee/s shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee/s shall use the car parking space/s only for purpose of parking vehicle and shall not park his/her/their vehicles at any other location on the Larger Land.

7.1.13 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MCGM at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Allottee/s, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises.

7.1.14 Time is of the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the said Premises and handing over the said Premises to the Allottee/s after receiving the Occupation Certificate in respect thereof and the Real Estate Project Amenities. Similarly, the Allottee/s shall make timely payments of all instalments of the Sale Price and other dues payable by him/her/them/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

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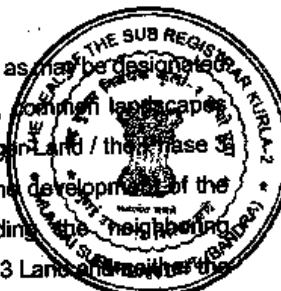
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7.2 Common Areas Facilities & Amenities:

7.2.1 The Allottee/s shall not have any right, title, interest, etc. in respect of the common areas and such other areas as may be designated as common areas by the Promoter, and the Allottee/s is/are aware that he/she/it/they shall only be permitted to use the Real Estate Project Amenities and the Whole Project Amenities in common with other allottee/s and users in the Real Estate Project, the Whole Project, the Phase 3 Land and the Promoter and its contractors, workmen, agents, employees, personnel and consultants, including the car parking space/s mentioned in the **Seventh Schedule** hereunder written.

7.2.2 The Whole Project Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project / Larger Land / the Phase 3 Land shall be an integral part of the layout of the development of the Whole Project and the Larger Land including the neighboring buildings/towers on the Larger Land / the Phase 3 Land and neither the Allottee/s nor any person or entity on the Allottee/s's behalf shall, at any time claim any exclusive rights with respect to the same.



7.2.3 The Allottee/s undertake(s) to not raise any objection to or interfere with the use of the aforesaid areas by the aforesaid persons, notwithstanding that there may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common use, access and entry.

7.2.4 It is also clarified that certain facilities shall have usage charges and the same shall be paid by the Allottee/s as and when demanded by the Promoter along with applicable taxes thereon.

7.2.5 The rights and entitlements of the Allottee/s under this Agreement are restricted to the right and entitlement to receive the said Premises, subject to the terms and conditions of this Agreement.

7.2.6 The Allottee/s shall at no time demand partition of the said Premises and/or the Real Estate Project and/or the Other Residential Component and/or the Whole Project and/or the Larger Land.

7.3 Transfer of the said Premises:

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The Allottee/s 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 payable by the Allottee/s to the Promoter under this Agreement are fully paid and without the prior written permission of the Promoter.

## 8. COVENANTS OF THE ALLOTTEE

The Allottee/s by himself / herself / itself / themselves with intention to bind all persons into whose hands the said Premises and other premises may hereafter come, hereby covenants with the Promoter as follows, for the purpose of inter-alia ensuring the soundness and safety of the Real Estate Project, the Whole Project, and the Larger Land, for maintaining the value of the Real Estate Project, the Whole Project and the Larger Land, and for ensuring that any easement in respect of any of the aforesaid remains unaffected.



- 8.1 Not to do or suffer to be done anything in or to the Real Estate Project, the said Premises, staircase, common areas or any passages which may be against the rules, regulations or bye-laws of the concerned authorities or change/alter or make addition in or to the Real Estate Project or to the said Premises itself or any part thereof and to maintain the said Premises (including sewers, drains, pipes) and appurtenances thereto at the Allottees/s' own cost in good repair and condition from the date on which the Allottee/s is/are permitted to use the said Premises and in particular so as to support, shelter and protect other parts of and the Real Estate Project.
- 8.2 Not to raise any objection to the Promoter completing the construction of the Real Estate Project and the Whole Project (including additional floors on the Larger Land) in accordance with applicable law and this Agreement, without any interference or objection, whether prior to or subsequent to the Allottee/s taking possession of the said Premises.
- 8.3 Not to raise any objection to the Promoter marketing the Real Estate Project and the Whole Project including by way of inviting prospective allottees to the Larger Land and/or the Phase 3 Land, as the case may be, and showcasing to such prospective allottees the buildings, structures and towers being constructed

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in and on the Whole Project along with the common areas, facilities and amenities therein/thereon, without any interference or objection, whether prior to or subsequent to the Allottee/s taking possession of the said Premises.

8.4 The Promoter is undertaking the development of the Whole Project in a phased manner and the Promoter shall be required to modify / change / amend the location of the other Towers in the Whole Project, common areas, facilities and amenities to be provided in the Whole Project and the Allottee/s shall not raise any objection to the Promoter modifying / changing / amending the location of the common areas, facilities and amenities and also in any consequential change in the view of the common areas, facilities and amenities from the said Premises. The Allottee/s accord(s) his / her / its irrevocable and unconditional consent under Section 14 of the RERA and under Section 7 of MOFA, 1962 to the Promoter in respect hereof.

8.5 Not to store anything in the refuge floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project or any part thereof which goods is objected to by the concerned authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the staircases, common passages or any other part of the Real Estate Project.



8.6 Not to change the user of the said Premises and to comply with stipulations and conditions laid down by the Promoter/its designated Project Manager or the Society with respect to the use and occupation of the said Premises.

8.7 Not to demolish or cause to be demolished the said Premises or any part thereof and in particular so as to support, shelter and protect other parts of and the Real Estate Project.

8.8 Not to make or cause to make any addition or alteration of whatsoever nature in the said Premises to ensure in particular support, shelter and protection of other parts of and the Real Estate Project.

8.9 Not to make any structural alteration and/or construct any additional structures, mezzanine floors, whether temporary or permanent.

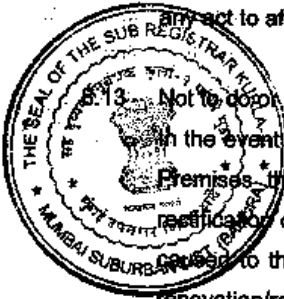
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8-10	To keep the sewers, drains, pipes in the said Premises and appurtenances
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8.11 Not to cover or construct any thing on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.

8.12 Not to make any alteration in the elevation and outside colour scheme of paint and glass of the Real Estate Project and not cover/enclose the planters and service slabs or any of the projections from the said Premises, within the said Premises, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Premises, nor do/cause to be done any hammering for whatsoever use on the external / dead walls of the Real Estate Project or do any act to affect the FSI / development potential of the Larger Land.



8.13 Not to do or permit to be done any renovation / repair within the said Premises. In the event of the Allottee/s carrying out any renovation/repair within the said Premises, then in such event the Promoter shall not be responsible for rectification of any defects noticed within the said Premises or of any damage caused to the said Premises or the Real Estate Project on account of such renovation/repair and the Promoter's obligation to rectify any defect(s) or compensate for the same as more particularly described in Clause 7.1.11 of this Agreement shall immediately cease and the Allottee/s/the Society/the Other Societies' / the Apex Body shall have no claim(s) of whatsoever nature against the Promoter in this regard.

8.14 To maintain the aesthetics of the Real Estate Project and the Whole Project and to ensure the quiet and peaceful enjoyment by all the allottee/s/occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the said Premises, the Real Estate Project, the Whole Project and the Larger Land, the Allottee/s agree and covenant as follows:

8.14.1 Not to affix any fixtures or grills on the exterior of the Real Estate Project for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. The Allottee/s may fix grills on the inside of the windows. The standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s

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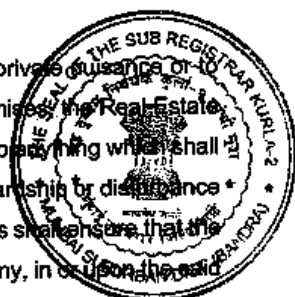
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undertake(s) not to fix any grill having a design other than the standard design approved by the Promoter.

8.14.2 Not to install a window air-conditioner within or outside the said Premises.

8.14.3 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the Larger Land and the Real Estate Project.

8.14.4 Not to at any time cause or permit any public or private nuisance or use the loud speaker etc. in or upon the said Premises, the Real Estate Project or the Larger Land or any part thereof or do anything which shall cause an annoyance, inconvenience, suffering, hardship or disturbance to the occupants or to the Promoter. The Allottee/s shall ensure that the Allottee/s's pets and/or domesticated animals, if any, in or upon the said Premises, the Real Estate Project or the Larger Land or any part thereof shall not enter the restricted areas/no entry zones as may be designated by the Promoter in the Real Estate Project / Larger Land and/or pose a health or safety hazard and/or cause nuisance to the other occupiers of the Real Estate Project / Larger Land and or the lifts installed in the Real Estate Project.



8.14.5 Not to discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/ or the Real Estate Project and/or open spaces nor litter or permit any littering in the common areas in or around the said Premises and/or the Real Estate Project and at the Allottee/s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or the Real Estate Project and/or open spaces to the requirement and satisfaction of the Promoter and/or relevant government and statutory authorities.

8.14.6 Not to do either by himself / herself / itself / themselves or through any other person anything which may or is likely to endanger or damage the Real Estate Project or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the

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8.14.7 Not to display / permit to be displayed at any place in/upon the the Real Estate Project or the Larger Land or any part thereof including on any construction thereon, any bills, posters, hoardings, advertisement, name boards, signboards including neon and illuminated, placards, posters, notice, advertisement, name plate, sign, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever. The Allottee/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project or common area therein or in any other place or on the window, doors and corridors of the Real Estate Project.



To make suitable arrangement for removal of debris arising out of any interior decoration, renovation, furniture making or any other allied work in the said Premises. The Allottee/s's labourers/contractors shall be responsible for the removal of debris such as marble pieces or any such wastage material etc. from the said Premises on a daily basis. The Allottee/s / labourers / contractors shall at their own cost remove such wastage materials/debris. Such wastage materials shall not be accumulated or placed in the common passages, corridors and basement or in any area within the Real Estate Project / the Larger Land.

8.14.9 In the event the Allottee/s fail(s) to rectify any such defaults within 15 (fifteen) days from committing such default/s at the Allottee/s own cost, then the Promoter shall be entitled to send a notice to the Allottee/s intimating the Allottee/s that the Promoter shall, within a period of 48 (forty-eight) hours from the date thereof, enter the said Premises to rectify such defect. After such 48 (forty-eight) hour period, the Promoter through its agents, shall have a right to enter upon the said Premises and dismantle at the Allottees/s' cost, such fixtures or grills or air conditioner or the outdoor condensing unit or such other fixture which is/are in contravention of this sub-clause or any other provision of this Agreement.

8.15 Not to violate and to abide by all rules and regulations framed by the Promoter / its designated Project Manager or by the Society or the Apex Body, for the purpose of maintenance and up-keep of the Real Estate Project and in

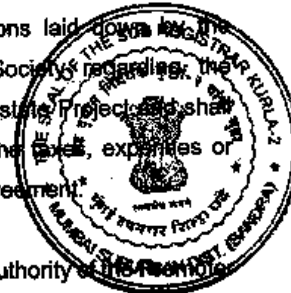
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connection with any interior / civil works that the Allottee/s may carry out in the said Premises and to generally comply with building rules, regulations and bye-laws for the time being of the concerned authority and of government and other public bodies.

8.16 Not to violate and to observe and perform all the rules and regulations which the Promoter/ Its designated Project Manager or the Society or the Apex Body may have at its inception and the additions or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned authority and of government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Promoter/its designated Project Manager or the Society regarding the occupation and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



8.17 Not to object or cause any impediment to the right and authority of the Promoter and its workmen, staff, employees, representatives and agents and all other users/allottee/s of premises on the Larger Land to the access, ingress and egress into and upon the Larger Land including the Real Estate Project, the Whole Project, the Other Project Component, the Real Estate Project Amenities, and, the Whole Project Amenities without any restriction or interference whatsoever including for the purpose of maintenance repair and upkeep of the electricity, communication and utility lines, cables and meters etc or any other reason, notwithstanding that there shall or may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common access and entry.

8.18 The Allottee/s is aware that the entire Larger Land and Whole Project, is a single integrated common layout. The Allottee/s is further aware that the buildings / towers / structures / areas / spaces comprised in the Larger Land and the Whole Project, would require to be renovated, repaired, redeveloped, restored and/or reconstructed at some point in the future, especially having regard to the life of buildings / structures / areas and/or events (including force majeure circumstances) that may necessitate any or all of the aforesaid.

8.19 Not do or permit or suffer to be done anything in or upon the said Premises or any part of the Real Estate Project which is or may, or which in the opinion of

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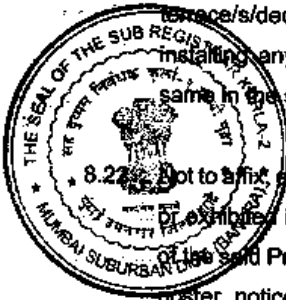
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the Promoter/s or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbourhood provided always that the Promoter shall not be responsible to the Allottee/s 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 Real Estate Project and the Allottee/s shall not hold the Promoter so liable.

8.20 Not to obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, in or on the common stairways, refuge areas, corridors and passageways in and of the Real Estate Project.

8.21 Not to, in any manner, enclose any flower beds/planters/ledges/pocket terraces/deck areas 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 said Premises and shall keep the same unenclosed at all time.



8.22 Not to affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever save and except the name of the Allottee/s in such places only as shall have been previously approved in writing by the Promoter in accordance with such manner, position and standard design laid down by the Promoter.

8.23 Not park at any other place and shall park all cars in the car parking space/s only as may be permitted/allotted by the Promoter.

8.24 Not to object to the permission granted/to be granted by the Promoter to other flat allottee/s for the use of their respective appurtenant spaces and the car parking spaces.

8.25 Not to raise any objection and or claims about the unavailability of supply of water from MCGM and shall not raise any objection and/or claims regarding liability to bear and pay for alternate arrangements for water supply through tankers made for his/her/their convenience. The Allottee/s acknowledge(s) that the water connection from the MCGM shall be subject to availability and the rules, regulations and bye laws of the MCGM and agree not hold the Promoter

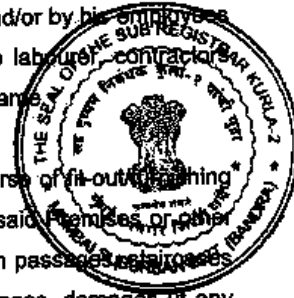
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responsible for the same. The Allottee/s is/are ~~aware that alternate~~ arrangements for water supply through tankers will be made for the Allottee/s' convenience. Expenses incurred for the same will be charged in the maintenance bill till the MCGM water connection is received.

- 8.26 Shall accept, follow abide by the Fit-Out Guidelines framed by the Promoter from time to time for maintenance and management of the said Premises and other rules and regulations, the Larger Land, the Whole Project, the Real Estate Project and/or the security thereof or of the aesthetics and ambience of the Real Estate Project, it being clearly agreed that in the event the Allottee/s violate(s) the Fit-Out Guidelines and such other rules/regulations made from time to time, the Allottee/s shall be liable to make good and/or compensate for any loss and/or damage whatsoever, caused by the Allottee/s and/or by his employees or agents. Further, the Allottee/s shall ensure that the labourer/contractor appointed by the Allottee/s shall also strictly follow the same.
- 8.27 Not to do any act, deed, matter or thing during the course of fit-out/finishing the said Premises resulting in leakage/damage to the said Premises or other flats/premises in the Real Estate Project or its common passages, staircases etc. and shall be responsible to make good such leakages, damages (if any caused) entirely at his/her/their costs and expenses.
- 8.28 Not to, make any structural / internal masonry / dummy flooring / plumbing changes in any manner whatsoever.
- 8.29 Not to obstruct/close the drain out points of the aluminum window tracks while laying the flooring materials, in order to avoid any water seepage and retention in the slab.
- 8.30 Shall on completion of the fit-outs of the said Premises, submit to the Promoter without delay a completion letter stating therein that the fit-outs of the said Premises have been carried out in accordance with the approved plans.
- 8.31 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land, the Whole Project, and the Real Estate Project or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- 8.32 If any allottee/s/occupants in the Real Estate Project including the Allottee/s make any internal structural/non-structural changes to any premises in the Real



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Estate Project including the said Premises, the Promoter shall stand discharged of all its expressed and implied warranties under this Agreement.

8.33 To rectify and make good any breach or default of any of the covenants contained in this Clause 8, without prejudice to any rights and remedies available to the Promoter, at its sole cost expense and risk. It is expressly clarified, agreed and understood that strict observance, performance and compliance of the terms, conditions, covenants, stipulations and provisions of this Clause 8 by the Allottee/s shall be of the essence of this Agreement.

8.34 The Allottee/s agree(s) and covenant(s) that the entry and exit points and access to the Whole Project and the Larger Land/Phase 3 Land shall be common to all allottee/s, users and occupants in the Whole Project including all buildings, towers and structures thereon. The Allottee/s agree(s) and covenant(s) to not demand any separate independent access and/or entry / exit point exclusively for himself / herself / themselves and/or any other allottee/s, users and/or occupants in the Real Estate Project, the Whole Project and/or any part thereof.



The Allottee/s agree(s) and covenant(s) that the Whole Project Amenities shall be common to all the allottee/s, users and occupants in the Whole Project including all buildings, towers and structures thereon and the Allottee/s shall not and/or cause the Society to claim any sole right(s), title, interest with respect to the same. The Allottee/s further agree(s) and covenant(s) that the Allottee/s shall not through him/her/themselves/itself and or through the Society prevent access of the designated recreation ground areas to the allottee/s / occupants of the Whole Project.

8.36 The Allottee/s agree(s), confirm(s) and covenant(s) that the issuance of the Occupation Certificate with respect to the Real Estate Project by the competent authority(ies) shall mean and shall be construed that the Promoter has carried out the development and construction of the Real Estate Project in conformity with the sanctioned plans, approvals and permissions issued by the competent authority(ies) and the Allottee/s shall not raise any dispute(s), claim(s) and/or demand(s) with respect to the development and construction of the Real Estate Project.

8.37 The Allottee/s agree(s) and confirm(s) that the Promoter shall at all times have the right to propose joint open space for fire tender movement between the Real

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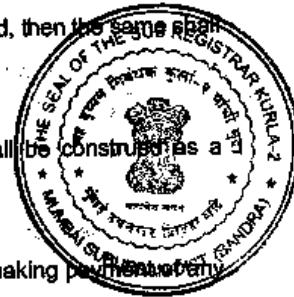
Estate Project and the remaining portions of the ~~Whole Project and/or the~~ Larger Land and the Allottee/s hereby consent(s) to the same.

8.38 Not to demand that a compound wall be constructed around the Real Estate Project.

**9. EVENTS OF DEFAULT**

9.1 If one or more of the events or circumstances set out in Clause 9.2 ("Event of Default") shall have happened, then the Promoter shall call upon the Allottee by way of a written notice ("Rectification Notice") to rectify the same within a period of 15 (fifteen) days from the date thereof ("Cure Period"). If the Allottee/s fails to rectify such Event of Default within the Cure Period, then ~~the same shall~~ be construed as a default ("Default").

9.2 Subject to Clause 9.1 above, the following events shall be construed as a Default,-



9.2.1 If the Allottee/s delay(s) or commit(s) default in making ~~payment of any~~ installment or any other amount payable under this Agreement, including taxes, etc. or otherwise, including as set out in this Agreement;

9.2.2 If the Allottee/s fails to take possession of the said Premises in terms of Clause 7.1 above;

9.2.3 If the Allottee/s commit(s) breach of any terms, conditions, covenants, undertakings and/or representations and/or warranties as given by him/her/it in this Agreement (including in Clause 8 (Covenants of the Allottee/s) above and/or any other writings and/or the terms and conditions of layout, IOD, U.L.C. Permissions, N.O.C. and other sanctions, permissions, undertakings and affidavits etc.;

9.2.4 If the Allottee/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up or dissolved;

9.2.5 If the Allottee/s is/are, convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than 6 (six) months;

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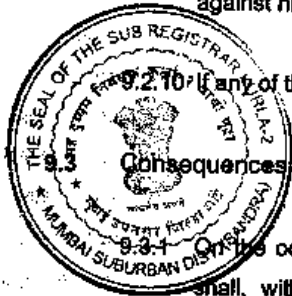
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9.2.6 If a Receiver and/or a Liquidator and/or Official Assignee or any person is appointed for the Allottee/s or in respect of all or any of the assets and/or properties of the Allottee/s;

9.2.7 If any of the assets and/or properties of the Allottee/s is/are attached for any reason whatsoever under any law, rule, regulation, statute etc.;

9.2.8 If any execution or other similar process is issued and/or levied against the Allottee/s and/or any of the Allottee/s' assets and properties;

9.2.9 If the Allottee/s has/have received any notice from the Government of India (either Central, State or Local) or any foreign Government for the Allottee's involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them; and/or



9.2.10 If any of the aforesaid have been suppressed by the Allottee.

#### Consequences of Default:

9.3.1 On the occurrence of a Default, then and in that event, the Promoter shall, without prejudice to any and all other rights and remedies available to it under law, be entitled (but not obliged) to exercise its rights as mentioned at Clauses 5.1.8 hereinabove

9.3.2 It is agreed that all the rights and remedies of the Promoter, including aforesaid rights and remedies of the Promoter, are cumulative and without prejudice to one another.

## 10. FORMATION OF THE SOCIETY & APEX BODY

### 10.1 Formation of the Society and Other Societies:

10.1.1 The Promoter shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Allottee/s and other allottees of units/premises in the Real Estate Project in accordance with and under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

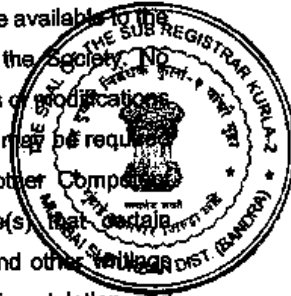
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10.1.2 The Allottee/s shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises of the Real Estate Project alone shall be joined as members ("the Society").

10.1.3 For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee/s, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority. The Allottee/s also accept(s) and agree(s) that certain changes may be required to the application forms and other documents including the society register to be filled up, including deletion and substitution of the Allottee/s/other allottees in the Real Estate Project consequent to sale and transfer of the said Premises/their respective premises, and the Allottee/s shall not object to the same.



10.1.4 The name of the Society shall be solely decided by the Promoter.

10.1.5 The Society shall admit all allottee/s of flats and premises in the Real Estate Project as members, in accordance with its bye-laws.

10.1.6 The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the real Estate Project, if any.

10.1.7 The Promoter shall similarly submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises of the respective Towers of the Other Project Component, in accordance with and under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies").

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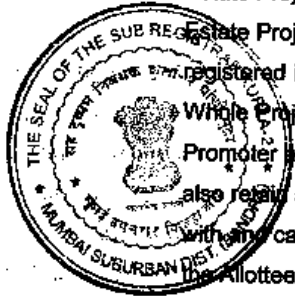
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10.1.8 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society / Other Societies', including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society and their respective members/intended members including the Allottee/s, as the case may be, and the Promoter shall not be liable towards the same.

**10.2 Conveyance to the Society and Other Societies:**

10.2.1 Within 12 (twelve) months from the date on which the Full Occupation Certificate with respect to the Real Estate Project is issued, the Real Estate Project inclusive of the Real Estate Project Amenities in the Real Estate Project shall be conveyed by the Promoter to the Society vide a registered indenture of conveyance ("**Society Conveyance**"), and, the Whole Project Amenities, and the Larger Land shall be retained by the Promoter and shall not be conveyed to the Society. The Promoter shall also retain and reserve unto itself the right, title and interest to continue with any carry on the development of the Whole Project as disclosed to the Allottee/s and in the manner it may deem fit and proper. The Society shall be required to join in execution and registration of the Society Conveyance. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including the Real Estate Project Amenities and the Promoter shall not be responsible for the same and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

10.2.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges on the Society Conveyance/Other Societies' Conveyance (defined below) and the transaction contemplated thereby including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents shall be borne and paid by the Society alone and the Promoter shall not be liable towards the same.



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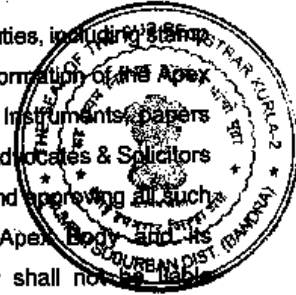
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10.2.3 The Promoter shall execute and register similar conveyances to the Other Societies in the Whole Project with respect to the Other Project Component ("**Other Societies' Conveyance**").

**10.3 Formation of the Apex Body:**

10.3.1 The Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules, after obtainment of the Full Occupation Certificate of the last building / tower / wing in the layout of the Whole Project ("**Apex Body**").

10.3.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, Instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not pay towards the same.



**10.4 Conveyance to the Apex Body:**

10.4.1 Within a period of 12 (twelve) months of registration of the Apex Body, the Promoter and the Apex Body shall execute and register an Indenture of Conveyance whereby the Promoter shall subject to what is mentioned at Clause 10.4.2 below, convey all its right, title and interest in the remaining portion of the Larger Land left after handing over the stipulated percentage if any, to the MCGM or statutory authority and/or developing as a public amenity, set back land and reservations, in favour of the Apex Body along with the Whole Project Amenities ("**Apex Body Conveyance**").

10.4.2 It is clarified that the Whole Project Amenities shall be conveyed only to the Apex Body and the Allottee/s shall not and/or cause the Society to claim any sole right(s), title, interest with respect to the same.

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10.4.3 The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including the Whole Project Amenities and the Promoter shall not be responsible for the same.

10.4.4 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Apex Body Conveyance and the transaction contemplated thereby, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable towards the same.



10.4.5 Neither the Apex Body nor the Society/Other Societies shall ever claim and/or demand for partition of the Larger Land or any part thereof.

### 11. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE

The Allottee/s represent(s) and warrant(s) to the Promoter that:-

- 11.1 He / she / it / they is / are not prohibited from entering into this Agreement and/or to undertake the obligations, covenants etc. contained herein or enter into this Agreement and/or to undertake the obligations, covenants etc. contained herein;
- 11.2 He / she / it / they has / have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up or dissolved, as the case may be;
- 11.3 No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Allottee/s or all or any of his/her/its assets and/or properties;
- 11.4 None of his/her/their assets/properties is attached and/or no notice of attachment has been received under any rule, law, regulation, statute etc.;
- 11.5 No notice is received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/their involvement

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in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;

- 11.6 No execution or other similar process is issued and/or levied against him/her/them and/or against any of his/her/their assets and properties;
- 11.7 He / she / it / they has / have not compounded payment with his/her/their creditors;
- 11.8 He / she / it / they is / are not convicted of any offence involving moral turplude and/or sentenced to imprisonment for any offence not less than 6 (six) months;
- 11.9 He / she / it / they is / are not an undesirable element and/or will not cause nuisance and/or cause hindrances in the completion of the development of the Larger Land and/or anytime thereafter and will not default in compliance with the terms of this Agreement including making any payments;
- 11.10 He / she / it has not indulged into any activity or offence relating to money laundering; and
- 11.11 No notice has been received by or proceedings initiated against the Allottee under the provisions of the Prevention of Money Laundering Act.



The representations and warranties stated in this Clause 11 are of a continuing nature and the Allottee/s shall be obliged to maintain and perform such representations and warranties.

## 12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate,-

- 12.1 The Promoter has clear and marketable title and has the requisite rights to carry out development upon the Larger Land and also has possession of the Larger Land for the implementation of the Real Estate Project;
- 12.2 The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real

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There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee/s;

12.4 There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Allottee/s;

12.5 All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, 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 Real Estate Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and common areas;

12.6 The Promoter has the right to enter into this Agreement and has not committed or intended to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;



12.7 The Promoter has 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 Larger Land and the said Premises, which will, in any manner, affect the rights of Allottee/s under this Agreement;

12.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee/s in the manner contemplated in this Agreement;

12.9 The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till possession is offered to the Allottee/s in accordance with Clause 7.1 above and thereupon shall be proportionately borne by the Society;

12.10 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 Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those

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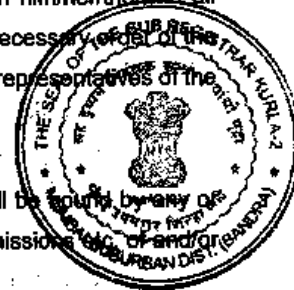
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disclosed to the Allottee.

### 13. NOMINEE

13.1 The Allottee/s hereby nominate/s the person identified in the **Seventh Schedule** hereunder written ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee/s, the Nominee shall assume all the obligations of the Allottee/s under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee/s shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee/s (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee/s.

13.2 The heirs and legal representatives of the Allottee/s shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions of and/or (BANDRA) by the Nominee.



### 14. INDEMNITY

The Allottee shall indemnify and keep indemnified, saved, defended and harmless the Promoter against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoter from or due to any breach by the Allottee of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Allottee in complying/performing his/her/their obligations under this Agreement.

### 15. CONSTRUCTION OF THIS AGREEMENT

In this Agreement where the context admits:

15.1 Any reference to any statute or statutory provision shall include:

15.1.1 all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and

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15.1.2 any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced.

15.2 Any reference to the singular shall include the plural and vice-versa;

15.3 Any references to the masculine, the feminine and/or the neuter shall include each other;



15.4 Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include all Schedules and Annexes to it;

15.5 References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, updated, supplemented or replaced from time to time;

15.6 Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;

15.7 References to a person (or to a word importing a person) shall be construed so as to include:

15.7.1 an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

15.7.2 that person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

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**16. NOTICE**

16.1 All notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID or Under Certificate of Posting at their respective addresses as specified in the **Seventh Schedule** hereunder written.

16.2 It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

**17. COSTS & EXPENSES**

The Allottee/s shall bear and pay all the amounts, taxes, charges, levies, duties including stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the premises and on this Agreement and on the transaction contemplated herein.



**18. ENTIRE AGREEMENT**

18.1 This Agreement constitutes the entire agreement between the parties hereto and supercedes other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person. The show flat constructed by the Promoter and all furniture, items, electronic goods, amenities etc. displayed therein, and any marketing material including sales brochures, models, photographs, videos, illustrations, walk through, etc. provided to the Allottee/s or made available for the Allottees/s' viewing were merely an artists impression and creative imagination and shall not constitute a representation or warranty or declaration by the Promoter or any of its agents/employees/representatives and the Allottee/s shall not be entitled to make any claim upon the Promoter with respect to any item/component/facet that is not specifically agreed to be provided by the Promoter to the Allottee/s under this Agreement. This Agreement shall form the only binding agreement between the parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces and substitutes and

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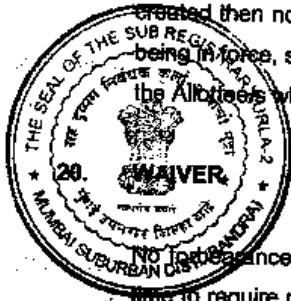
annuls any previous agreements concerning the said Premises and said car parking space/s between the parties hereto.

18.2 The Allottee/s is/are aware and agree(s) that this Agreement contains all the terms and conditions for allotment of the said Premises in favour of the Allottee/s.

18.3 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the Real Estate Project, the Whole Project or the Larger Land or any part thereof.

**19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such said Premises.



No acquiescence, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by it of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

**21. SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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**22. METHOD OF CALCULATION OF PROPORTIONATE SHARE**

Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee/s in the Real Estate Project, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project.

**23. FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created transferred hereunder or pursuant to any such transaction.



**24. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office or some other place, which may be mutually agreed between the Promoter and the Allottee/s, in Mumbai City, after the Agreement is duly executed by the Allottee/s and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai, Maharashtra, India.

24.1.1 The Allottee/s and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.

**25. JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

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Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

**27. GOVERNING LAW**

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.



**RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

**PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Real Estate Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises in case of transfer of the said Premises, as the said obligations go along with the said Premises for all intents and purposes.

**IN WITNESS WHEREOF** the parties have set and subscribed their respective hand and seal to these presents the day and year first hereinabove stated.

**THE FIRST SCHEDULE REFERRED HEREINABOVE**

**Part A**

*[Description of the Phase 1 Land]*

All that piece and parcel of land admeasuring 7,215 square metres or thereabouts bearing Survey No.38 Hissa No.2(part) and New C.T.S. No.101/1(part) lying, being and situate at Village Tirandaz in Taluka Kurta within the Registration District of Mumbai

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Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated by blue colour boundary line on the plan annexed at Annexure "1A" hereto.

**Part B**

*[Description of the Phase 2 Land]*

All that piece and parcel of land admeasuring 25,887 square meters bearing Survey No. 38 Hissa No.2(part) and New C.T.S. No.101/1(part) lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated by a yellow colour boundary line on the Plan annexed at Annexure "1A" hereto.

**Part C**

*[Description of the Larger Land]*

All that piece and parcel of land admeasuring 33,102 square meters or thereabouts bearing Survey No.38 Hissa No.2(part) and New C.T.S. No.101/1(part) lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai.



**Part D**

*[Description of the Residential Zone Land]*

All that piece and parcel of land or ground admeasuring 58,516.11 square meters bearing Survey No.38 Hissa No.2(part) and New C.T.S. No.101/1 and New C.T.S. Nos.101/3 to 101/7 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated by an red colour boundary line on the plan annexed at Annexure "1A" hereto.

**Part E**

All those pieces or parcel of land or ground admeasuring about 1,03,292.036 square meters as per the title deeds and 7/12 Extract and 94,206.87 square meters as per Property Register Card bearing Survey No.38 Hissa No.2 and bearing New C.T.S. Nos.101/1 to 101/8 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown delineated in a green colour boundary line on the Plan annexed at Annexure "1A" hereto.

**THE SECOND SCHEDULE REFERRED HEREINABOVE**

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207	All that piece and parcel of land admeasuring 25,414.11 square meters bearing Survey No. 38 Hissa No. 2 (part) and New C.T.S. No. 101/1(part) and New C.T.S. Nos. 101/3 to 101/7 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown shaded in gray colour on the plan annexed hereto and marked as Annexure "1A".	

[Description of the Phase 3 Land]

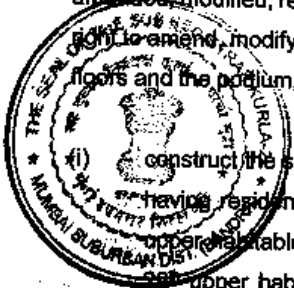
All that piece and parcel of land admeasuring 25,414.11 square meters bearing Survey No. 38 Hissa No. 2 (part) and New C.T.S. No. 101/1(part) and New C.T.S. Nos. 101/3 to 101/7 lying, being and situate at Village Tirandaz in Taluka Kurla within the Registration District of Mumbai Suburban and within the limit of 'S' Ward of the Municipal Corporation of Greater Mumbai and shown shaded in gray colour on the plan annexed hereto and marked as Annexure "1A".

**THE THIRD SCHEDULE REFERRED HEREINABOVE**

**Part A**

[Real Estate Project Specifications]

The construction and development of the Real Estate Project is presently sanctioned in the manner stated *inter-alia* in the IOD and CC (both defined above), which shall be amended, modified, revised, varied, changed from time to time. Without prejudice to its right to amend, modify, revise, vary and change the aspects, including the height of the floors and the podium, of the Real Estate Project, the Promoter may



(i) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 29<sup>th</sup> (Twenty Nine) upper habitable floors and Duplex residential Unit/s partly constructed on the 26<sup>th</sup> upper habitable floor and partly on 30<sup>th</sup> (Part) upper habitable floor and Terrace on the 30<sup>th</sup> (Part) upper floor, subject to height approval of 179 meters Above Mean Sea Level (AMSL) from the concerned Government authorities;

OR

(ii) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 29<sup>th</sup> (Twenty Nine) upper habitable floors and Terrace, subject to height approval of 179 meters AMSL from the concerned Government authorities;

OR

(iii) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 26<sup>th</sup> (Twenty Six) upper habitable floors and Duplex residential Unit/s partly constructed on the 26<sup>th</sup> Upper habitable floor and partly on 27<sup>th</sup> (Part) Upper habitable floor and Terrace on the 27<sup>th</sup> (Part) upper floor, subject to height approval of 167 meters AMSL from the concerned Government authorities;

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OR

- (iv) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 26<sup>th</sup> (Twenty Six) upper habitable floors and Terrace, subject to height approval of 167 meters AMSL from the concerned Government authorities;

OR

- (v) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 24 (Twenty Four) upper habitable floors and Duplex residential Unit/s partly constructed on the 24<sup>th</sup> Upper habitable floor and partly on 25<sup>th</sup> (Part) Upper habitable floor and Terrace on the 24<sup>th</sup> upper floor, subject to height approval of 160 meters AMSL from the concerned Government authorities;

OR

- (vi) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 24 (Twenty Four) upper habitable floors and Terrace, subject to height approval of 160 meters AMSL from the concerned Government authorities;



OR

- (vii) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, up to 33 (Thirty Three) upper habitable floors and Terrace, subject to height approval of 191 meters AMSL from the concerned Government authorities.

OR

- (viii) construct the said Real Estate Project comprising of Basement, 3 level podium having residential units, residential units at the still level, 38<sup>th</sup> (Thirty Eight) upper habitable floors and Duplex residential Unit/s partly constructed on the 38<sup>th</sup> upper habitable floor and partly on 39<sup>th</sup> (Part) upper habitable floor and Terrace on the 39<sup>th</sup> (Part) upper floor, subject to height approval of 202 meters AMSL from the concerned Government authorities;

OR

- (ix) construct the said Real Estate Project comprising of Basement, 3 level podium

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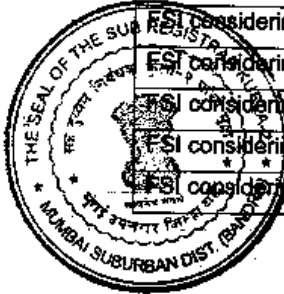
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**Part B**

[Real Estate Project FSI details]

Total FSI of 27000 square metres is proposed to be utilized for the Real Estate Project out of which 19677.20 square metres has been sanctioned for consumption in the construction and development of the Real Estate Project as per approved amended plan dated 27.10.2021. The FSI proposed to utilized for the Real Estate Project is as under,-

Number of floors	Proposed FSI (In square metres)
FSI considering 24 Upper Floors	16850
FSI considering 26 Upper Floors	18300
FSI considering 29 Upper Floors	20200
FSI considering 33 Upper Floors	23000
FSI considering 39 Upper Floors	27000



**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
[Description of the Internal Amenities in the Premises]

Sr. No.	Item	Location	Specifications
1	Flooring	Living Room / Dining & Passage	Imported Marble
		Master Bedroom	Vitrified Flooring
		Other Bed Room	Vitrified Flooring
		ALL Toilets (Floor & Dado)	Vitrified Flooring
		Kitchen	Vitrified Flooring
2	Wood Work	Main Door	Wooden Door frame with Veneer Finish shutter
		Other Door	Granite Door Frame with Pre-laminated Door Shutter
3	Windows	All Windows	Aluminium windows
4	CP / Sanitary	All Toilets	Standard CP Sanitary
5	Internal Paint	walls & ceiling	Internal wall & ceiling with acrylic distemper paint
6	Switches	Internal Switches	Modular switches
7	Kitchen Platform	Kitchen	Granite Platform with standard single sink
8	INTERCOM WITH VIDEO DOOR PHONE	Living Room	Standard Video Door Phone
9	AIR CONDITIONERS	All Bedrooms & Living Room	AC Unit / Split AC

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**THE FIFTH SCHEDULE ABOVE REFERRED TO**

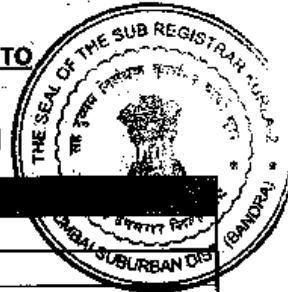
[Description of the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee/s on a non-exclusive basis along with allottee/s / occupants in the Real Estate Project]

1.	Tower Entrance Lobby
2.	High Speed Passenger Elevator
3.	Service Elevator
4.	Fire Lift
5.	Corridors
6.	Staircase and Staircase Landing
7.	Refuge Area

**THE SIXTH SCHEDULE ABOVE REFERRED TO**

**Part A**

[Description of the Whole Project Amenities]



1.	Kids Pool
2.	Rock Climbing Wall
3.	Cricket Net
4.	Tennis Court
5.	Club House 1
6.	Lap Pool
7.	Artwork Island of the Future
8.	Club House 2
9.	Jacuzzi
10.	Half Basketball Court
11.	Tree Nest
12.	Pool Deck
13.	Event Lawn
14.	Amphitheatre Seat
15.	DJ Island
16.	Kids Splash Island
17.	Jogging Area
18.	Garden
19.	Aqua Gym
20.	Yoga Area
21.	Drop Off (Arrival Experience)
22.	Skylight
23.	Galaxy Adventure (Children Playground)
24.	Fantasy Land (Toddler Playground)

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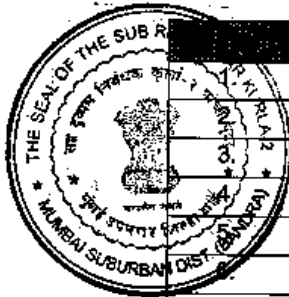
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25.	Meditation Deck
26.	Outdoor Fitness Corner
27.	Outdoor Lounge Deck
28.	Leisure Pod
29.	SPA Reception
30.	Treatment Pods
31.	Sunken Lounge
32.	Lounge Pool
33.	Reflexology Trail
34.	Plunge Pool
35.	Waterfall
36.	Reflective Pool
37.	Butterfly Garden
38.	Chess Garden
39.	Fun Pool

**Part B**

[Description of the Whole Project Amenities that may be ready for use by the Completion Date subject to what is stated herein]



	Jogging Area
	Garden
	Aqua Gym
	Yoga Area
	Drop Off (Arrival Experience)
	Skylight
7.	Galaxy Adventure (Children Playground)
8.	Fantasy Land (Toddler Playground)
9.	Meditation Deck
10.	Outdoor Fitness Corner
11.	Outdoor Lounge Deck
12.	Leisure Pod
13.	SPA Reception
14.	Treatment Pods
15.	Sunken Lounge
16.	Lounge Pool
17.	Reflexology Trail
18.	Plunge Pool
19.	Waterfall
20.	Reflective Pool
21.	Butterfly Garden
22.	Chess Garden

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**THE SEVENTH SCHEDULE ABOVE REFERRED TO**  
*[Meaning of certain terms and expressions]*

1.	Said Premises	Flat No. 2002 on the 20 <sup>th</sup> floor of the Real Estate Project being <b>KANAKIA FUTURE CITY A.</b>
2.	Carpet area of the said Premises as per RERA	70.60 sq mtrs with excluding balcony area admeasuring 5.80 sq.mtrs
3.	Sale Price	Rs. 2,47,50,000/- (Rupees Two Crore Forty Seven Lakh(s) Fifty Thousand Only)
4.	Part Payment towards the Sale Price paid prior hereto	Rs. 1,60,00,000/- (Rupees One Crore Lakh(s) Only)
5.	Bank Account of the Promoter	KANAKIA FUTURE REALTY PRIVATE LIMITED, CODENAME FUTURE A 100% ESCROW A/C 5780000249416
6.	Car parking space/s	Right to park in 1(One) car parking space/s in mechanical stack arrangement.
7.	Completion Date	30 <sup>th</sup> June, 2025
8.	Said Nominee	Name: <b>NA</b> Relationship with Allottee/s: <b>NA</b> Address of Nominee: <b>NA</b>
9.	Contact Details	Promoter's email address: <b>crm@kanakia.com</b> Promoter's phone number: <b>022 35023777</b> Allottee/s email address: <b>chandamanish@gmail.com</b> Allottee/s phone number: <b>9022535651</b>
10.	PAN	Promoter's PAN: <b>AAHCK8280E</b> Allottee/s PAN: <b>CJZPS7334F / AGJPC6597R</b>



*AH*

*Sonu* *Melgadi*

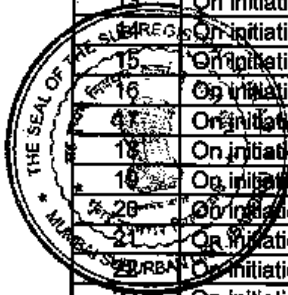
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**THE EIGHTH SCHEDULE ABOVE REFERRED TO**

**PART A**

*[Schedule of Payment of the Sale Consideration as payable by the Allottee/s]*

1	At the time of Booking (Earnest Money)	9.80%	9.80%	24,25,500
2	On completion of laying Plain Cement Concrete (PCC) for foundation and after Execution & registration of Agreement for Sale.	20.20%	30.00%	49,99,500
3	On initiation of basement	3%	33.00%	7,42,500
4	On initiation of Podium 1	3%	36.00%	7,42,500
5	On initiation of Podium 2	3%	39.00%	7,42,500
6	On initiation of Podium 3	3%	42.00%	7,42,500
7	On Completion of Plinth	3%	45.00%	7,42,500
8	On initiation of 1st residential slab	3%	48.00%	7,42,500
9	On initiation of 2nd residential slab	3%	51.00%	7,42,500
10	On initiation of 3rd residential slab	3%	54.00%	7,42,500
11	On initiation of 4th residential slab	2.50%	56.50%	6,18,750
12	On initiation of 5th residential slab	1.50%	58.00%	3,71,250
13	On initiation of 6th residential slab	1.50%	59.50%	3,71,250
14	On initiation of 7th residential slab	1.50%	61.00%	3,71,250
15	On initiation of 8th residential slab	1.50%	62.50%	3,71,250
16	On initiation of 9th residential slab	1.50%	64.00%	3,71,250
17	On initiation of 10th residential slab	1.50%	65.50%	3,71,250
18	On initiation of 11th residential slab	1.50%	67.00%	3,71,250
19	On initiation of 12th residential slab	1.50%	68.50%	3,71,250
20	On initiation of 13th residential slab	1.50%	70.00%	3,71,250
21	On initiation of 14th residential slab	1.50%	71.50%	3,71,250
22	On initiation of 15th residential slab	1.50%	73.00%	3,71,250
23	On initiation of 16th residential slab	1.50%	74.50%	3,71,250
24	On initiation of 17th residential slab	1.50%	76.00%	3,71,250
25	On initiation of 18th residential slab	1.50%	77.50%	3,71,250
26	On initiation of 19th residential slab	1.50%	79.00%	3,71,250
27	On initiation of 20th residential slab	1.50%	80.50%	3,71,250
28	On initiation of 22nd residential slab	1.50%	82.00%	3,71,250
29	On initiation of 23rd residential slab	1.50%	83.50%	3,71,250
30	On completion of terrace slab	1.50%	85.00%	3,71,250
31	Completion of the walls, internal plaster, Internal waterproofing and Tiling work of the said Premises	5%	90.00%	12,37,500
32	Completion of Internal Plumbing, Electrical Work of the said Premises	5%	95.00%	12,37,500
33	At the time of offer for handing over of the possession of the said Premises to the Allottee/s on/after receipt of the Occupation Certificate or Completion Certificate with respect to the said Real Estate Project.	5%	100.00%	12,37,500
	<b>Total</b>	<b>100%</b>		<b>2,47,50,000/-</b>



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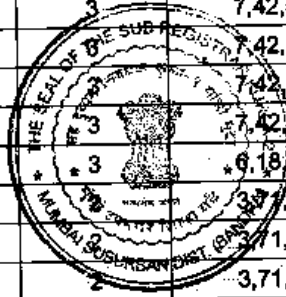
Sanjay K. Chaudhary

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Or  
**PART B**

[Special Schedule of payment of the Sale Consideration as payable by the Allottee/s  
on mutually agreed terms]

Sr. No	Event	Percentage	Amount
1	Booking+ (S)	10	24,37,875
2	installment-1 (S)	8	19,50,300
3	installment-3 (S)	10	24,37,875
4	installment-2 (S)	8	19,50,300
5	On completion of Podium 2 (E)	3	7,42,500
6	On completion of Podium 3 (E)	3	7,42,500
7	On Completion of Plinth (E)	3	7,42,500
8	Plinth (E)		7,42,500
9	On Initiation of 2nd Slab (E)		7,42,500
10	On Initiation of 3rd Slab (E)		7,42,500
11	On Initiation of 4th Slab (E)		6,18,750
12	On Initiation of 5th Slab (E)		3,71,250
13	On Initiation of 6th Slab (E)		3,71,250
14	On Initiation of 7th Slab (E)		3,71,250
15	On Initiation of 8th Slab (E)	2	3,71,250
16	On Initiation of 9th Slab (E)	2	3,71,250
17	On Initiation of 10th Slab (E)	2	3,71,250
18	On Initiation of 11th Slab (E)	2	3,71,250
19	On Initiation of 12th Slab (E)	2	3,71,250
20	On Initiation of 13th Slab (E)	2	3,71,250
21	On Initiation of 14th Slab (E)	2	3,71,250
22	On Initiation of 15th Slab (E)	2	3,71,250
23	On Initiation of 16th Slab (E)	2	3,71,250
24	On Initiation of 17th Slab (E)	2	3,71,250
25	On Initiation of 18th Slab (E)	2	3,71,250
26	On Initiation of 19th Slab (E)	2	3,71,250
27	On Initiation of 20th Slab (E)	2	3,71,250
28	On Initiation of 22nd Slab (E)	2	3,71,250
29	On Initiation of 23rd Slab (S)	2	3,71,250
30	On completion of terrace slab (E)	2	3,71,250
31	Completion of the walls, internal plaster, Internal Waterproofing and Tiling Work (E)	5	12,37,500
32	Completion of Internal Plumbing, Electrical Work of the said Premises (E)	5	12,37,500
33	At the time of handing over the possession, on or after receipt of occupation or completion certificate (E)	6	13,71,150
	<b>TOTAL</b>	<b>100%</b>	<b>2,47,50,000/-</b>



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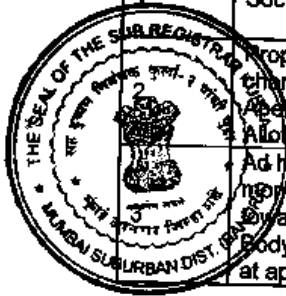
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**THE NINTH SCHEDULE ABOVE REFERRED TO**  
*[Amounts to be paid by the Allottee/s in accordance with this Agreement]*

1	Charges towards formation and registration of the Society and the Apex Body, along with applicable taxes	5000/-
2	Deposit towards water, electricity, and other utility and services connection charges	50,000/-
3	All legal costs, charges and expenses (taxes to be paid separately by the Allottee/s at applicable rates)	50,000/-

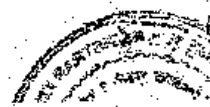
**THE TENTH SCHEDULE ABOVE REFERRED TO**  
*[Amounts to be paid by the Allottee/s in accordance with this Agreement]*

1	Share application money and entrance fee of the Society and Apex Body	600/-
2	Proportionate share of municipal taxes and other charges/levies in respect of the Society and the Apex Body (taxes to be paid separately by the Allottee/s at applicable rates)	On pro-rata basis in proportion to all other allottees in the Whole Project
3	Ad hoc maintenance charges for 24 (Twenty Four) months towards provisional monthly contribution towards outgoings of the Society and the Apex Body (taxes to be paid separately by the Allottee/s at applicable rates)	On pro-rata basis in proportion to all other allottees in the Whole Project



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*Sanjay Melgudi*

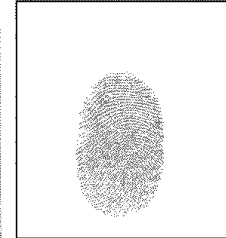


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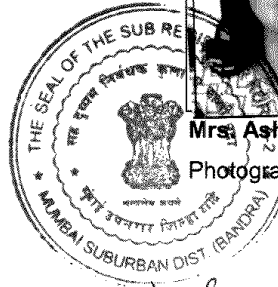
**SIGNED SEALED AND DELIVERED** )  
 by the within named "Promoter" i.e. )  
**KANAKIA FUTURE REALTY PRIVATE LIMITED** )  
 by the hands of its Authorised Signatory )  
**Mrs. Asha Shah** )  
 in the presence of )

*Asha H. Shah*

*7/10*  
2  
*AM*



**Mrs. Asha Shah**  
 Photograph/ Thumb Impression

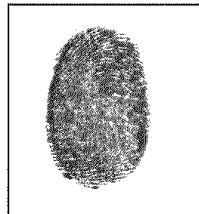


**SIGNED AND DELIVERED** )  
 by the within named Allottee/s )  
 1. **Mrs. Sonu Sharma** )  
 2. **Mr. Manish Chanda** )  
 in the presence of )

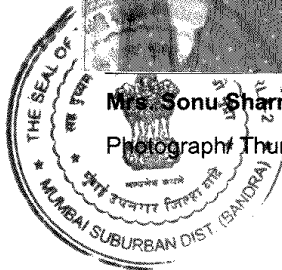
*Sonu*

*Manish Chanda*

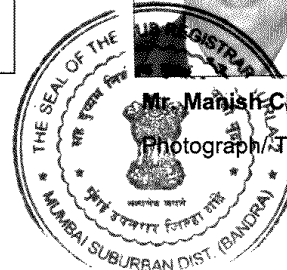
1 *[Signature]*  
2 *[Signature]*



**Mrs. Sonu Sharma**  
 Photograph/ Thumb Impression



**Mr. Manish Chanda**  
 Photograph/ Thumb Impression



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# RECEIPT

**RECEIVED** of and from the Allottee/s above named the sum of **Rs. 1,60,00,000/-** (Rupees One Crore Sixty Lakh(s) Only) as part payment towards the Sale Price under this Agreement.

WE SAY RECEIVED  
For **KANAKIA FUTURE REALTY PRIVATE LIMITED**

*Asha H. chah*

( \_\_\_\_\_ )

Authorized Signatory

Witnesses:

1. *[Signature]*
2. *[Signature]*



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DATED THIS 31<sup>st</sup> DAY OF March, 2022

BETWEEN

KANAKIA FUTURE REALTY PRIVATE LIMITED  
...Promoter

AND

Mrs. Sonu Sharma  
Mr. Manish Chanda

...Allottee



AGREEMENT FOR SALE OF PREMISES

**Wadia Ghandy & Co.**

Advocates, Solicitors and Notary

N.M. Wadia Building

123, M. G. Road

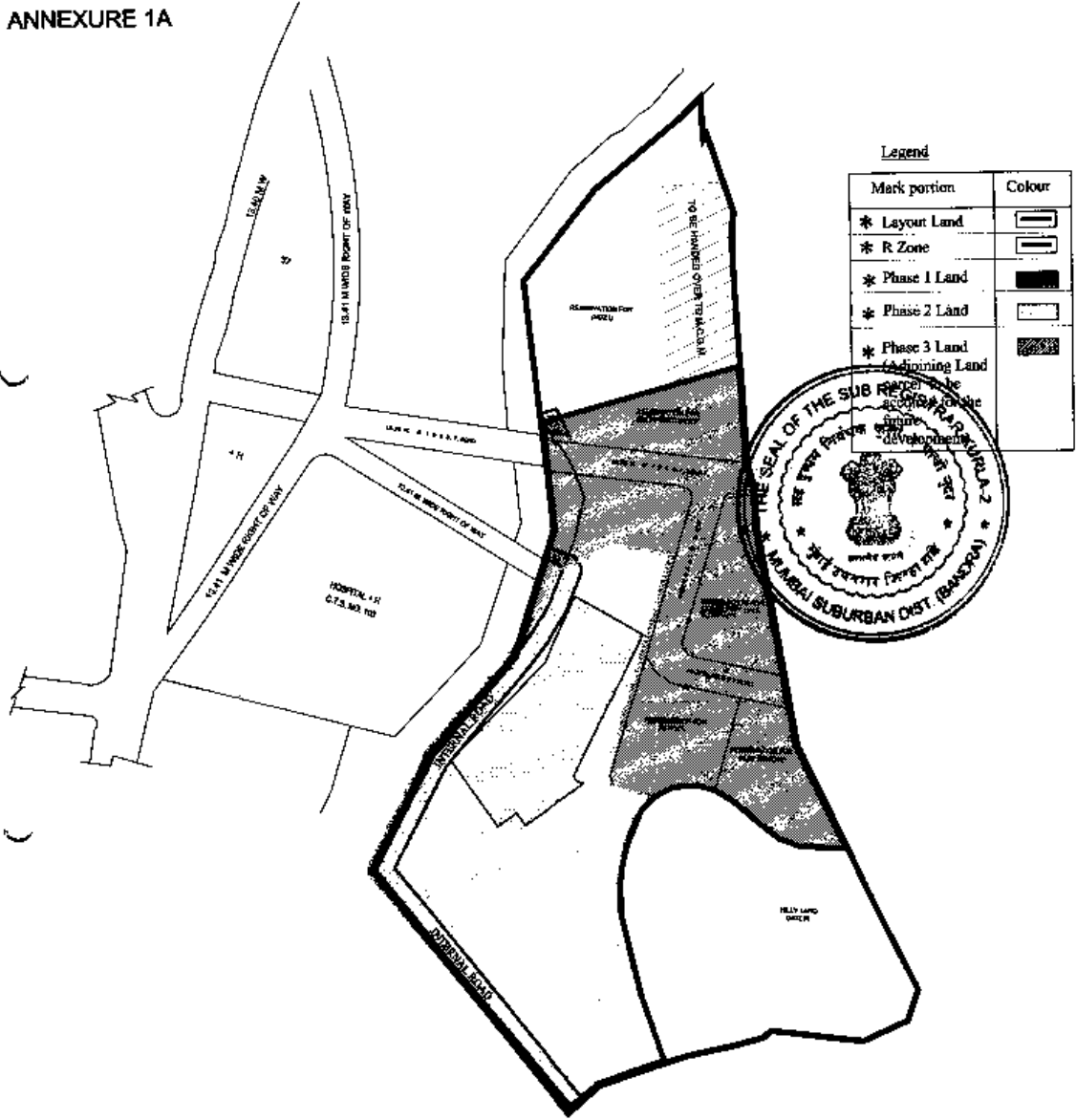
Fort

Mumbai 400 001

A/P      Sonu Manish

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LAYOUT PLAN  
ANNEXURE 1A



Note : Not to scale

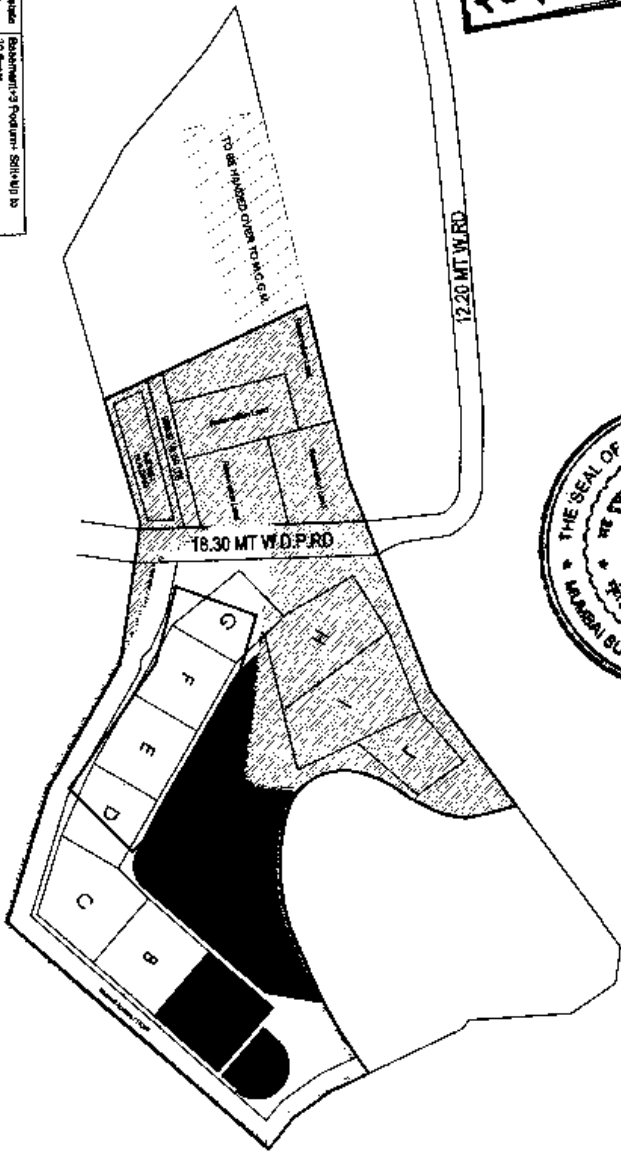
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LAYOUT PLAN  
 ANNEXURE 1B : Proposed future development



12.20 MT W.R.D. m wide road, subject to approval.



Row/Column	Basement/Floor	Structure	Height
WING A	Basement+3 Podium	Stilt-Up to 38 Floors	
WING B	Basement+3 Podium	Stilt-Up to 38 Floors	
WING C	Basement+3 Podium	Stilt-Up to 38 Floors	
WING D	Basement+3 Podium	Stilt-Up to 38 Floors	
WING E	Basement+3 Podium	Stilt-Up to 38 Floors	
WING F	Basement+3 Podium	Stilt-Up to 38 Floors	
WING G	Basement+3 Podium	Stilt-Up to 38 Floors	
WING H	Basement+3 Podium	Stilt-Up to 38 Floors	
WING I	Basement+3 Podium	Stilt-Up to 38 Floors	
WING J	Basement+3 Podium	Stilt-Up to 38 Floors	

Legend

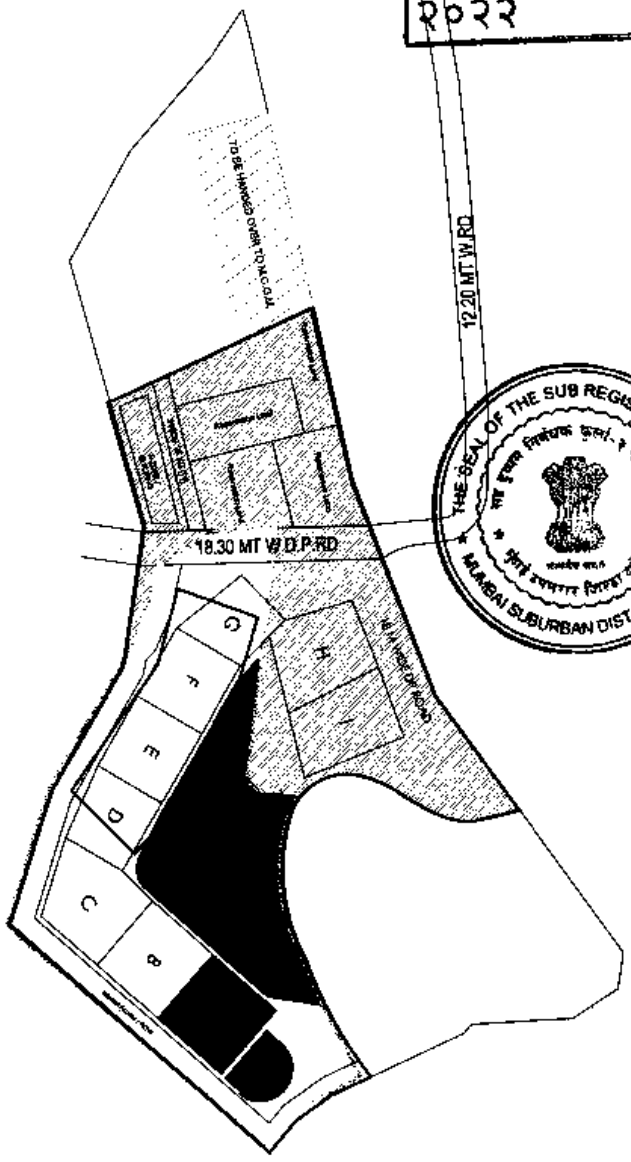
- R Zone
- Phase 1 Land
- Phase 2 Land
- Road Estate Project
- Phase 3 Land (Adjoining land parcel to be acquired for the future development)
- Whole Project Annulment

Note : Not to scale

Sann: *M. Chandy*

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LAYOUT PLAN  
ANNEXURE 1C : Proposed future development plan with 18 m wide road, subject to approval.



Road Estate Project	Basement+3 Podium+ Stilt+Up to 38 floors
WING A	Basement+3 Podium+ Stilt+Up to 38 floors
WING B	Basement+3 Podium+ Stilt+Up to 38 floors
WING C	Basement+3 Podium+ Stilt+Up to 38 floors
WING D	Basement+3 Podium+ Stilt+Up to 38 floors
WING E	Basement+3 Podium+ Stilt+Up to 38 floors
WING F	Basement+3 Podium+ Stilt+Up to 38 floors
WING G	Basement+3 Podium+ Stilt+Up to 38 floors
WING H	Basement+3 Podium+ Stilt+Up to 38 floors
WING I	Basement+3 Podium+ Stilt+Up to 38 floors

Legend

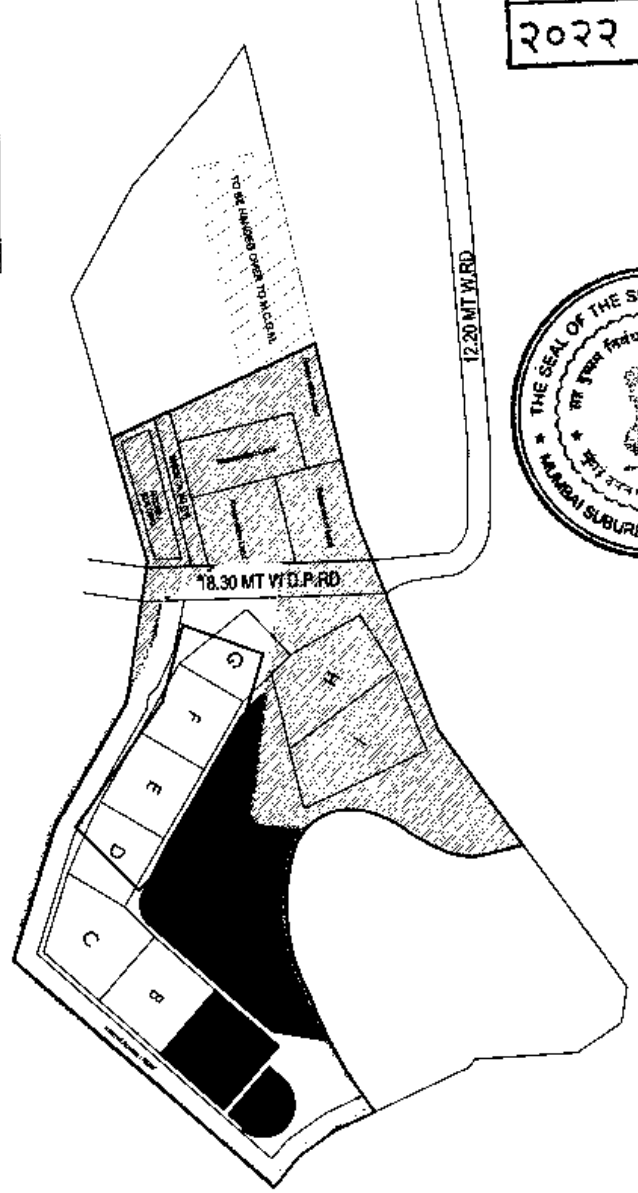
- R Zone
- Phase 1 Land
- Phase 2 Land
- Road Estate Project
- Phase 3 Land (Additional land parcel to be acquired for the future development)
- Windo Project Amenities

Note : Not to scale

*Jenn. Melinda*

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LAYOUT PLAN  
ANNEXURE 1D : Proposed future development plan without 18 m wide road, subject to approval.



Real Estate Project	Residential Podium - Sit-Up to 30 floors
WING A	Residential Podium - Sit-Up to 30 floors
WING B	Residential Podium - Sit-Up to 30 floors
WING C	Residential Podium - Sit-Up to 30 floors
WING D	Residential Podium - Sit-Up to 30 floors
WING E	Residential Podium - Sit-Up to 30 floors
WING F	Residential Podium - Sit-Up to 30 floors
WING G	Residential Podium - Sit-Up to 30 floors
WING H	Residential Podium - Sit-Up to 30 floors
WING I	Residential Podium - Sit-Up to 30 floors

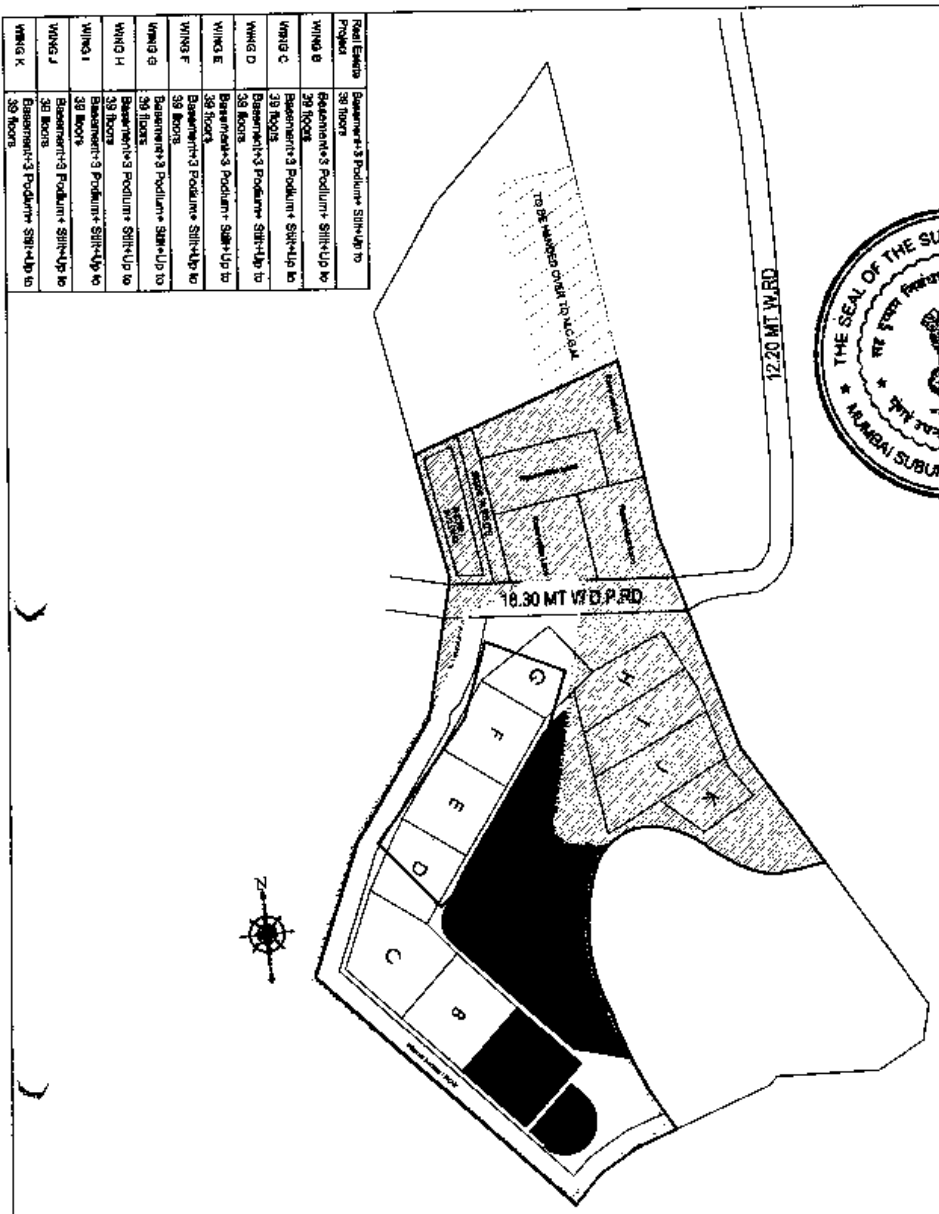
- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (Adjoining land parcel to be accorded for the future development)
  - Whole Project Amenities

Note : Not to scale

*Janu. M. K. K. K.*



LAYOUT PLAN  
 ANNEXURE 1E  
 Proposed future development plan without 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Podium+ Stilt-Up to 58 floors
WING A	Basement+3 Podium+ Stilt-Up to 58 floors
WING B	Basement+3 Podium+ Stilt-Up to 58 floors
WING C	Basement+3 Podium+ Stilt-Up to 58 floors
WING D	Basement+3 Podium+ Stilt-Up to 58 floors
WING E	Basement+3 Podium+ Stilt-Up to 58 floors
WING F	Basement+3 Podium+ Stilt-Up to 58 floors
WING G	Basement+3 Podium+ Stilt-Up to 58 floors
WING H	Basement+3 Podium+ Stilt-Up to 58 floors
WING I	Basement+3 Podium+ Stilt-Up to 58 floors
WING J	Basement+3 Podium+ Stilt-Up to 58 floors
WING K	Basement+3 Podium+ Stilt-Up to 58 floors

- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (existing land parcel to be acquired for the future development)
  - Whole Project Amenities

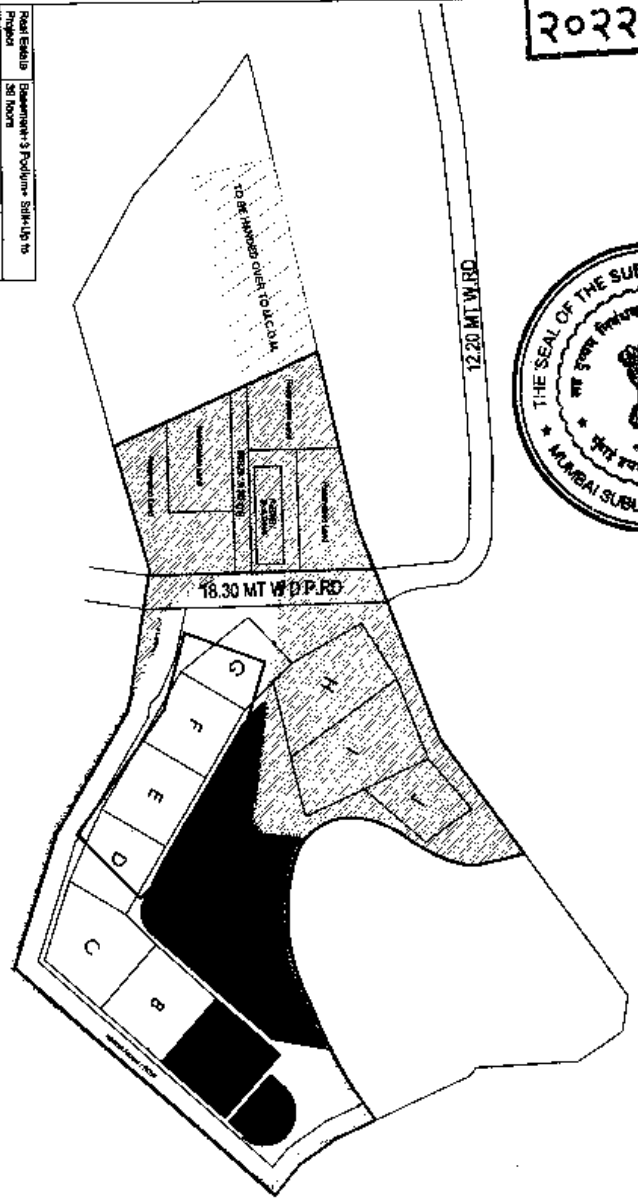
NOTE: Not to scale

*Sonu. Melodg*

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LAYOUT PLAN  
 ANNEXURE 1F : Proposed future development plan without 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Podium+ Stilt-Up to 38 floors
WING A	Basement+3 Podium+ Stilt-Up to 38 floors
WING B	Basement+3 Podium+ Stilt-Up to 38 floors
WING C	Basement+3 Podium+ Stilt-Up to 38 floors
WING D	Basement+3 Podium+ Stilt-Up to 38 floors
WING E	Basement+3 Podium+ Stilt-Up to 38 floors
WING F	Basement+3 Podium+ Stilt-Up to 38 floors
WING G	Basement+3 Podium+ Stilt-Up to 38 floors
WING H	Basement+3 Podium+ Stilt-Up to 38 floors
WING I	Basement+3 Podium+ Stilt-Up to 38 floors
WING J	Basement+3 Podium+ Stilt-Up to 38 floors

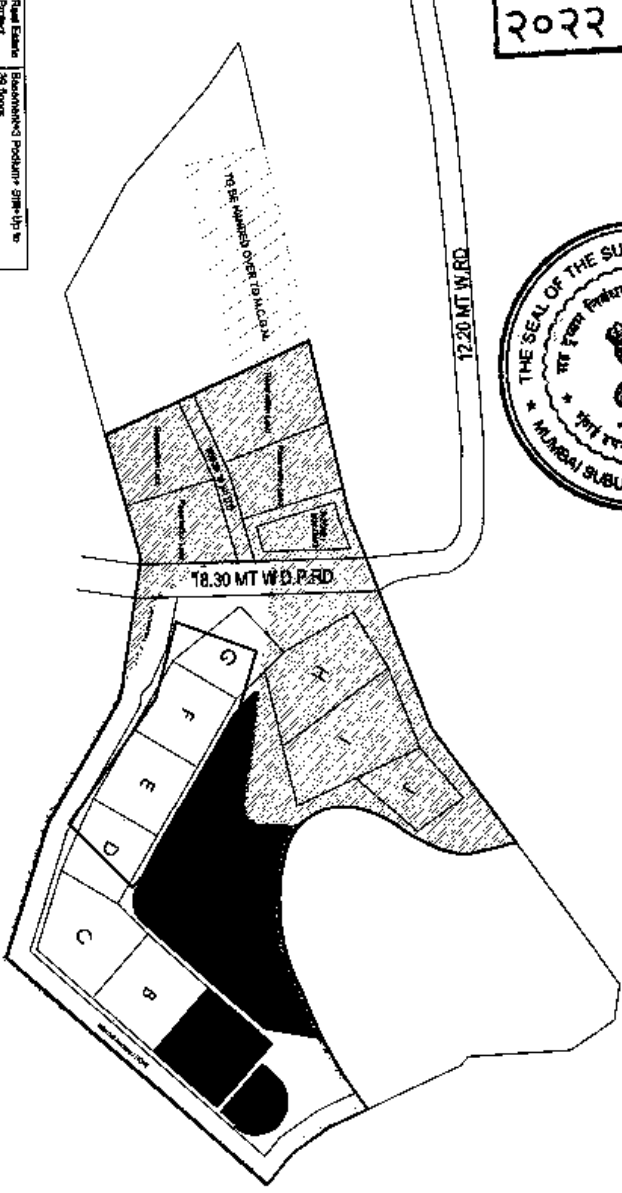
- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (Adjacent land parcel to be allotted for the future development)
  - Whole Project Amenities

Note: Not to scale

*Sanu. K. Elgrah*

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LAYOUT PLAN  
 ANNEXURE 1G : Proposed future development plan without 18 m wide road, subject to approval.



WING A	Basement+3 Podium+ Sky+Up to 39 floors
WING B	Basement+3 Podium+ Sky+Up to 39 floors
WING C	Basement+3 Podium+ Sky+Up to 39 floors
WING D	Basement+3 Podium+ Sky+Up to 39 floors
WING E	Basement+3 Podium+ Sky+Up to 39 floors
WING F	Basement+3 Podium+ Sky+Up to 39 floors
WING G	Basement+3 Podium+ Sky+Up to 39 floors
WING H	Basement+3 Podium+ Sky+Up to 39 floors
WING I	Basement+3 Podium+ Sky+Up to 39 floors
WING J	Basement+3 Podium+ Sky+Up to 39 floors

**Legend**

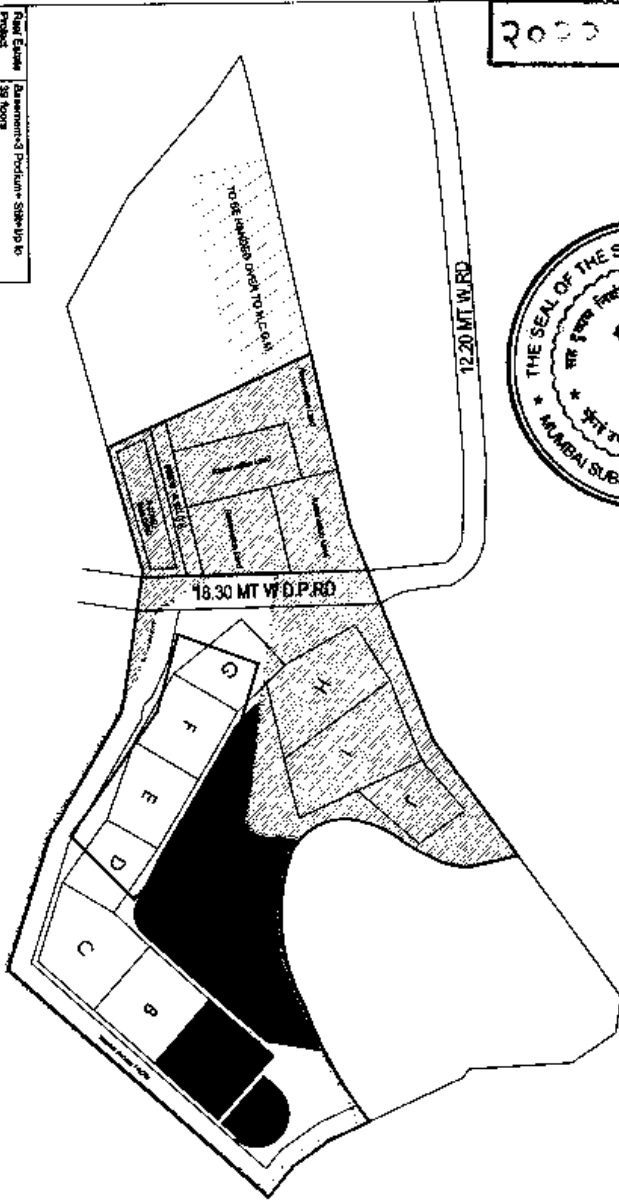
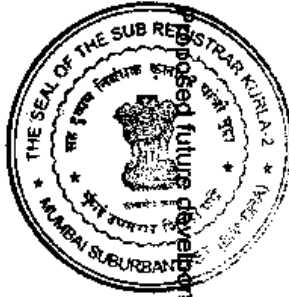
- R Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (requiring land parcel to be acquired for the future development)
- Whole Project Amenities

Note: Not to scale

*Sanu. K. L. G. 19*

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LAYOUT PLAN  
ANNEXURE 1H : Proposed future development plan without 18 m wide road, subject to approval.



WING A	Basement+3 Podium+ Stair-Up to 39 floors
WING B	Basement+3 Podium+ Stair-Up to 39 floors
WING C	Basement+3 Podium+ Stair-Up to 39 floors
WING D	Basement+3 Podium+ Stair-Up to 39 floors
WING E	Basement+3 Podium+ Stair-Up to 39 floors
WING F	Basement+3 Podium+ Stair-Up to 39 floors
WING G	Basement+3 Podium+ Stair-Up to 39 floors
WING H	Basement+3 Podium+ Stair-Up to 39 floors
WING I	Basement+3 Podium+ Stair-Up to 39 floors
WING J	Basement+3 Podium+ Stair-Up to 39 floors

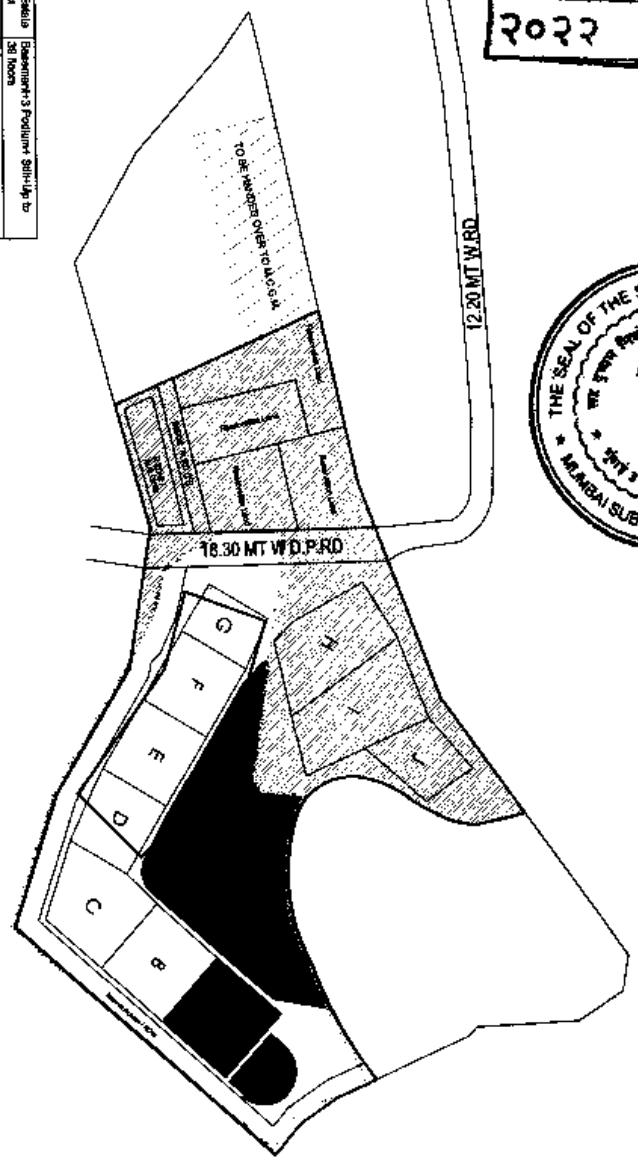
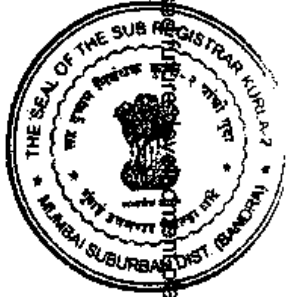
- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (adjacent land parcel to be acquired for the future development)
  - Whole Project Amenities

Note: Not to scale

*Johns* *McL...*

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PLAN WITHOUT 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Podium+ Stilt-Up to 38 floors
WING A	Basement+3 Podium+ Stilt-Up to 38 floors
WING B	Basement+3 Podium+ Stilt-Up to 38 floors
WING C	Basement+3 Podium+ Stilt-Up to 38 floors
WING D	Basement+3 Podium+ Stilt-Up to 38 floors
WING E	Basement+3 Podium+ Stilt-Up to 38 floors
WING F	Basement+3 Podium+ Stilt-Up to 38 floors
WING G	Basement+3 Podium+ Stilt-Up to 38 floors
WING H	Basement+3 Podium+ Stilt-Up to 38 floors
WING I	Basement+3 Podium+ Stilt-Up to 38 floors
WING J	Basement+3 Podium+ Stilt-Up to 38 floors

**Legend**

- R Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (adjoining land parcel to be acquired for the future development)
- Whole Project Area/ies

Note: Not to scale

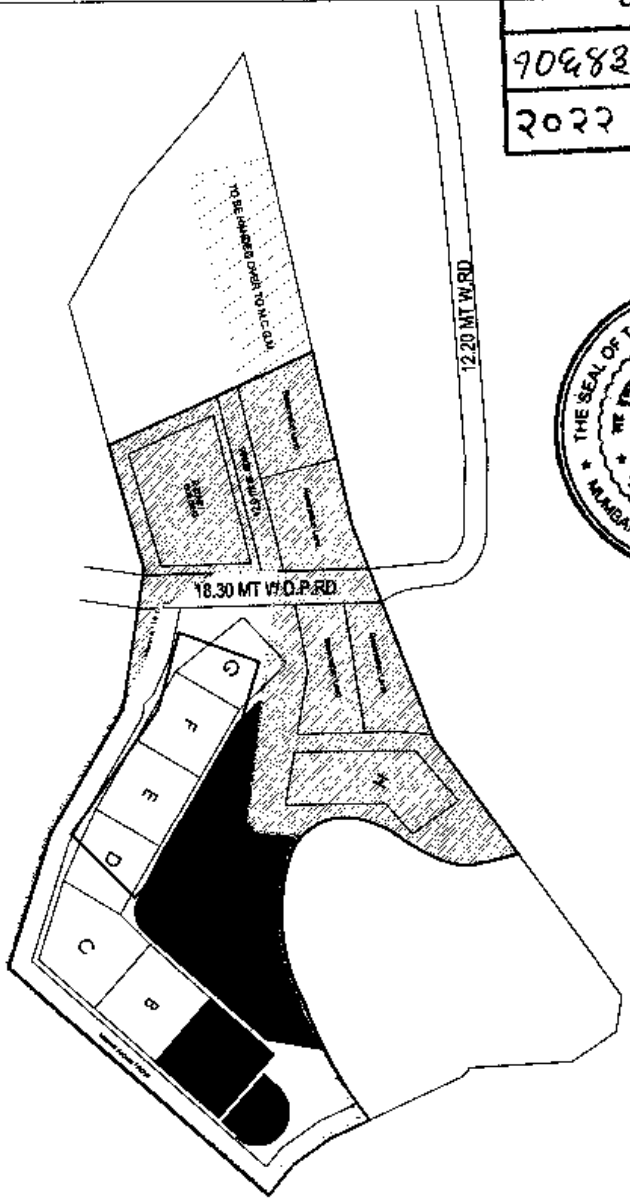
*Ann. K. G. 19/2/22*

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 2022

LAYOUT PLAN  
 ANNEXURE 1J : Proposed



Plan without 18 m wide road, subject to approval.



WING A	Basement+3 Podium+ Stair-Up to 39 floors
WING B	Basement+3 Podium+ Stair-Up to 39 floors
WING C	Basement+3 Podium+ Stair-Up to 39 floors
WING D	Basement+3 Podium+ Stair-Up to 39 floors
WING E	Basement+3 Podium+ Stair-Up to 39 floors
WING F	Basement+3 Podium+ Stair-Up to 39 floors
WING G	Basement+3 Podium+ Stair-Up to 39 floors
WING H	Basement+3 Podium+ Stair-Up to 39 floors

Legend

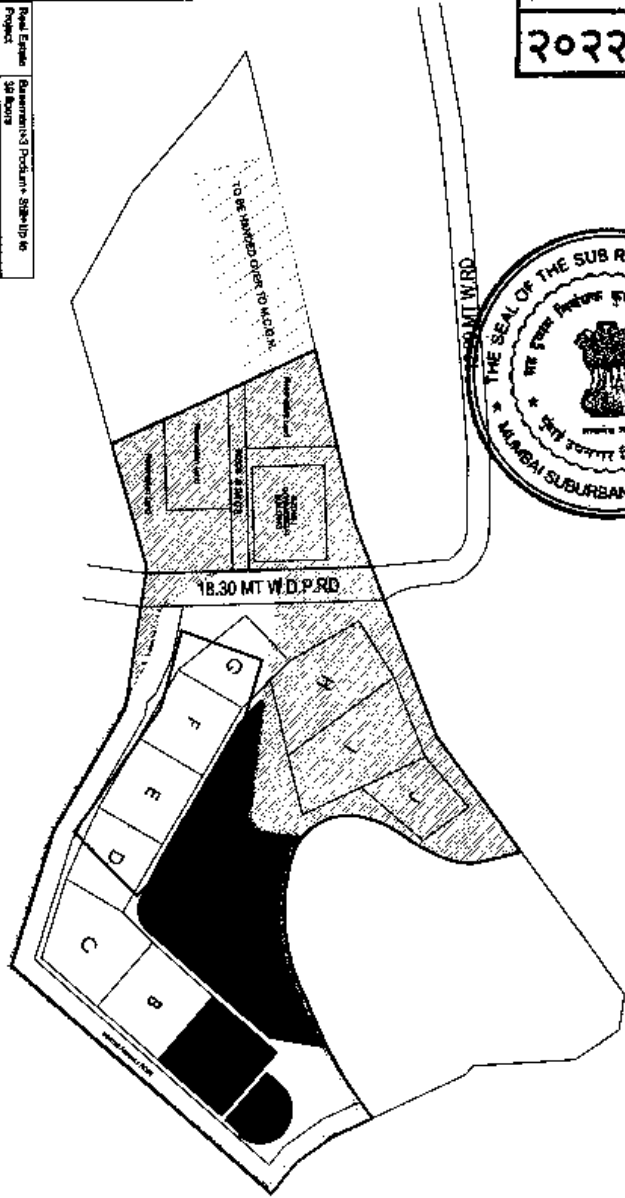
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (Following that parcel to be acquired for the future development)
- Whole Project Amenities

Note: Not to scale

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LAYOUT PLAN  
ANNEXURE 1K : Proposed Development plan without 18 m wide road, subject to approval.



Real Estate Project	Basement's Podium+ Stilt-Up to 39 floors
WING A	Basement's Podium+ Stilt-Up to 39 floors
WING B	Basement's Podium+ Stilt-Up to 39 floors
WING C	Basement's Podium+ Stilt-Up to 39 floors
WING D	Basement's Podium+ Stilt-Up to 39 floors
WING E	Basement's Podium+ Stilt-Up to 39 floors
WING F	Basement's Podium+ Stilt-Up to 39 floors
WING G	Basement's Podium+ Stilt-Up to 39 floors
WING H	Basement's Podium+ Stilt-Up to 39 floors
WING I	Basement's Podium+ Stilt-Up to 39 floors
WING J	Basement's Podium+ Stilt-Up to 39 floors

Legend

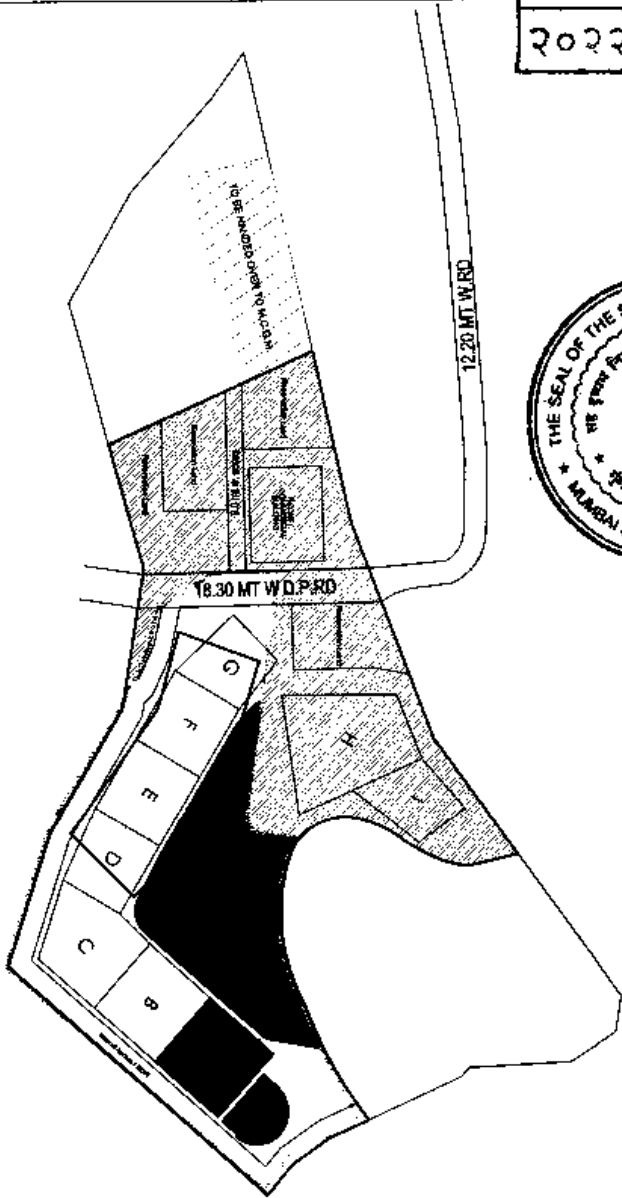
- R Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (subject to land parcel to be acquired for the future development)
- Whole Project Amenities

Note: Not to scale

*Sanjay M. Joshi*

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LAYOUT PLAN  
ANNEXURE 1L : Proposed layout plan without 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Podium+ Stair-Up to 36 floors
WING A	Basement+3 Podium+ Stair-Up to 39 floors
WING B	Basement+3 Podium+ Stair-Up to 39 floors
WING C	Basement+3 Podium+ Stair-Up to 39 floors
WING D	Basement+3 Podium+ Stair-Up to 39 floors
WING E	Basement+3 Podium+ Stair-Up to 39 floors
WING F	Basement+3 Podium+ Stair-Up to 39 floors
WING G	Basement+3 Podium+ Stair-Up to 39 floors
WING H	Basement+3 Podium+ Stair-Up to 39 floors
WING I	Basement+3 Podium+ Stair-Up to 39 floors

Legend

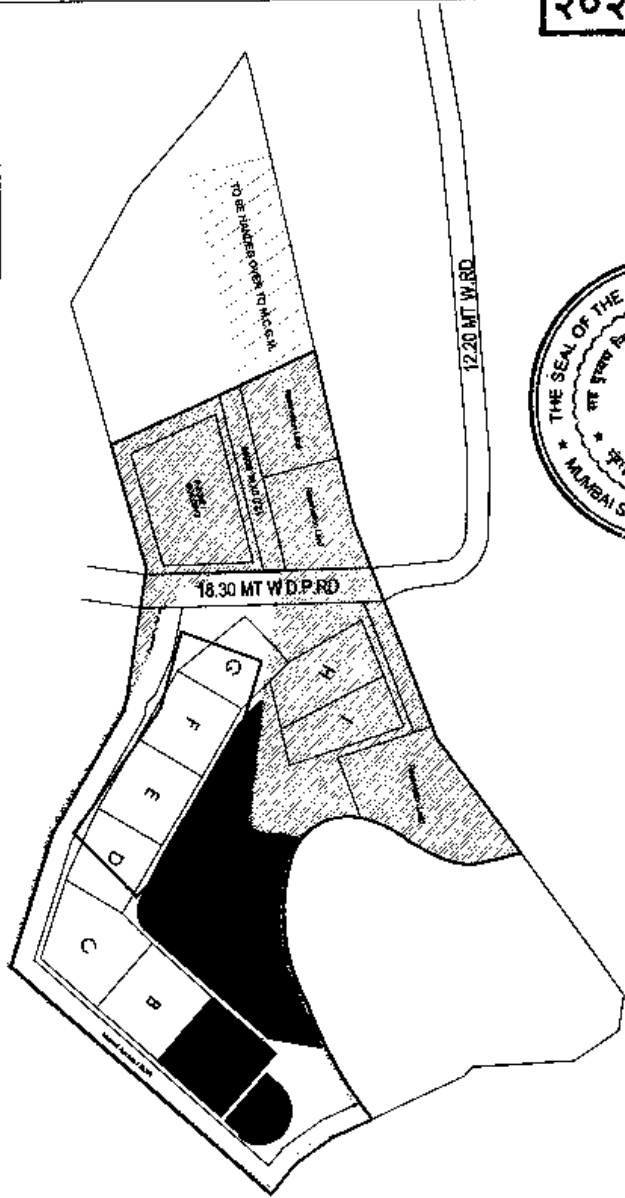
- R Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (Adjoining land parcel to be acquired for the future development)
- Whole Project Amenities

Note : Not to scale

*John, McQuay*



LAYOUT PLAN  
 ANNEXURE 1M : Proposed floor plan without 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Floors+ Stilt-Up to 39 floors
WING A	Basement+3 Floors+ Stilt-Up to 39 floors
WING B	Basement+3 Floors+ Stilt-Up to 39 floors
WING C	Basement+3 Floors+ Stilt-Up to 39 floors
WING D	Basement+3 Floors+ Stilt-Up to 39 floors
WING E	Basement+3 Floors+ Stilt-Up to 39 floors
WING F	Basement+3 Floors+ Stilt-Up to 39 floors
WING G	Basement+3 Floors+ Stilt-Up to 39 floors
WING H	Basement+3 Floors+ Stilt-Up to 39 floors
WING I	Basement+3 Floors+ Stilt-Up to 39 floors

Legend

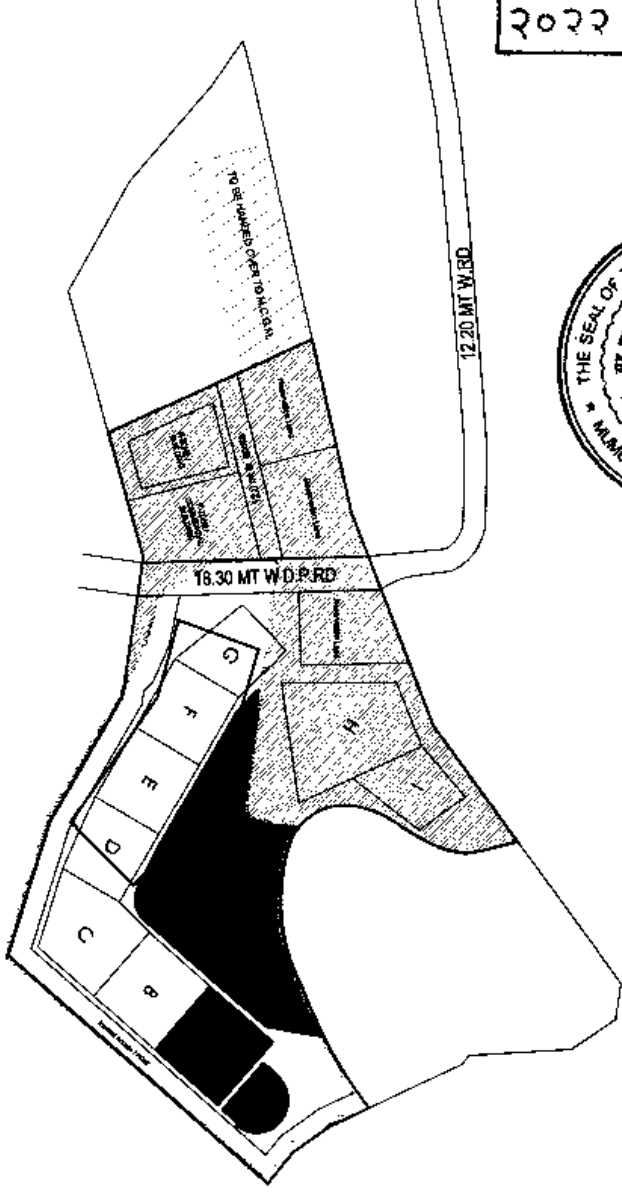
- A Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (Adjacent land parcel to be accorded for the future development)
- Whole Project Amenities

Note : Not to scale

*Jonu. K. Chakraborty*

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LAYOUT PLAN  
 ANNEXURE 1N : Proposed layout plan without 18 m wide road, subject to approval.



Real Estate Project	Basement+3 Podium+ Stair+Up to 39 floors
WING A	Basement+3 Podium+ Stair+Up to 39 floors
WING B	Basement+3 Podium+ Stair+Up to 39 floors
WING C	Basement+3 Podium+ Stair+Up to 39 floors
WING D	Basement+3 Podium+ Stair+Up to 39 floors
WING E	Basement+3 Podium+ Stair+Up to 39 floors
WING F	Basement+3 Podium+ Stair+Up to 39 floors
WING G	Basement+3 Podium+ Stair+Up to 39 floors
WING H	Basement+3 Podium+ Stair+Up to 39 floors
WING I	Basement+3 Podium+ Stair+Up to 39 floors

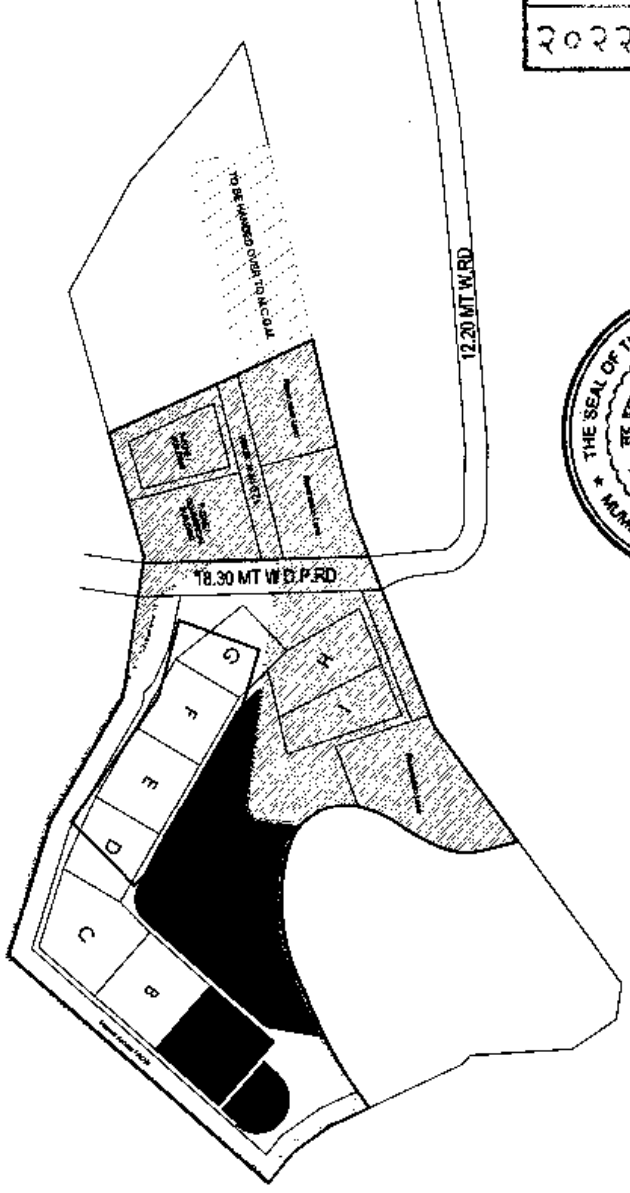
- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - ▨ Phase 3 Land (acquiring land parcel to be acquired for the future development)
  - Whole Project Amenities

NOTE : Not to scale

*Sonu. Kelga*

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LAYOUT PLAN  
 ANNEXURE 10 : Proposed future development plan without 18 m wide road, subject to approval.



WING A	Basement+3 Podium+ Stilt-Up to 39 floors
WING B	Basement+3 Podium+ Stilt-Up to 39 floors
WING C	Basement+3 Podium+ Stilt-Up to 39 floors
WING D	Basement+3 Podium+ Stilt-Up to 39 floors
WING E	Basement+3 Podium+ Stilt-Up to 39 floors
WING F	Basement+3 Podium+ Stilt-Up to 39 floors
WING G	Basement+3 Podium+ Stilt-Up to 39 floors
WING H	Basement+3 Podium+ Stilt-Up to 39 floors
WING I	Basement+3 Podium+ Stilt-Up to 39 floors

- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Phase 3 Land (Following land parcel to be received for the future development)
  - Various Project Amenities

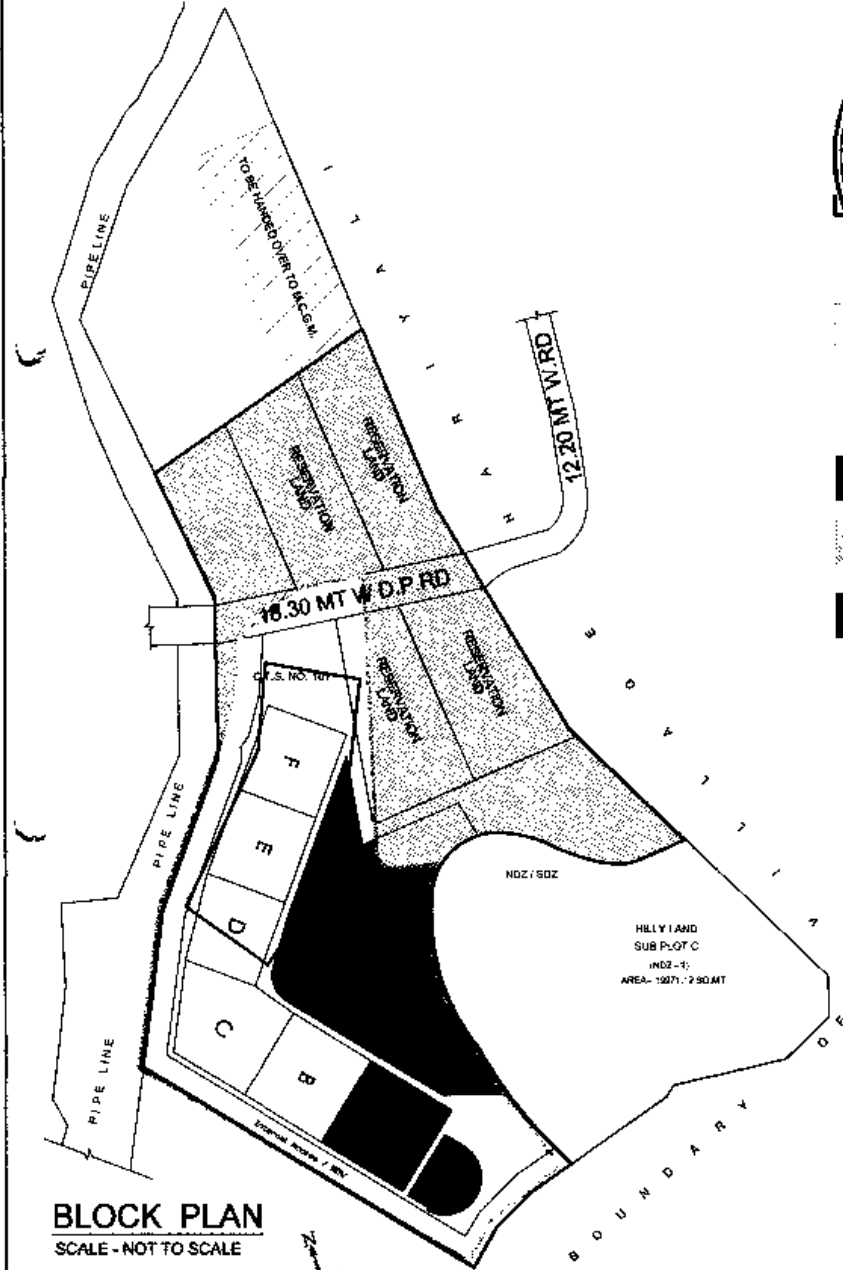
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


*Sanu. Melinda*

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LAYOUT PLAN

ANNEXURE 1P : Proposed future development plan without 18 m wide road, subject to approval.



-  Phase 1 Land
-  Phase 2 Land
-  Real Estate Project
-  Phase 3 Land (Adjoining land parcel to be acquired for the future development)
-  Whole Project Amenities

**BLOCK PLAN**  
 SCALE - NOT TO SCALE



Real Estate Project	Basement+3 Podium+ Stilt+Up to 39 floors
WING B	Basement+3 Podium+ Stilt+Up to 39 floors
WING C	Basement+3 Podium+ Stilt+Up to 39 floors
WING D	Basement+3 Podium+ Stilt+Up to 39 floors
WING E	Basement+3 Podium+ Stilt+Up to 39 floors
WING F	Basement+3 Podium+ Stilt+Up to 39 floors

*John McLaughlin*

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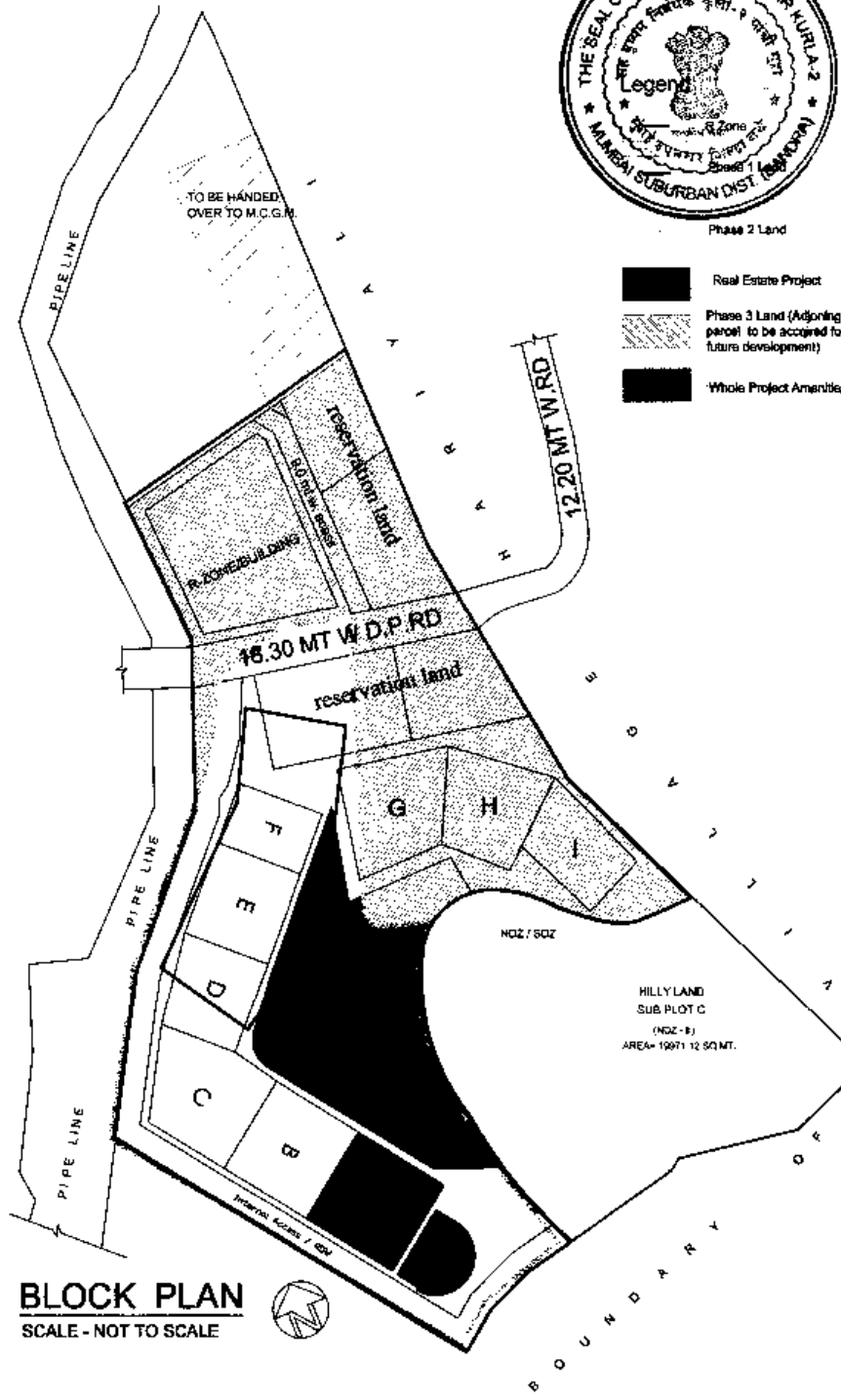
LAYOUT PLAN

ANNEXURE 1Q : Proposed future development plan without 18 m wide road, subject to approval.



Phase 2 Land

-  Real Estate Project
-  Phase 3 Land (Adjoining land parcel to be accorded for the future development)
-  Whole Project Amenities



Real Estate Project	Basement+3 Podium+ Stilt+Up to 39 floors
WING B	Basement+3 Podium+ Stilt+Up to 39 floors
WING C	Basement+3 Podium+ Stilt+Up to 39 floors
WING D	Basement+3 Podium+ Stilt+Up to 39 floors
WING E	Basement+3 Podium+ Stilt+Up to 39 floors
WING F	Basement+3 Podium+ Stilt+Up to 39 floors
WING G	Basement+3 Podium+ Stilt+Up to 39 floors
WING H	Basement+3 Podium+ Stilt+Up to 39 floors
WING I	Basement+3 Podium+ Stilt+Up to 39 floors
WING J	Basement+3 Podium+ Stilt+Up to 39 floors

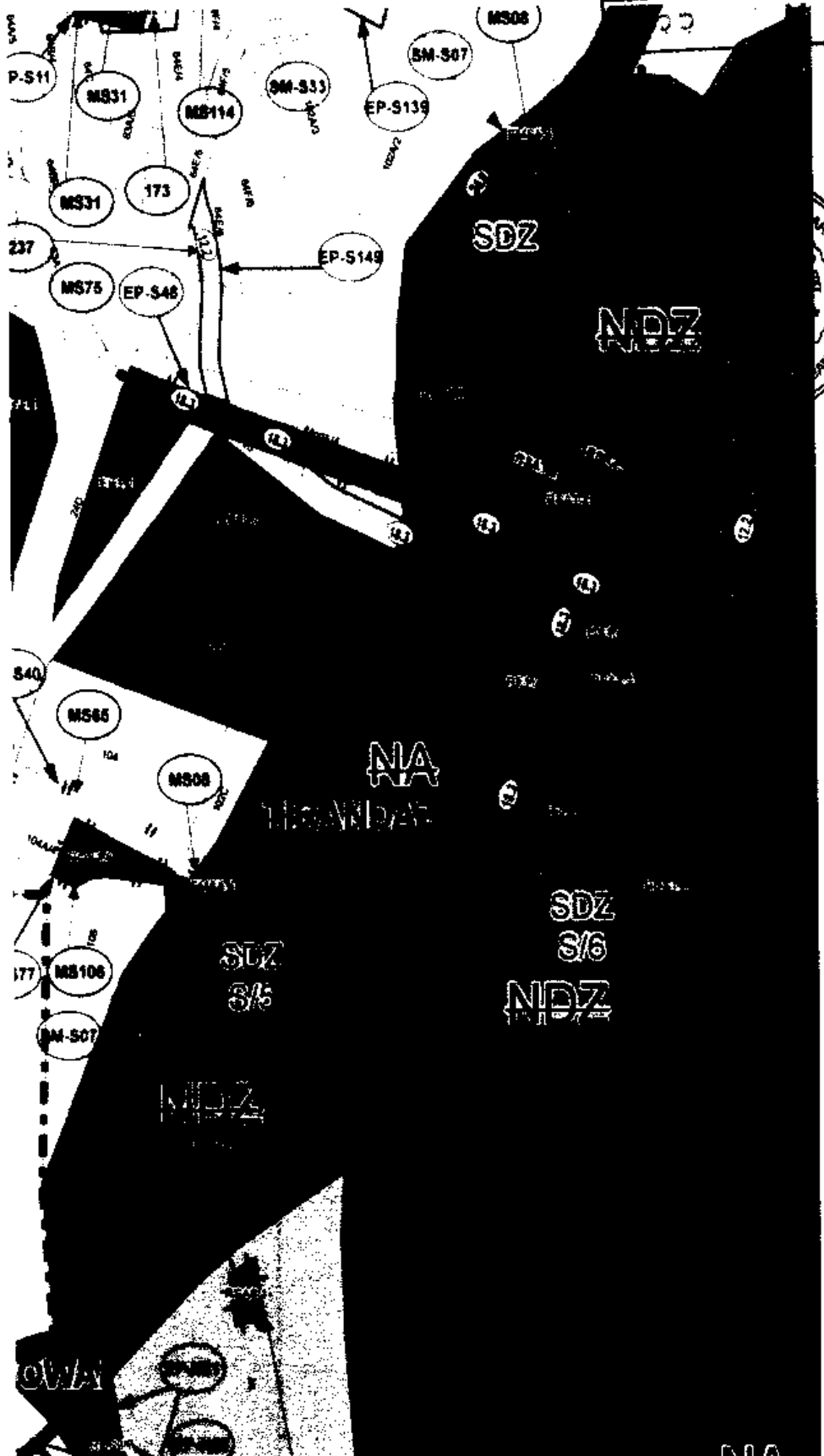
**BLOCK PLAN**

SCALE - NOT TO SCALE

*Sanjay K. Chaudhary*

ANNEXURE 'IR'

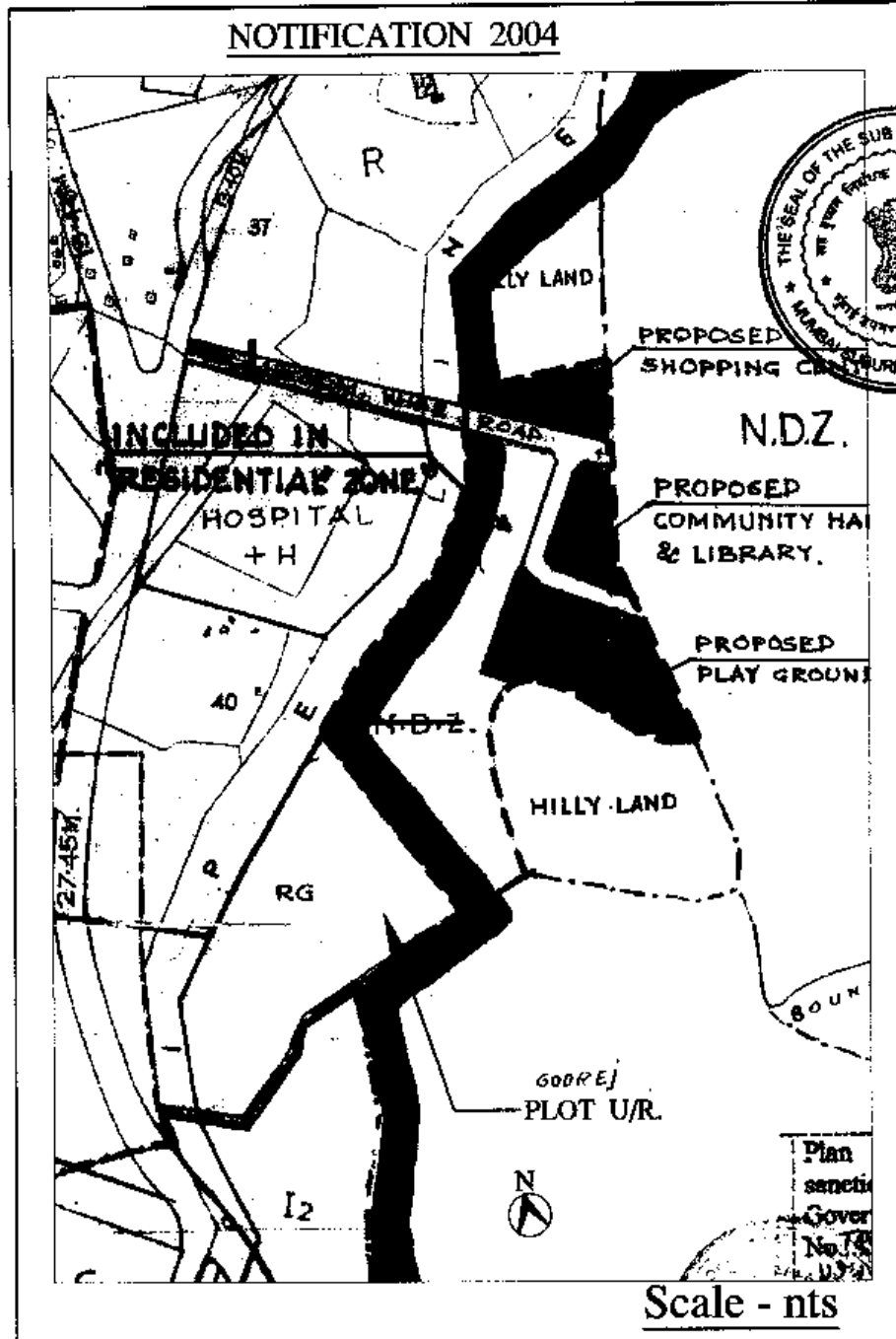
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ANNEXURE 'IS'



*Sonu. Mehta*

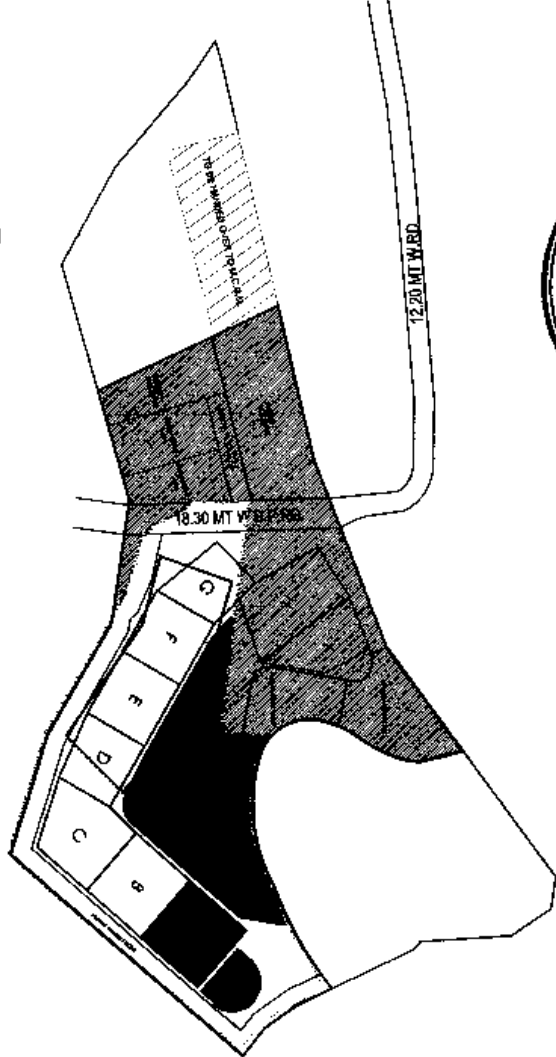




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LAYOUT PLAN  
 ANNEXURE 10  
 Proposed layout plan without 18 m wide road, subject to approval.



WING A	Residential Podium - Sit-out to
WING B	Residential Podium - Sit-out to
WING C	Residential Podium - Sit-out to
WING D	Residential Podium - Sit-out to
WING E	Residential Podium - Sit-out to
WING F	Residential Podium - Sit-out to
WING G	Residential Podium - Sit-out to
WING H	Residential Podium - Sit-out to
WING I	Residential Podium - Sit-out to

- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (Existing land parcel to be acquired for future development)
  - Whole Project Area/Block

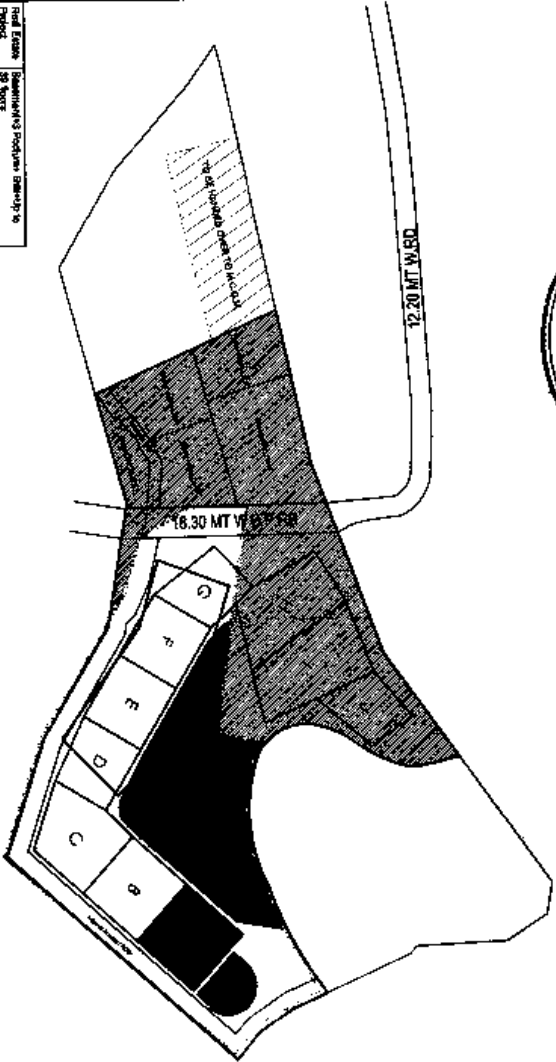
NOTE: NOT TO SCALE

*Sonu, Melinda*

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LAYOUT PLAN  
 ANNEXURE IV : Proposed future development plan without 18 m wide road, subject to approval.



Plot Area	Basement+3 Podium+ 3B+1Up to
Plot B	Basement+3 Podium+ 3B+1Up to
Plot C	Basement+3 Podium+ 3B+1Up to
Plot D	Basement+3 Podium+ 3B+1Up to
Plot E	Basement+3 Podium+ 3B+1Up to
Plot F	Basement+3 Podium+ 3B+1Up to
Plot G	Basement+3 Podium+ 3B+1Up to
Plot H	Basement+3 Podium+ 3B+1Up to
Plot I	Basement+3 Podium+ 3B+1Up to
Plot J	Basement+3 Podium+ 3B+1Up to

**Legend**

- R Zone
- Phase 1 Land
- Phase 2 Land
- Road Estate Project
- Phase 2 Land (adjacent land parcel to be reserved for the future development)
- Whole Project Area/lot

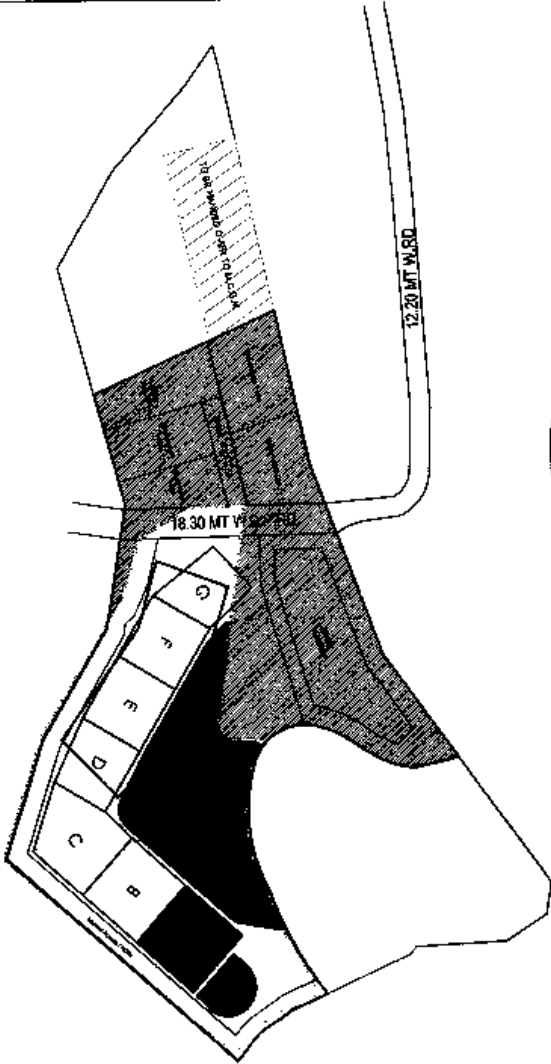
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LAYOUT PLAN  
 ANNEXURE 1W: Proposed future development plan without 18 m wide road, subject to approval.



- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (subjecting land parcel to be excised for the future development)
  - Whole Project Amenity

Plot/Block No.	Development/Project/Group/No.
WING A	Development/Project/Group/No.
WING B	Development/Project/Group/No.
WING C	Development/Project/Group/No.
WING D	Development/Project/Group/No.
WING E	Development/Project/Group/No.
WING F	Development/Project/Group/No.
WING G	Development/Project/Group/No.

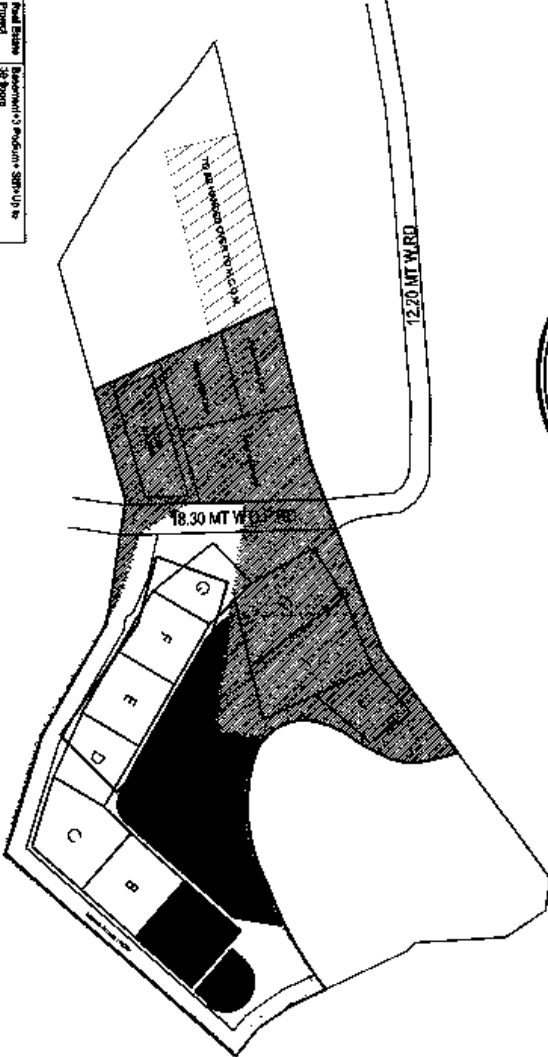
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LAYOUT PLAN  
 ANNEXURE 1X : Proposed layout development plan without 18 m wide road, subject to approval.



Final Estate Project	Basement's Podium - Sit-Up to 3rd Floor
WING A	Basement's 3 Podium - Sit-Up to 3rd Floor
WING B	Basement's 3 Podium - Sit-Up to 3rd Floor
WING C	Basement's 3 Podium - Sit-Up to 3rd Floor
WING D	Basement's 3 Podium - Sit-Up to 3rd Floor
WING E	Basement's 3 Podium - Sit-Up to 3rd Floor
WING F	Basement's 3 Podium - Sit-Up to 3rd Floor
WING G	Basement's 3 Podium - Sit-Up to 3rd Floor
WING H	Basement's 3 Podium - Sit-Up to 3rd Floor
WING I	Basement's 3 Podium - Sit-Up to 3rd Floor
WING J	Basement's 3 Podium - Sit-Up to 3rd Floor

- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Final Estate Project
  - Phase 3 Land (existing and period to be excluded for the future development)
  - Whole Project Area/Plot

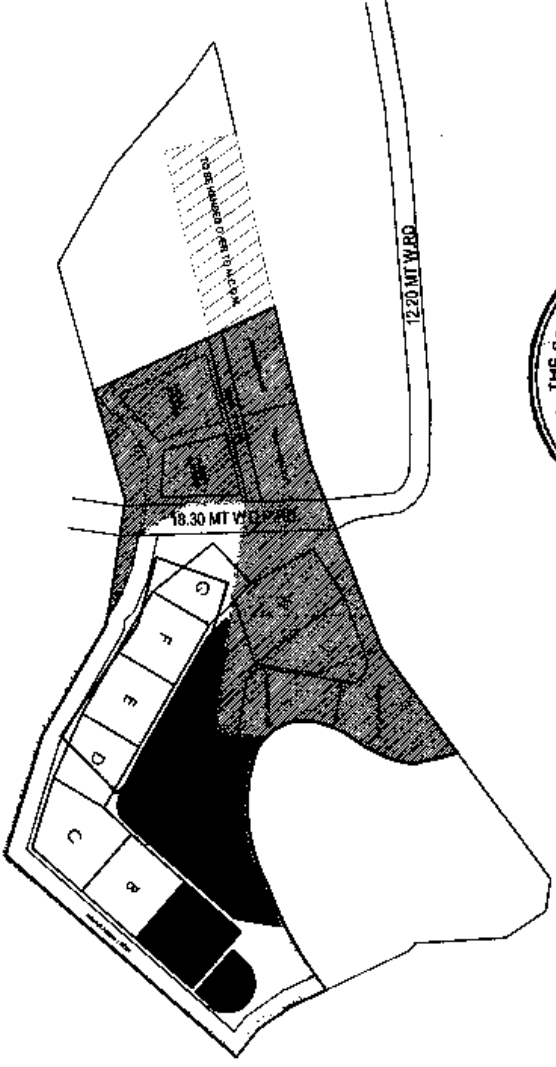
Note : Not to scale

*John Melgob*

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LAYOUT PLAN  
 ANNEXURE 1Y : Proposed Housing development plan without 18 m wide road, subject to approval.



Plot Area	Basement's Podium: Sit-Up to 29 Feet
Plot B	Basement's Podium: Sit-Up to 29 Feet
Plot C	Basement's Podium: Sit-Up to 29 Feet
Plot D	Basement's Podium: Sit-Up to 29 Feet
Plot E	Basement's Podium: Sit-Up to 29 Feet
Plot F	Basement's Podium: Sit-Up to 29 Feet
Plot G	Basement's Podium: Sit-Up to 29 Feet
Plot H	Basement's Podium: Sit-Up to 29 Feet
Plot I	Basement's Podium: Sit-Up to 29 Feet

- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Phase 3 Land (pending land parcel to be accepted for the future development)
  - Rail Estate Project
  - White Priced Amenities

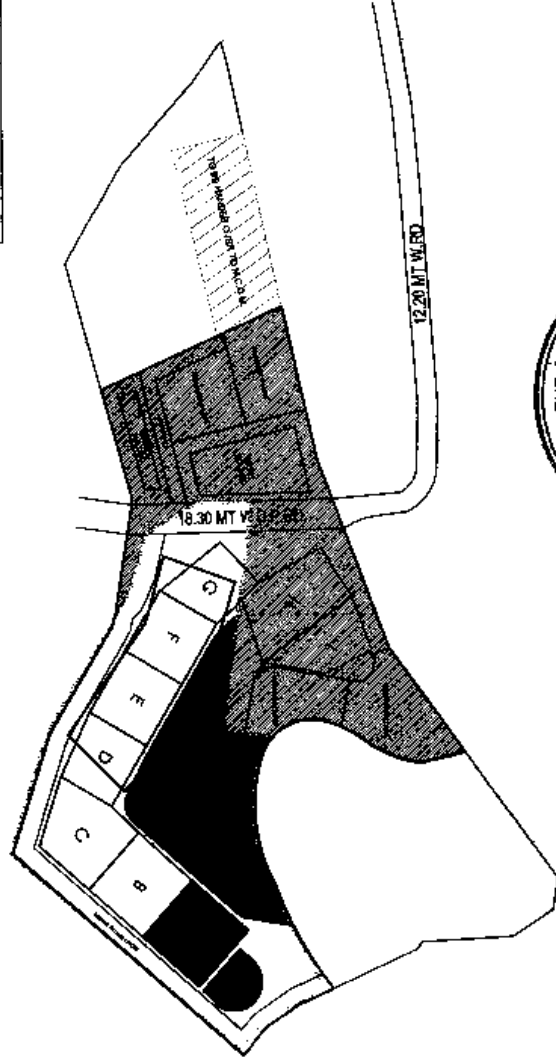
Note: Not to scale

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LAYOUT PLAN  
 ANNEXURE 1Z : Proposed development plan without 18 m wide road, subject to approval.



W/NO A	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO B	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO C	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO D	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO E	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO F	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO G	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO H	Basement+3 Floors+ Sit-Up to 39 Meters
W/NO I	Basement+3 Floors+ Sit-Up to 39 Meters







- Legend**
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Phase 3 Land (adjacent land parcel to be reserved for the future development)
  - Urban Project Area
  - Urban Project Area
  - Urban Project Area
  - Urban Project Area

Note: Not to scale

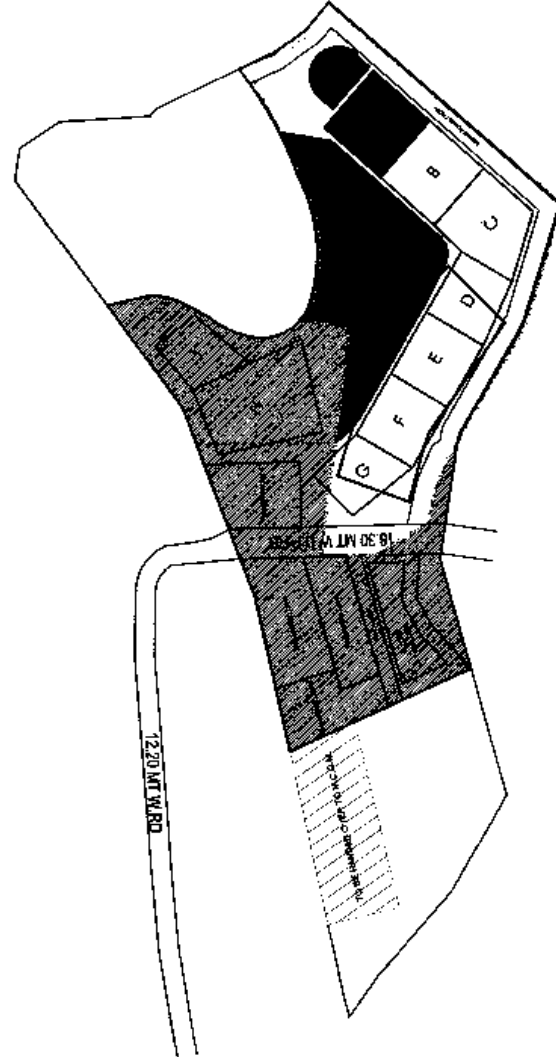
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**Legend**

-  R Zone
-  Phase 1 Land
-  Phase 2 Land
-  Real Estate Project
-  Phase 3 Land (Additional land parcel to be acquired for the future development)
-  Whole Project Area/ies

**LAYOUT PLAN**  
**ANNEXURE 1AA: Proposed future development plan without 18 m wide road, subject to approval.**



Real Estate Project	Basement's Podium's Sit-Up to 39 floors
WING A	Basement's Podium's Sit-Up to 39 floors
WING B	Basement's Podium's Sit-Up to 39 floors
WING C	Basement's Podium's Sit-Up to 39 floors
WING D	Basement's Podium's Sit-Up to 39 floors
WING E	Basement's Podium's Sit-Up to 39 floors
WING F	Basement's Podium's Sit-Up to 39 floors
WING G	Basement's Podium's Sit-Up to 39 floors
WING H	Basement's Podium's Sit-Up to 39 floors
WING I	Basement's Podium's Sit-Up to 39 floors

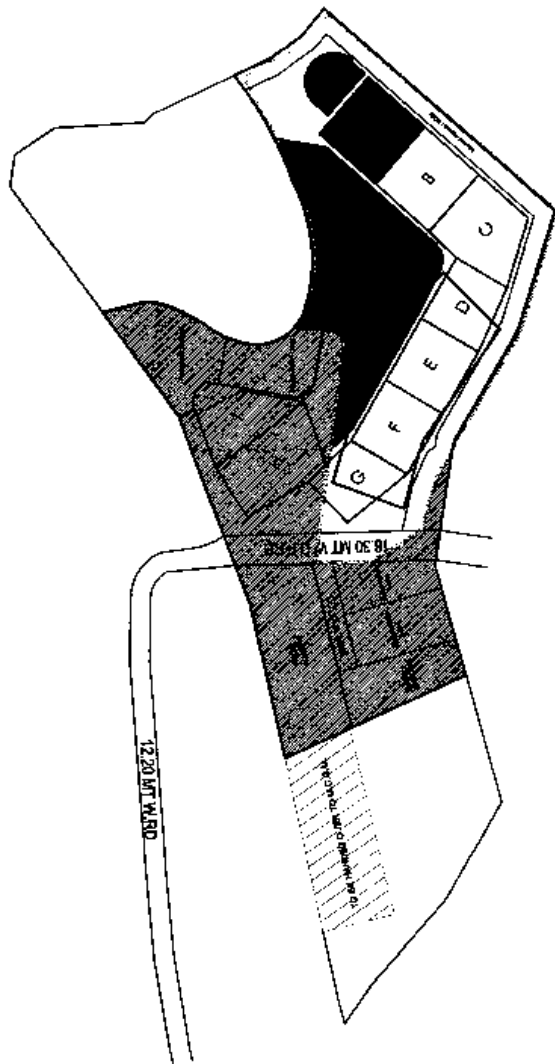
*Sonu. Mehta*

Notes: Not to scale

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LAYOUT PLAN

ANNEXURE 1BB: Proposed future development plan without 18 m wide road, subject to approval.



Legend

- R Zone
- Phase 1 Land
- Phase 2 Land
- Road Easement Project
- Phase 3 Land (Adjoining land parcel to be acquired for the future development)
- Whole Project Area/Title

Wing A	Basement 3 Podium + Stilt-Up to 36 floors
Wing B	Basement 3 Podium + Stilt-Up to 36 floors
Wing C	Basement 3 Podium + Stilt-Up to 36 floors
Wing D	Basement 3 Podium + Stilt-Up to 36 floors
Wing E	Basement 3 Podium + Stilt-Up to 36 floors
Wing F	Basement 3 Podium + Stilt-Up to 36 floors
Wing G	Basement 3 Podium + Stilt-Up to 36 floors
Wing H	Basement 3 Podium + Stilt-Up to 36 floors
Wing I	Basement 3 Podium + Stilt-Up to 36 floors



Note: Not to scale

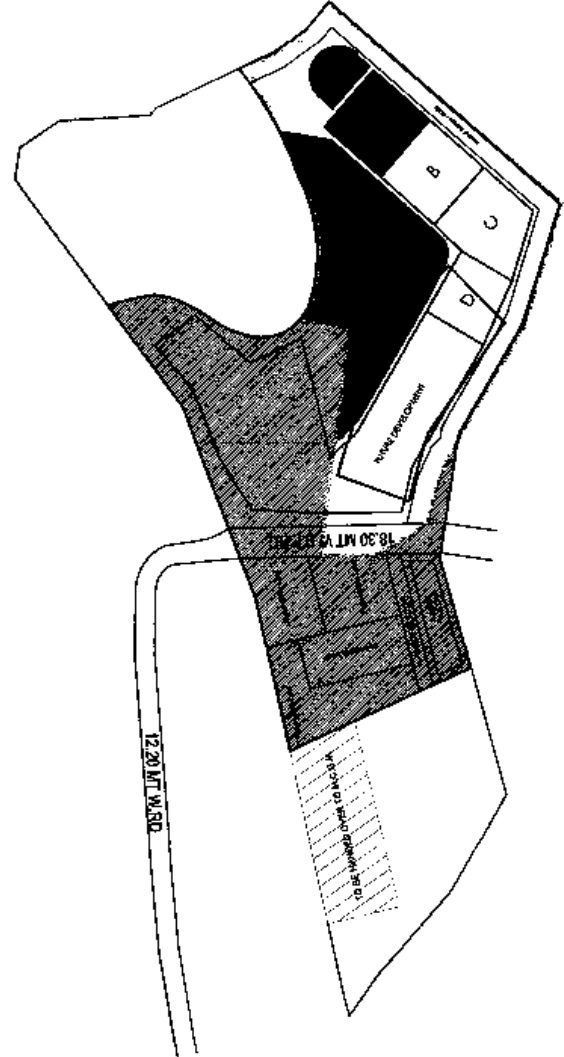
*Sanu K. [Signature]*



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LAYOUT PLAN  
 ANNEXURE 1CC: Proposed future development plan without 18 m wide road, subject to approval.

- Legend
- R Zone
  - Phase 1 Land
  - Phase 2 Land
  - Real Estate Project
  - Phase 3 Land (Adjoining land parcel to be acquired for the future development)
  - Wholesale Project Amenities



Real Estate Project	Basement+3 Podium+ Slit-Up to 38 floors
WING B	Basement+2 Podium+ Slit-Up to 38 floors
WING C	Basement+2 Podium+ Slit-Up to 38 floors
WING D	Basement+2 Podium+ Slit-Up to 38 floors

*Sanu. Mc 19/09/22*

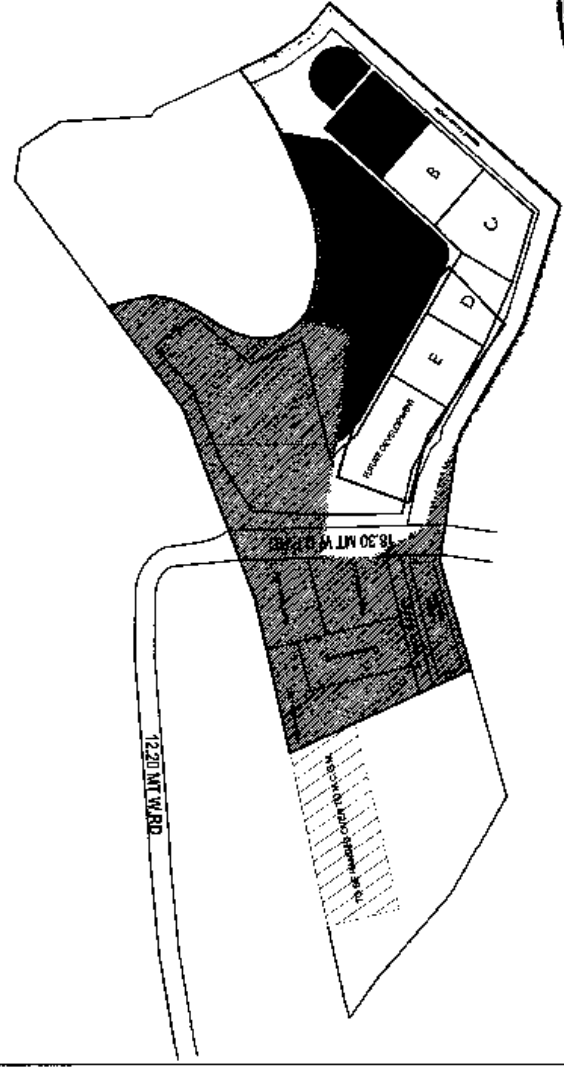
Notes: Not to scale

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**Legend**

- R Zone
- Phase 1 Land
- Phase 2 Land
- Real Estate Project
- Phase 3 Land (Additional land parcel to be allocated for the future development)
- Whole Project Area/Map

**LAYOUT PLAN**  
**ANNEXURE 1DD: Proposed future development plan without 18 m wide road, subject to approval.**



Cell Block Project	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors
WING B	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors
WING C	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors
WING D	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors
WING E	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors	Basement's 3 Floors

*Sanu M. Ch...*

NOTE: Not to scale

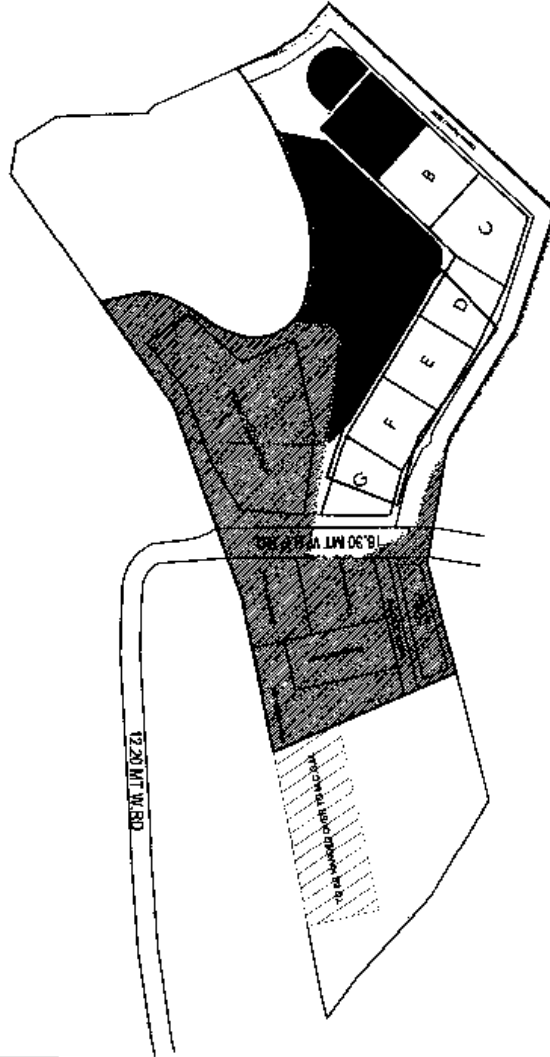
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LAYOUT PLAN

ANNEXURE 1EE : Proposed future development plan without 18 m wide road, subject to approval.

Legend

	Phase 1 Land
	Phase 2 Land
	Real Estate Project
	Phase 3 Land (Adjoining land intended to be acquired for the future development)
	Whole Proposed Amenities



WING A	Basement+3 Podium+ 50ft+Up to 12 floors
WING B	Basement+3 Podium+ 50ft+Up to 12 floors
WING C	Basement+3 Podium+ 50ft+Up to 12 floors
WING D	Basement+3 Podium+ 50ft+Up to 12 floors
WING E	Basement+3 Podium+ 50ft+Up to 12 floors
WING F	Basement+3 Podium+ 50ft+Up to 12 floors
WING G	Basement+3 Podium+ 50ft+Up to 12 floors

*Sanu McCloudy*

Not to scale





plans including the Larger Land and Chhatrapati Shivaji Trust and conveyed all his right, title and interest in the said parcels to Chhatrapati Shivaji Trust, both in favour of the Trustee of Chhatrapati Shivaji Trust and in favour of the said parcels to be held and administered by the Trustee of Chhatrapati Shivaji Trust, as the terms and conditions set forth in the said deed and the deed may be resolved for suitable purposes including that of power, authority, education, medical relief and advancement or other objects of general public utility and as a public school, college etc. and the power to sell, mortgage and dispose of the properties of the Trust. We note that the copy of the Declaration of Chhatrapati Shivaji Trust mentioned by us does not indicate identification of location before the Office of the Sub-Registrar of Assurances by Maharashtra State.

5. The Greater Dharmu Mission Trust was subsequently registered as a public charitable trust under the provisions of the Bombay Public Trust Act, 1950 under T.R. No. E-10428/2004.

6. By and under an Order dated 20<sup>th</sup> May, 1966 issued by the Deputy Commissioner, Maharashtra State, hereinafter referred to as the Deputy Commissioner, the said Greater Dharmu Mission Trust is set out and some of the contents of the said Order are as follows: (a) The Greater Dharmu Mission Trust is to be merged with the Greater Dharmu Mission Trust and the structure of the said Greater Dharmu Mission Trust is to be maintained as it is. (b) The said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (c) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (d) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (e) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (f) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (g) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (h) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (i) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (j) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (k) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (l) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (m) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (n) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (o) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (p) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (q) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (r) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (s) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (t) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (u) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (v) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (w) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (x) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (y) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State. (z) The said Order dated 20<sup>th</sup> May, 1966 is to be read together with the said Order dated 20<sup>th</sup> May, 1966 passed by the Deputy Commissioner in Maharashtra State.

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issued by him thereon. The said Order dated 20<sup>th</sup> January, 1966 reflects that after:

- 2.1 The said Larger Land was in possession of Chhatrapati Shivaji Trust under the Lease Agreement dated 20<sup>th</sup> July, 1971.
- 2.2 A Certificate dated 09 August, 2007 issued under Section 10 of the Maharashtra Stamp Act, 1956 by the Collector of Stamps, Mumbai set forth that the said Larger Land was in possession of Chhatrapati Shivaji Trust from 20<sup>th</sup> January, 1966, the said Certificate is registered on 13<sup>th</sup> August, 2007.
- 2.3 That Mr. Muralidhar Hiranandani admitted execution through a certified copy, Mr. J.S. Madan, Deputy Commissioner, Maharashtra State, dated 20<sup>th</sup> January, 1966, that they do not have a copy of a power of attorney to this regard.
- 2.4 A Letter dated 08 May, 1966 addressed by Shri. Muralidhar Hiranandani in an affidavit to the Deputy Commissioner dated 20<sup>th</sup> January, 1966 in the Deputy Commissioner's office, stating that the said Larger Land is situated 27 Acres and 6.50 Acre is under reservation of Government.
- 2.5 The said Certificate dated 20<sup>th</sup> January, 1966 is recorded by S.R. Patil, Deputy Commissioner, Maharashtra State, Mumbai on 20<sup>th</sup> January, 1966 in the Deputy Commissioner's office, stating that the said Larger Land is situated 27 Acres and 6.50 Acre is under reservation of Government.

3. Firm Agreement Agreement A Development of the JDA Land:

- 3.1 By and under an Agreement in Agency Lease dated 04 April, 2005 registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005 (hereinafter referred to as the "Agency Lease Agreement") dated 04 April, 2005 between the JDA and the Firm, the Firm has agreed to develop the said Larger Land in accordance with the terms and conditions set forth in the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement". The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".

- 3.1.1 The said Agency Lease Agreement is in compliance of the JDA Land with the terms and conditions set forth in the said Agency Lease Agreement.
- 3.1.2 The said Agency Lease Agreement is in compliance of the JDA Land with the terms and conditions set forth in the said Agency Lease Agreement.



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intention of lease and assignment respectively, as more particularly mentioned below:

- 5.1.3 That the JDA Land forms part of the balance Larger Land measuring 60,117.32 square meters.
- 5.1.4 A consent from the Firm is given to Chhatrapati Shivaji Trust to do the said Larger Land by the remaining portion of the said Larger Land retained by Chhatrapati Shivaji Trust, without development.
- 5.1.5 A consent from the Firm is given to Chhatrapati Shivaji Trust to do the said Larger Land by the remaining portion of the said Larger Land retained by Chhatrapati Shivaji Trust, without development.
- 5.1.6 That Chhatrapati Shivaji Trust would obtain the consent from Shri. Muralidhar Hiranandani that the said Larger Land will be sold, and if required, a direct intimation of lease would be received by Shri. Muralidhar Hiranandani in favour of the Firm for the purpose of the said Larger Land in the manner set forth in the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".
- 5.1.7 That originally the Larger Land was in possession of Chhatrapati Shivaji Trust and the consent from the Firm is given to Chhatrapati Shivaji Trust to do the said Larger Land by the remaining portion of the said Larger Land retained by Chhatrapati Shivaji Trust, without development.
- 5.1.8 That originally, a part of the Larger Land was shown in the said Agency Lease Agreement as being in possession of Chhatrapati Shivaji Trust and the consent from the Firm is given to Chhatrapati Shivaji Trust to do the said Larger Land by the remaining portion of the said Larger Land retained by Chhatrapati Shivaji Trust, without development.
- 5.2 We also note that the Certificate of Approval for the said Larger Land is issued by the Sub-Registrar of Assurances, Mumbai, dated 20<sup>th</sup> January, 1966, in compliance of the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".
- 5.3 By and under a Joint Development Agreement dated 04 April, 2005 (JDA) entered into between the Firm and Chhatrapati Shivaji Trust, the Firm has agreed to develop the said Larger Land in accordance with the terms and conditions set forth in the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".

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respective portion of parking spaces to the Firm in the above and on the same residential blocks (the "Residential Area").

- 5.4 By and under a Power of Attorney dated 04 April, 2005 executed by Shri. Muralidhar Hiranandani, the Firm has agreed to do the said Larger Land by the remaining portion of the said Larger Land retained by Chhatrapati Shivaji Trust, without development.
- 5.5 By and under a Deed of Confirmation dated 20<sup>th</sup> October, 2011 registered before the Office of the Sub-Registrar of Assurances under Serial No. 2011-13-2403 of 2011 between the Firm and the JDA, the parties agreed and confirmed that the JDA was valid, binding and enforceable.
- 5.6 By and under a Deed of Confirmation dated 20<sup>th</sup> October, 2011 registered before the Office of the Sub-Registrar of Assurances under Serial No. 2011-13-2403 of 2011 between the Firm and the JDA, the parties agreed and confirmed that the JDA was valid, binding and enforceable.
- 5.7 It may be noted that the Revenue Department records that the Firm Agreement Agreement and the JDA are in compliance of the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".

6. Entrusted Leased Land:

- 6.1 Shri. Muralidhar Hiranandani, the Firm and Chhatrapati Shivaji Trust, entered into an agreement for the said Larger Land in accordance with the terms and conditions set forth in the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".
- 6.2 Certain original copies of the said Agency Lease Agreement are in the possession of the Firm and the JDA. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".
- 6.3 The said Agency Lease Agreement is in compliance of the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".

- 6.4 We note that the deed of assignment dated 04 April, 2005 in the title of the said Agency Lease Agreement has been executed by Shri. Muralidhar Hiranandani, the Firm and Chhatrapati Shivaji Trust, in compliance of the said Agency Lease Agreement. The said Agency Lease Agreement is registered before the Office of the Sub-Registrar of Assurances under Serial No. 2005-13-2403 of 2005, hereinafter referred to as the "Agency Lease Agreement".

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that may own, occupy, possess or use the said Land, the Karachi DC and/or any other competent authority.

- 18. In view of what is stated above:
  - 18.1. The above mentioned Plot is situated on the eastern portion of the larger Land and measures 1,12,500.00 square meters as per the Revenue Register and 1,22,656.40 square meters as per the said Collector's dated 20th January, 1995 and 712.000 square meters as per what is stated in paragraph D herein, out of which:
    - 18.1.1. The said Land (sub-plot) 32,282.00 square meters is owned by the Owner and the same is agreed to be developed by the Owner jointly with the Firm (only the balance portion of the said subject to the terms and conditions contained in the DC);
    - 18.1.2. The said Land (sub-plot) 37,662 square meters is owned by the Owner as per the Revenue Register and 37,662 square meters as per the Proprietor's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995;
    - 18.1.3. The balance portion 42,556 square meters as per the Revenue Register and 42,556 square meters as per the said Collector's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995;
  - 18.2. The said Land (sub-plot) 7,210 square meters is owned by the Owner as per the Revenue Register and 7,210 square meters as per the said Collector's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995.

**D. ACQUISITION OF AN ACQUISITION OF THE ACQUIRED LAND BY THE OWNER**

- 1. The services of the National Hospital that were due to be secured by a release of a portion of land adjoining about 8.57 Acres bearing G.T.S. No. 1026 and 1027 (hereinafter referred to as "the said land") are now being secured under the mentioned Development Plan for Karachi City. The proposed release of the said land is subject to the release of a portion of the larger Land measuring 8.57 Acres as per the Revenue Register No. 3096 (the "Acquired Land"). It appears from the information of parties that the said Acquired Land and the said land are situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.
- 2. We have examined a Provisional Receipt dated 07th July, 1995 issued by the MCOG stating that possession of a portion of the said Land measuring 8.57 Acres as per the Revenue Register No. 3096 has been taken by the MCOG for the purpose of a Urban Care Centre / Garden (Acquired Land).

In the statement annexed hereto, details of the acquisition of the part of the larger Land situated under the MDC, Karachi and the information was also sought on the action undertaken in this regard to the acquisition of the said land under the MDC. The said Collector's dated 20th January, 1995 and 712.000 square meters as per what is stated in paragraph D herein, out of which:
1.5. The said Land is situated by the release of the said Urban Care Centre as shown on the plan;
1.7. The said Land is in MDC and the acquisition of the said Land in MDC and the release of the said land is subject to the acquisition of the said land in MDC;
1.8. The said Land does not appear to be released from any Municipal Road;
1.9. The said Land is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register;
2.1. The said Land is in MDC;
2.2. The said Land is partly reserved for Urban Care Centre;
2.3. MDC from the said Land is required;
2.4. The said Land is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

**F. MDC**

By and under a Letter dated 29th July, 2004 issued by the Office of the Additional Collector and Controller, SDC, Karachi, the release of the said land for the purpose of the larger Land under the MDC and the release of the said land under the MDC are now being secured under the mentioned Development Plan for Karachi City. The proposed release of the said land is subject to the release of a portion of the larger Land measuring 8.57 Acres as per the Revenue Register No. 3096 (the "Acquired Land"). It appears from the information of parties that the said Acquired Land and the said land are situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

**G. DEVELOPMENT PLAN AND ZONING**

- 1. We have examined the Development Plan (Rural) dated 17th June, 2014 bearing reference no. DMR/2014/1000 issued by the MCOG with respect to the said Land bearing G.T.S. No. 1026 and 1027 which reads as follows:
  - 1.1. The said Land is situated by the release of the said Urban Care Centre as shown on the plan;
  - 1.2. The said Land is in MDC and the acquisition of the said Land in MDC and the release of the said land is subject to the acquisition of the said land in MDC;
  - 1.3. The said Land does not appear to be released from any Municipal Road;
  - 1.4. The said Land is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register;
- 2.1. The said Land is in MDC;
- 2.2. The said Land is partly reserved for Urban Care Centre;
- 2.3. MDC from the said Land is required;
- 2.4. The said Land is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

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3. We have also examined the said land and the information was also sought on the action undertaken in this regard to the acquisition of the said land under the MDC. The said Collector's dated 20th January, 1995 and 712.000 square meters as per what is stated in paragraph D herein, out of which:
 3.1. The said Land (sub-plot) 32,282.00 square meters is owned by the Owner and the same is agreed to be developed by the Owner jointly with the Firm (only the balance portion of the said subject to the terms and conditions contained in the DC);
 3.2. The said Land (sub-plot) 37,662 square meters is owned by the Owner as per the Revenue Register and 37,662 square meters as per the Proprietor's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995;

4. We have also examined the said land and the information was also sought on the action undertaken in this regard to the acquisition of the said land under the MDC. The said Collector's dated 20th January, 1995 and 712.000 square meters as per what is stated in paragraph D herein, out of which:
 4.1. The said Land (sub-plot) 32,282.00 square meters is owned by the Owner and the same is agreed to be developed by the Owner jointly with the Firm (only the balance portion of the said subject to the terms and conditions contained in the DC);
 4.2. The said Land (sub-plot) 37,662 square meters is owned by the Owner as per the Revenue Register and 37,662 square meters as per the Proprietor's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995 and 712 square meters as per the said Collector's dated 20th January, 1995;

5. It appears that the portion of the larger Land situated on Sub-Plot D measuring 22,463.35 square meters and designated as a Urban Care Centre in the Layout Agreement dated 20th November, 2008 is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

6. It appears that the portion of the larger Land situated on Sub-Plot D measuring 22,463.35 square meters and designated as a Urban Care Centre in the Layout Agreement dated 20th November, 2008 is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

7. It appears that the portion of the larger Land situated on Sub-Plot D measuring 22,463.35 square meters and designated as a Urban Care Centre in the Layout Agreement dated 20th November, 2008 is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.

**E. DEVELOPMENT PLAN AND ZONING**

- 1. By and under a Notification bearing No. DM/1975/450224/450230/450231 dated 17th August, 2004 issued by the Urban Development Department, Government of Maharashtra (M.U.D.) under Section 22(2) of the Maharashtra Regional and Town Planning Act, 1946 and published in the Maharashtra Government Gazette on 20th August, 2004 (hereinafter referred to as "the said notification") the portion of the larger Land measuring 21.14 acres and designated as a Urban Care Centre in the Layout Agreement dated 20th November, 2008 is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.
- 2. By and under an Order dated 17th July, 2005 issued by the Additional Commissioner, MCOG, a site was selected in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register.



2.8. The nearby G.T.S. No. 1026 and 1027 and specific details from complete authorities are necessary.

2.9. Details regarding the proposed acquisition of the said land in MDC and the release of the said land in MDC are now being secured under the mentioned Development Plan for Karachi City.

**H. DEVELOPMENT PLAN AND ZONING**

1. Layout Approval

1.1. The MCOG sanctioned the layout of the larger Land under its Letter No. DM/1975/450224/450230/450231 dated 17th August, 2004 and plan issued thereon (Layout Approval) in the terms and conditions mentioned therein including inter-alia:

- 1.1.1. A central sub-division of the larger Land into the following sub-plots was effected:
  - 1.1.1.1. Sub-Plot A: MDC measuring 15,719.04 square meters
  - 1.1.1.2. Sub-Plot B: Residential Zone measuring 34,100.30 square meters and the said Sub-Plot B is situated in the same zone as per the Revenue Register and the said land is situated in the same zone as per the Revenue Register;
  - 1.1.1.3. Sub-Plot C: Shopping Centre measuring 4,940.00 square meters;
  - 1.1.1.4. Sub-Plot D: Community Hall & Library measuring 4,046.00 square meters;
  - 1.1.1.5. Sub-Plot E: School measuring 4,846.00 square meters;
  - 1.1.1.6. Sub-Plot F: Playground measuring 4,000.00 square meters;
  - 1.1.1.7. Sub-Plot G: D.P. Road measuring 5,127.70 square meters;
  - 1.1.1.8. Sub-Plot H: MDC measuring 15,719.04 square meters;
  - 1.1.1.9. Sub-Plot I: Urban Care Centre measuring 22,463.35 square meters;
- 1.1.2. A Commercial Building is proposed, designated as Proposed Building No. 1 and a Residential Building is proposed, designated as Proposed Building No. 2 to be.

1.2. We have examined the Terms and Conditions of the Layout of the larger Land registered before the Office of the Chief Engineer of Maharashtra on 20th August, 2004 (hereinafter referred to as "the said layout") and the same are as follows:

1.3. We have examined the Terms and Conditions of the Layout of the larger Land registered before the Office of the Chief Engineer of Maharashtra on 20th August, 2004 (hereinafter referred to as "the said layout") and the same are as follows:

*Handwritten signature and initials: Sonu, Wadia Ghandy, 15*





1. **SA. ORDER**

By and under an Order dated 31<sup>st</sup> July, 2008 issued by the Office of the Collector, Maharashtra Districts and District Revenue Code, 1956, (notified and dated) for sale of the said Land...

4. **REVENUE PROCEEDINGS**

1. **7712 Extracts (Wage Form No. 16-02)**

The 7712 Extract dated 1<sup>st</sup> November, 1954 issued in respect of Survey No. 30 (part) reflects an area of 32 Acres 32 Guntas...

2. **Wage Book (Wage Form No. 17)**

We have examined the Wage Book referred to by the 7712 Extract dated 1<sup>st</sup> November, 2018 issued in respect of Survey No. 30 (part)...

2.4 **Notice Entry No. 20 dated 27<sup>th</sup> February, 1968** records the contents and acquisition of the Larger Land by H.C. Sharma, G.D. Sharma, P.C. Sharma and G.C. Sharma...

2.2 **Notice Entry No. 40 dated 1<sup>st</sup> February, 1968** records the contents and acquisition of the said land bearing Old Survey No. 30 and 30 (part)...

2.5 **Notice Entry No. 60 dated 1<sup>st</sup> June, 1968** records the acquisition of the Old Survey No. 30 and Old Survey No. 30 (part) into New Survey No. 30...

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2.4 **Notice Entry No. 70 dated 1<sup>st</sup> November, 2018** records the acquisition of the Larger Land by the Government under the said Government Order dated 30<sup>th</sup> January, 2008...

3. **Property Register Card**

The Property Register Card dated 01<sup>st</sup> November, 2018 issued in respect of C.T.S. No. 30 reflects an area of 1,23,040.80 square metres and reports that the land is occupied therein by agricultural, agricultural, an unutilized and vacant portion...

6. **Joint State Patent (Area Correction Statement)**

We have examined the extract of the Joint State Patent reflecting both Survey No. 30 (part) and C.T.S. No. 101.

K. **PROPOSED REDEMPTION OF THE LARGER LAND**

1. We have examined the Application which appears to have been received on 27<sup>th</sup> February, 2018 made by the Officer for Subdivision of Revenue Land bearing C.T.S. No. 101...

- 1.1 Sub-Plot A measuring 10,719.00 square metres, being 10/24 Plot
1.2 Sub-Plot B measuring 20,000.00 square metres, being the Residential Plot described in the Third Schedule hereto
1.3 Sub-Plot C measuring 4,046.82 square metres, being Shopping Centre Plot
1.4 Sub-Plot D measuring 4,466.82 square metres, being Community Hall and Land Plot
1.5 Sub-Plot E measuring 4,046.82 square metres, being School Plot
1.6 Sub-Plot F measuring 4,046.82 square metres, being Playground Plot
1.7 Sub-Plot G measuring 5,237.79 square metres, being D.P. Road Plot
1.8 Sub-Plot H measuring 19,871.32 square metres, being New Land 10/24 Plot
1.9 Sub-Plot I measuring 20,040.35 square metres, being Nature Cure Centre Plot

We have not examined any approval granted to the above Application regarding the sub-division of the Larger Land in terms thereof.

L. **PUBLIC NOTICE**

1. We have issued a public notice on 27<sup>th</sup> November, 2018 in the form of Form No. 10 (English) and 10 (Marathi) under Section 10(1) of the Maharashtra Land Revenue Code, 1956...



2. We have received a Letter dated 19<sup>th</sup> December, 2018 bearing reference No. MUMREG/2018/12545-46 addressed by Mr. D.K. Patil, Advocate, in respect of the said Public Notice...

2. We have also received a Letter dated 20<sup>th</sup> December, 2018 addressed by Pankaj M. Shah, Advocate, in response to the Public Notice dated 27<sup>th</sup> November, 2018 issued by the Officer for Subdivision of Revenue Land...

2. We have also received a Letter dated 20<sup>th</sup> December, 2018 addressed by Pankaj M. Shah, Advocate, in response to the Public Notice dated 27<sup>th</sup> November, 2018 issued by the Officer for Subdivision of Revenue Land...

3. **CHANGE IN CONSTITUTION**

The name of Debtor's Trustee, Praveer Limited was changed to Shriya Manoj Praveer Limited and we have issued a copy of the Deed of Incorporation...

4. **LIQUIDATION**

We have not been provided with any papers with respect to the liquidation proceedings affecting the Larger Land...

5. **NOTIFICATION**

We have not been provided with any papers with respect to any notification issued by the Officer, the Firm or the Debtor's Trustee on the Larger Land...

intending to give the release of any part thereof. We note that Clause 7(a) of the Kanada DA contains a representation from the Owner, the Firm and the Debtor's Trustee...

2. By and under a Deed of Assignment dated 19<sup>th</sup> April, 2018 registered before the Office of the Sub-Registrar of Assurances under Section 17(1) of 2018 (Deed of Assignment) executed between the Kanada DA and the Debtor's Trustee...

2. By and under a Deed of Hypothecation dated 19<sup>th</sup> April, 2018 (Deed of Hypothecation) executed between the Kanada DA and the Debtor's Trustee...

A. **ENVIRONMENTAL REGULATIONS**

We have not been provided with any permission or approvals issued under the provisions of the Environmental Protection Act, 1986...

C. **PROPERTY TAX**

1. We have examined a Return filed under Section 184 of the Municipal Corporation Act, 1948 with reference to the Larger Land bearing C.T.S. No. 101...

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WADIA CHANDY & CO.

PART II  
Description of the Ledger (Laid down)  
All that piece or parcel of land or ground measuring 50 Acre is more bounded in G.T.R. No. 1021 being being and situated at Village Thangar in Taluk Kurla within the Registration District of Madras District and is in the name of Caste No. 1021/1022.

Dated the 22<sup>nd</sup> day of April, 1916

For Wadia Chandy & Co.

*[Signature]*  
Wadia Chandy & Co.  
Chartered Accountants

WADIA CHANDY & CO.

(Description of the Ledger (Laid down) as per the entry in the Register)

1. Certified true copy of the Declaration of the Sub-Registrar of Assurances dated 27<sup>th</sup> January, 1909
2. The said Conveyance dated 27<sup>th</sup> January, 1909
3. Agreement to Assign Lease dated 4<sup>th</sup> April, 1905 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905
4. Deed of Declaration dated 19<sup>th</sup> May, 1910 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1910
5. J.O.A.
6. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the Vendor and the Firm
7. J.O.A.P.A.
8. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the Vendor and the Firm
9. Other documents filed in the Estate Agreement dated 31<sup>st</sup> March, 1905 executed between Shri. S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
10. Kanatta De.
11. Kanatta P.O.A.



WADIA CHANDY & CO.

Part II  
Details of the documents referred to in the preceding Part I

Part I

1. Deed of Conveyance dated 27<sup>th</sup> January, 1909 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the Messrs. S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
2. Instrument of Gift dated 27<sup>th</sup> July, 1914 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1914 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
3. Instrument of Gift dated 27<sup>th</sup> July, 1914 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1914 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
4. Instrument dated 4<sup>th</sup> April, 1905 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
5. Agreement of Lease dated 31<sup>st</sup> March, 1905 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
6. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
7. Order dated 29<sup>th</sup> October, 1911 passed by the Charity Commissioner, Madras State, Madras under the provisions of Section 95(1) of the Bombay Public Trusts Act, 1900.
8. Deed of Conveyance dated 27<sup>th</sup> January, 1909 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.

WADIA CHANDY & CO.

referred to in the preceding Part I and the details of the documents referred to in the preceding Part I

9. Agreement to Assign Lease dated 4<sup>th</sup> April, 1905 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
10. Deed of Declaration dated 19<sup>th</sup> May, 1910 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1910 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
11. Joint Declaration Agreement dated 4<sup>th</sup> April, 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
12. Power of Attorney dated 4<sup>th</sup> April, 1909 executed by the Firm.
13. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
14. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
15. Deed of Conveyance dated 27<sup>th</sup> January, 1909 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-3-2745 of 1905 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
16. Order dated 19<sup>th</sup> February, 1912 passed by the Charity Commissioner, Madras State, Madras under Section 95(1) of the Bombay Public Trusts Act, 1900.
17. Order dated 29<sup>th</sup> October, 1911 passed by the Charity Commissioner, Madras State, Madras under Section 95(1) of the Bombay Public Trusts Act, 1900.
18. Deed of Confirmation dated 29<sup>th</sup> October, 1911 registered before the Office of the Sub-Registrar of Assurances under Serial No. 509-18-4485 of 1911 executed between the said S. Srinivasan Private Limited, the Firm, Messrs. G. Srinivasan, Chanderam Srinivasan, Kallala Srinivasan Private Limited and Mrs. P. Srinivasan & Co.
19. Last Will and Testament of Chanderam Srinivasan dated 29<sup>th</sup> August, 1911.
20. Testimony Petition No. 487 of 1912 filed by Chanderam Srinivasan before the Madras High Court.
21. Notice of Motion No. 10 of 1913 filed by Chanderam Srinivasan and Chanderam Srinivasan in the Madras High Court.

*[Signature]* Wadia Chandy & Co.

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22. Affidavit dated 19<sup>th</sup> August, 2014 by (P) Promoters/ Collaborators (M/s), the widow of the late (C) Chandra Prasad, son of late (P) Shri. Sharma, the married daughter of the late (P) Chandra Prasad.
23. Affidavit dated 19<sup>th</sup> December, 2014 filed by Chandra Sharma.
24. Fact sheet issued by the Hydraulic Engineering Department of the MCOA.
25. Notification bearing No. CSE/199/2004 dated 11<sup>th</sup> August, 2004 issued by the Urban Development Department, Government of Maharashtra under Section 37(2) of the Maharashtra Regional and Town Planning Act, 1962 and published in the Maharashtra Government Gazette on 20<sup>th</sup> August, 2004.
26. Order dated 10<sup>th</sup> July, 2005 issued by the U.D.I. to the Municipal Commissioner, MCOA.
27. Order dated 07<sup>th</sup> April, 2006 issued by the U.D.I. to the Municipal Commissioner, MCOA.
28. Letter dated 23<sup>rd</sup> July, 2004 issued by the Office of the Additional Collector and Competent Authority, (L.E.C) Greater Mumbai.
29. Development Plan (Draft) dated 7<sup>th</sup> Apr, 2014 bearing reference No. CSE/199/2004 issued by the MCOA with respect to the said Land bearing C.T.S. No. 101.
30. Survey Report dated 23<sup>rd</sup> April, 2008 bearing reference No. CSE/199/2004 issued by the MCOA with respect to the said Land bearing C.T.S. No. 101.
31. Draft Development Plan 2034 (Revised) dated 4<sup>th</sup> August, 2006 bearing reference No. CSE/199/2004, issued by the MCOA in respect of the said Land bearing C.T.S. No. 101.
32. Layout Appraisal dated 20<sup>th</sup> November, 2005 issued by the MCOA vide Letter No. CSE/199/2004 with the plan enclosed thereto.
33. Terms and Conditions of the Layout of the Larger Land registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008, on 19<sup>th</sup> November, 2008 executed by Shri. Prasad Property Private Limited in favour of the MCOA.
34. Information of Disapproval dated 1<sup>st</sup> December, 2008 bearing reference No. CSE/199/2004 for Residential Building No. 2.
35. Information of Disapproval dated 1<sup>st</sup> December, 2008 bearing reference No. CSE/199/2004 for Residential Building No. 3.
36. Information of Disapproval dated 1<sup>st</sup> December, 2008 bearing reference No. CSE/199/2004 for Residential Building No. 4.
37. Information of Disapproval dated 1<sup>st</sup> December, 2008 bearing reference No. CSE/199/2004 for Residential Building No. 5.



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38. Information of Disapproval dated 1<sup>st</sup> December, 2008 bearing reference No. CSE/199/2004 for Residential Building No. 6.
39. Consentment Certificate No. CSE/199/2004 dated 1<sup>st</sup> February, 2011 issued in respect of Residential Building No. 2.
40. Consentment Certificate No. CSE/199/2004 dated 1<sup>st</sup> February, 2011 issued in respect of Residential Building No. 3.
41. Serial No. 2007-10-4897 issued by the D.P. Department of the MCOA in favour of a sum of Rs. 5,000 (Five Thousand Three Hundred) by M. Prasad Sharma towards Registration Fee.
42. Undertaking registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008 on 19<sup>th</sup> December, 2008 with respect to the Proposed Residential Building No. 2.
43. Undertaking registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008 on 19<sup>th</sup> December, 2008 with respect to the Proposed Residential Building No. 3.
44. Undertaking registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008 on 19<sup>th</sup> December, 2008 with respect to the Proposed Residential Building No. 4.
45. Undertaking registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008 on 19<sup>th</sup> December, 2008 with respect to the Proposed Residential Building No. 5.
46. Undertaking registered before the Office of the Sub-Registrar of Assurances under Serial No. 2007-10-4897 of 2008 on 22<sup>nd</sup> December, 2008 executed by Shri. Prasad Property Private Limited in favour of the MCOA with respect to the Proposed Residential Building No. 2, 3, 4, 5 and 6.
47. Letter dated 16<sup>th</sup> September, 2010 issued by the Office of the Hydraulic Engineering Department of the MCOA.
48. A/C Order dated 14<sup>th</sup> July, 2008 issued by the Office of the Collector, Mumbai Suburban District under the provision of Section 44(1) of the Maharashtra Land Revenue Code, 1958.
49. 712 Extract dated 1<sup>st</sup> November, 2010 issued in respect of Survey No. 35 (part) covering an area of 32 Acres 22 Guntas equivalent to approximately 1,32,728.470 square meters.
50. 712 Extract dated 16<sup>th</sup> November, 2010 issued in respect of Survey No. 36 (part) covering an area of 8 Acres 11 Guntas equivalent to approximately 25,383.960 square meters.
51. All the Notice Entries collected on the 712 Extract dated 1<sup>st</sup> November, 2010 issued in respect of Survey No. 35(part) addressing 32 Acres 22 Guntas.

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52. All the Mutation Entries collected on the 712 Extract dated 16<sup>th</sup> November, 2010 issued in respect of Survey No. 35(part) addressing 3 Acres 11 Guntas.
53. Property Register Card dated 16<sup>th</sup> November, 2010 issued in respect of C.T.S. No. 101.
54. Extract of the Revenue Register reflecting both Survey No. 35 (part) and C.T.S. No. 101.
55. Application made by Shri. Prasad Property Private Limited for sub-division of the said Land bearing C.T.S. No. 101 addressing 1,25,040 (100) square meters.
56. Letter dated 18<sup>th</sup> December, 2010 bearing reference No. MCOA/2010/2034-10 addressed by Mr. Shashi & Associates, Advocates, written on behalf of the trustees of the Marar Dharm Trust, in response to the said Public Notice.
57. Letter dated 29<sup>th</sup> December, 2010 addressed by Shri. H. B. Shah, Advocate, in response to the Public Notice and written on behalf of Shri. Prasad Property Private Limited in response to the constituted attorney of late Haroon Turak, Chairman of the Shri. Marar Dharm Trust.
58. Fresh Certificate of Incorporation consequent upon Change of Name dated 18<sup>th</sup> July, 2010 issued by the Deputy Registrar of Companies, Maharashtra, Mumbai under the provisions of Section 25(1) of the Companies Act, 1956, in favour of the change of name of Shri. Prasad Property Private Limited to Shri. Prasad Property Private Limited.
59. Notice dated Section 156 of the Maharashtra Municipal Corporation Act, 1948 which directs the Larger Land bearing C.T.S. No. 101 under SAC No. 5015-020001/2009.
60. Property Tax receipt issued by the MCOA in respect of payment of an aggregate amount of Rs. 3,47,573/- (Three Lakh Four Seven Thousand Five Hundred and Seventy Three) by Marar Dharm Trust towards property tax in respect of the Larger Land bearing C.T.S. No. 101.
61. Receipt dated 31<sup>st</sup> July, 2010 issued by the Office of the Tahsil, Kurla in favor of Shri. Prasad Property Private Limited in respect of a sum of Rs. 1,28,000/- (One Lakh Twenty Eight Thousand Two Hundred and Twenty) towards agricultural cess.
62. Copies of the documents filed in connection with the said.

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Sr. No.	Date	Document
1.	23 <sup>rd</sup> March, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
2.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
3.	29 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002.

WADIA GHANDY & Co.

Sr. No.	Date	Document
1.	19 <sup>th</sup> April, 2002	Special letter addressed by the M.P. E.E.D.P. of MCOA to MCOA (S.G.)
2.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
3.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
4.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
5.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
6.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
7.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
8.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
9.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
10.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
11.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
12.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
13.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
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15.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
16.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
17.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
18.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
19.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
20.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
21.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
22.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
23.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
24.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
25.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
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29.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.
30.	19 <sup>th</sup> April, 2002	Letter bearing No. MC/2002/0002 addressed by the Dy. City Engineer (Development Part), MCOA, to Mr. H. B. Shah, Advocate, regarding the said Land.

*Sanjiv Wadia*

Sl. No.	Date	Document
27.	27 February, 1984	Letter from Mr. D. V. Law Officer addressed to Mr. A.E. JAGGER
28.	19 March, 1984	Letter from Mr. A.E. JAGGER addressed to Mr. Chitambar Sharma
29.	17 April 1984	Letter from Mr. Chitambar Sharma addressed to Mr. D.V. Law Officer
30.	20 May, 1984	Letter from Mr. Chitambar Sharma addressed to Mr. Urban Planner, Executive Engineer (Development Plan)
31.	24 May, 1984	Letter from the Urban Planner, Executive Engineer (Development Plan) addressed to Mr. Chitambar Sharma
32.	29 June 1984	Letter from the Urban Planner, Executive Engineer (Development Plan) addressed to the Secretary, Maharashtra State
33.	22 June, 1984	Letter from the Urban Planner, Executive Engineer (Development Plan) addressed to Mr. Urban Planner, Executive Engineer (D.P.)
34.	13 July, 1984	Letter from Mr. D.V. Law Officer addressed to A.E. JAGGER
35.	27 July, 1984	Letter from A.E. JAGGER addressed to Mr. D.V. Law Officer
36.	10 August, 1984	Letter from Mr. D.V. Law Officer addressed to Mr. Chitambar Sharma
37.	21 February, 1985	Letter from Mr. D.V. Law Officer addressed to A.E. JAGGER
38.	20 November, 1985	Letter from Mr. Chitambar Sharma addressed to A.E. JAGGER
39.	19 December, 1985	Letter from Mr. Chitambar Sharma addressed to the Chief Engineer (D.P.)
40.	14 December, 1985	Letter from the Executive Engineer (D.P.) addressed to Mr. Chitambar Sharma
41.	22 December, 1985	Letter from A.E. JAGGER addressed to Mr. D.V. Law Officer
42.	28 February, 1986	Letter from Mr. Chitambar Sharma addressed to Mr. D.V. Law Officer
43.	29 February, 1986	Letter from Mr. Chitambar Sharma addressed to Executive Engineer (D.P.)
44.	20 December, 1986	Letter from Mr. Executive Engineer (D.P.) addressed to Mr. D.V. Law Officer
45.	22 December, 1986	Letter from A.E. JAGGER addressed to A.E. JAGGER
46.	19 January, 1986	Letter from A.E. JAGGER addressed to A.E. JAGGER
47.	12 June, 1986	Letter from Mr. Chitambar Sharma addressed to Mr. A.E. JAGGER
48.	23 June, 1986	Letter from the Executive Engineer (D.P.) addressed to Mr. Chitambar Sharma
49.	23 June, 1986	Letter from Mr. Chitambar Sharma addressed to Mr. D.V. Law Officer
50.	27 October, 1986	Letter from Mr. D.V. Law Officer addressed to the Executive Engineer (D.P.)
51.	10 December, 1986	Letter from Mr. Chitambar Sharma addressed to the Executive Engineer (D.P.)

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Sl. No.	Date	Document
52.	27 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
53.	17 January, 1987	Letter from Mr. D.V. Law Officer addressed to Mr. E.E.P.
54.	10 February, 1987	Letter from Mr. D.V. Law Officer addressed to Mr. E.E.P.
55.	10 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
56.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
57.	10 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
58.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
59.	10 February, 1987	Letter from Mr. A.E. JAGGER addressed to Mr. D.V. Law Officer
60.	10 February, 1987	Letter from Mr. A.E. JAGGER and Mr. E.E.P. addressed to Mr. Chitambar Sharma
61.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. Chitambar Sharma
62.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
63.	20 February, 1987	Letter from Mr. A.E. JAGGER addressed to Mr. E.E.P.
64.	20 February, 1987	Letter from Mr. D.V. Law Officer addressed to Mr. E.E.P.
65.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
66.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
67.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
68.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
69.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
70.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
71.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
72.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
73.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
74.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
75.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
76.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
77.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
78.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
79.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer
80.	20 February, 1987	Letter from Mr. E.E.P. addressed to Mr. D.V. Law Officer



Sl. No.	Date	Document
76.	3 August 2011	Letter from Mr. Prakash Sharma, Managing Director, Shree Dharm Mission Trust addressed to the Executive Engineer, Development Plan (D.P.)
77.	18 August, 2011	Letter from Mr. D.P. Sharma, City Survey Officer, Mumbai addressed to the Executive Engineer, Development Plan (D.P.)
78.	21 September, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to Mr. Subodh Adh (Pratik) Trust, Mumbai
79.	21 September, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to Mr. Subodh Adh (Pratik) Trust, Mumbai
80.	18 October, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Commissioner, M.M.D.
81.	2 November, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Commissioner, M.M.D.
82.	2 November, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Commissioner, M.M.D.
83.	19 November, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to Mr. Prakash Sharma, Managing Director, Shree Dharm Mission Trust
84.	29 November, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Executive Engineer, Development Plan (D.P.)
85.	14 December, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Executive Engineer, Development Plan (D.P.)
86.	19 December, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Executive Engineer, Development Plan (D.P.)
87.	29 December, 2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Executive Engineer, Development Plan (D.P.)
88.	9 January, 2012	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Executive Engineer, Development Plan (D.P.)
89.	17 May, 2012	Letter from Mr. Prakash Sharma, Managing Director, Shree Dharm Mission Trust, addressed to the Chief Engineer, Development Plan (D.P.)

**Annexure-2**

Details of the intimation of issue, gift, receipt, and details of surrender classified as paragraph (2)(b) clause (ii)

Sl. No.	Date	Document	Details of the intimation of issue, gift, receipt, and details of surrender classified as paragraph (2)(b) clause (ii)
1.	18/08/2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to Mr. Subodh Adh (Pratik) Trust, Mumbai	Details of the intimation of issue, gift, receipt, and details of surrender classified as paragraph (2)(b) clause (ii)
2.	19/11/2011	Letter from Mr. Subodh D.P., Chairman, Pratik Trust, Mumbai, addressed to the Commissioner, M.M.D.	Details of the intimation of issue, gift, receipt, and details of surrender classified as paragraph (2)(b) clause (ii)
3.	17/05/2012	Letter from Mr. Prakash Sharma, Managing Director, Shree Dharm Mission Trust, addressed to the Chief Engineer, Development Plan (D.P.)	Details of the intimation of issue, gift, receipt, and details of surrender classified as paragraph (2)(b) clause (ii)

*Prakash Sharma*

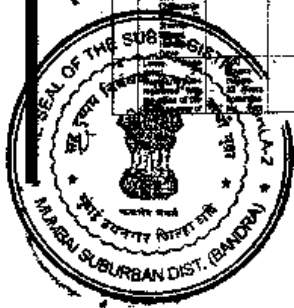
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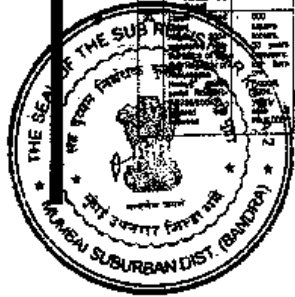
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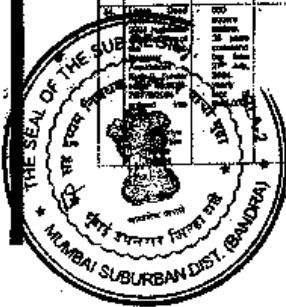
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*Sum...*  
*M. Chakraborty*

				<p>Public Limited and any other company registered in India.</p> <p>The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be treated as a company for all purposes connected with the winding up of the said firm.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p>
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				<p>Public Limited and any other company registered in India.</p> <p>The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be treated as a company for all purposes connected with the winding up of the said firm.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p>
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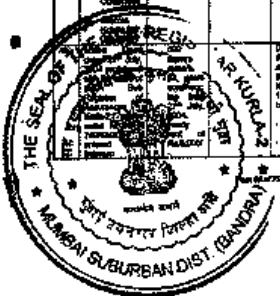
				<p>Public Limited and any other company registered in India.</p> <p>The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be treated as a company for all purposes connected with the winding up of the said firm.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p>
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				<p>Public Limited and any other company registered in India.</p> <p>The said firm shall be deemed to be a company for the purposes of the Companies Act, 1956, and shall be treated as a company for all purposes connected with the winding up of the said firm.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p> <p>Shareholders of the said firm shall be deemed to be the members of the said company and shall be entitled to the same rights and privileges as if they were the members of the said company.</p>
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Sl. No.	Name of the Applicant	Age	Marital Status	Address	Remarks
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Sl. No.	Name of the Applicant	Age	Marital Status	Address	Remarks
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C. Sharma and Chandan C. Sharma, both executors of the estate of the late Chandan C. Sharma, former proprietor, Indian habitant and having their office address at C-17, Preetam Apartments, Connaught Place, New Delhi, New Delhi 110029, have referred to us 'The Conveyors', our client Shriya Marjans Private Limited, herein referred to as 'The Conveyors', our client purchased and acquired the development rights with respect to a portion of the Larger Land measuring 7278 square metres including 1000sqm covered by the FSI Schedule number 10 (Residential DA Land) with the right and entitlement to carry and construct 3,64,000 sqm built-up (Residential DA FSI) in the respective portion. The Kanakia DA Land is not the subject-matter of this Report on Title. We had earlier issued our Report on Title dated 09<sup>th</sup> April 2018 bearing reference No.NJ/DA/11900/112019 (see 2018 Report) with respect to our client's right, title and interest in the Kanakia DA Land and the Kanakia DA FSI.

3. Subsequent to the Kanakia DA, our client has recently purchased and acquired the ownership right, title and interest with respect to the said Land measuring 25,897 square metres situated in the First Schedule township within, Ghatkoti, Shyba Ghatkoti with the contribution of Shyba Marjans Private Limited, in the manner more particularly detailed at paragraph C (Title to the said Land) below.

4. Our 2018 Report contains our detailed observations and analysis on the title to the Larger Land and not merely the Kanakia DA Land and village house and separate existing buildings. Through our 2018 Report, our client's title to the Kanakia DA Land (described in the First Schedule hereto) remains, the Kanakia DA Land forms part of the composite layout of the Larger Land and is not merely an independent structure and the rest of title to the Larger Land, our 2018 Report addresses and deals in detail with respect to the entire Larger Land, and not merely the Kanakia DA Land.

5. This Report on Title is supplementary to our 2018 Report and, is required to be read along with our 2018 Report. This Report on Title is for the period subsequent to our 2018 Report. In fact, for the sake of brevity, we have not repeated facts, observations and analysis that are already covered in our 2018 Report.

6. **REMARKS**  
We have undertaken the following steps whilst investigating the title to the said Land:



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availability of records on the website on the date of inspection. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records with the Ministry of Company Affairs on the date of inspection.

B.3. We have caused searches to be conducted at the records of the Office of the Registrar of Firms pertaining to the companies and changes created by M/s. Shyba Great Hills in relation to the JDA Land. However, searches of the records of the Office of the Registrar of Firms are subject to the availability and maintenance of records on the date of inspection. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability and/or non-maintenance of records with the Office of the Registrar of Firms on the date of inspection.

**C. TITLE TO THE SAID LAND**

1. The area of the Larger Land as per Property Register Cards has been increased by 69048 square metres from the original area of 1,25,048.80 square metres to 1,23,047.25 square metres. We have elaborated upon this step increase at paragraph D below.

2. The plans attached to the JDA Land Reversion Conveyance and the said Land Conveyance clearly show the Kanakia DA Land measuring 7278 square metres (described in the First Schedule hereto) forms a part of the Residential Zone Land measuring 60,516.11 square metres described in the First Schedule hereto.

**3. Reversion of the JDA Land:**

B.1. As mentioned in our 2018 Report, a portion of the Larger Land measuring 32,202.28 square metres and described more particularly in the Fourth Schedule hereto within 1a, the JDA Land, was owned by Shyba Marjans Private Limited and agreed to be developed by Shyba Marjans Private Limited under the title Shyba Great Hills, subject to the terms and conditions of the JDA. As also mentioned, M/s. Shyba Great Hills was the owner of the JDA Land.

B.2. By and under an Instrument of Conveyance dated 17<sup>th</sup> September, 2018 registered before the Office of the Sub-Registrar of Assurances under Serial No.NJ/1-11221 of 2018 (JDA Land Reversion Conveyance) executed between Shyba Marjans Private Limited, herein referred to as 'The Vendor', M/s. Shyba Great Hills, herein referred to as 'The Purchaser', and Mr. Narotam C. Sharma and Mr. Chandan C. Sharma, therein collectively referred to as 'The Conveying Party', Shyba Marjans Private Limited, sold, conveyed and transferred the possession of the JDA Land in favor of M/s. Shyba Great Hills to the said and to the effect that the JDA Land (as described in the First Schedule hereto) and the portion of the JDA Land (as described in the First Schedule hereto) and the JDA Land (as described in the First Schedule hereto) shall be owned by M/s. Shyba Great Hills as the absolute owner thereof, together with the conditions of Mr. Chandan C. Sharma and Mr. Narotam C. Sharma, in the manner and for the conditions more particularly mentioned herein, subject to the Kanakia DA and Kanakia DA FSI and subject also to the consent for provision of original title deeds as provided for therein.

B.3. The JDA Land Reversion Conveyance further clarifies inter-alia,

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WADIA GHANDY & CO.

3. Caused searches to be undertaken at the records of the Office of the Registrar of Assurances of Mumbai, Bandra, Connaught Place and other for a period of 3 (three) years commencing from the date of the registration of the website as notified on the larger Land as recorded in our 2018 Report dated 09<sup>th</sup> July, 2018.

4. Caused searches to be undertaken at the records of the Ministry of Company Affairs of the Government of India at various offices of the Ministry of Company Affairs of the Government of India in respect of the changes created by Shyba Marjans Private Limited in respect of the Larger Land and Kanakia DA Land (as described in the First Schedule hereto) with respect to the said Land.

5. Caused searches to be undertaken at the records of the Office of the Registrar of Firms in respect of the companies and changes created by the Firm in respect of the JDA Land (described in the First Schedule hereto) with respect to the said Land.

6. We have caused a Public Notice on 09<sup>th</sup> April, 2018 in all Times of India, Mumbai Edition (English) and (in Marathi), Mumbai Edition (Marathi) with the condition and/or other notices from third persons with respect to the title of Shyba Marjans Private Limited and M/s. Shyba Great Hills in the said Land. None and except the claim received as detailed in paragraph 1 below ('said claim'), we have not received any other claim responses to the said Public Notice. We have notified the said claim, and our observations on the impact of the said claim in the development of the Larger Land, as contained at paragraph 1 below.

7. We have notified General Notifications on Title on Shyba Marjans Private Limited and M/s. Shyba Great Hills. However, Shyba Marjans Private Limited and M/s. Shyba Great Hills have responded to the specific notifications we have raised from time to time.

8. With respect to the fact that we have not been able to independently ascertain from an examination of public records, we have relied upon the Declaration dated 17<sup>th</sup> September, 2018 executed by Kanakia Shyba Marjans Private Limited in our favor.

9. In connection with the Report on Title, it may be noted that-

B.1. For the purpose of issuing this Report we have caused searches to be conducted at the records of the Office of the Sub-Registrar of Assurances of Mumbai, Bandra, Connaught Place and other for a period of 3 years from the date of the registration of the website. We have been informed by our search clerk that the original records maintained in digital form have not been properly maintained. We have also been informed that certain records have been destroyed and/or lost and some records are missing at the Office of the Sub-Registrar of Assurances on the date of the availability of records and also in respect of any records in an improper custody. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or an account records being maintained improperly.

B.2. We have caused searches to be conducted at the records of the Ministry of Company Affairs of the Government of India at various offices of the Office of the Registrar of Companies pertaining to the companies and changes created by Shyba Marjans Private Limited in respect of the Larger Land. However, searches at the website of the Ministry of Company Affairs of the Government of India at various offices are subject to the

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B.2.1. Shyba Marjans Private Limited and M/s. Shyba Great Hills have duly complied, furnished and obtained the JDA and the Kanakia DA and the Kanakia DA FSI from M/s. Shyba Great Hills to Shyba Marjans Private Limited on the JDA Land, and, M/s. Shyba Great Hills has duly received the JDA FSI.

B.2.2. The original of the JDA and JDA FSI have been duly physically cancelled by M/s. Shyba Great Hills and Shyba Marjans Private Limited and returned to M/s. Shyba Great Hills.

B.2.3. The execution of the JDA Land Reversion Conveyance arose out of the failure on the part of Shyba Marjans Private Limited to comply with its obligations to M/s. Shyba Great Hills that the development of the JDA Land (as described in the First Schedule hereto) shall be completed within 2 (two) years, being a period of the date of the JDA Land FSI, the JDA Land shall be determined and the reversion of the JDA Land shall be completed on completion hereunder.

B.2.4. The balance amount of the consideration payable, is required to be paid by M/s. Shyba Great Hills to Shyba Marjans Private Limited within a period of 30 (thirty) days from the date of execution thereof. We have caused the Shyba Great Hills to pay the balance amount of the consideration to Shyba Marjans Private Limited.

B.2.5. M/s. Shyba Great Hills has been granted the license and privileges of the Larger Land ROP.

B.2.6. M/s. Shyba Great Hills has also been granted the irrevocable right to use as a right of way the portion of an internal road that are outside the JDA Land as an access to and from the JDA Land, which internal road (in its entirety) is identified by a red hatched area; any color lines are bounded by black color lines on the plan enclosed in Annexure 'A' (hereby 'the Internal Road').

B.2.7. Shyba Marjans Private Limited, Mr. Narotam C. Sharma, Mr. Chandan C. Sharma and any other owner or co-owner of the said Larger Land, are each entitled to use the Internal Road only as an access and the same water drain, sewerage, electricity line laid in the Internal Road shall also be entitled to enhance the capacity thereof.

B.2.8. Reference is made to a Supplemental Agreement dated 09<sup>th</sup> April, 2018 executed between them, whereby Shyba Marjans Private Limited and M/s. Shyba Great Hills have agreed to the said Shyba Great Hills to secure the due fulfillment of the obligations of Shyba Marjans Private Limited under the JDA. We have not been provided with a copy of the said Supplemental Agreement dated 09<sup>th</sup> April, 2018.

B.3. The plans proposed to the JDA Land Reversion Conveyance, that identify certain portions of the Larger Land, clearly show the JDA Land (described in the First Schedule hereto) forms a part of the Residential Zone Land (described in the First Schedule hereto) with respect to the said Land.

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*Sumi*  
*Kelavadi*

A. Conveyance of the said Land:-

- 4.1 By and under an instrument of Conveyance dated 16<sup>th</sup> September, 2016 registered in the Office of the Sub-Registrar of Assurances under Serial No. 100-1-1177 of 2016 the said Land (conveyance) was conveyed to the Vendor, Sri. Srinivas Chait, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- 4.2 In view of what is stated above, Kanakia Spaces Realty Private Limited is the owner and occupier of the said Land measuring 2,20,000 square metres, and the said Land forms a part of the Residential Zone Land.
- 4.3 Under the said Land Conveyance, Sri. Srinivas Chait and Sri. Srinivas Chait & Sons have granted a covenant for production of all the original title deeds to be kept in a safe place to be provided by the said Land Conveyance (which is with the client).
- 4.4 In view of what is stated above, Kanakia Spaces Realty Private Limited is the owner and occupier of the said Land measuring 2,20,000 square metres, and the said Land forms a part of the Residential Zone Land.

B. RECTIFICATION OF AREA OF THE LARGER LAND

- 1. The area of the Larger Land as per Property Register Card was originally 1,23,047.25 square metres and 2,20,000 square metres and had applied for mutation of area of 114 Property Register Card of the Larger Land.

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- 2. Thereafter, the area of the Larger Land as per Property Register Card was processed by 200,000 square metres from 1,23,047.25 square metres by an Order dated 29<sup>th</sup> April, 2016 bearing reference no. CD/30/2016 issued by the Registrar of Assurances, Bangalore. The said Order was issued by the Registrar of Assurances, Bangalore, under the provisions of Sections 106 and 107 of the Registration Act, 1908. The said Order dated 29<sup>th</sup> April, 2016 also records that since the area was reduced, a copy of the original title deeds and a copy of the original title deeds were handed over to the Vendor, Sri. Srinivas Chait, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

B. REVISION SUB-DIVISION OF THE LARGER LAND

- 1. It appears that by and under an Order dated 31<sup>st</sup> July, 2009 bearing reference no. CD/30/2009 issued by the Registrar of Assurances, Bangalore, the area of the Larger Land was reduced to 1,23,047.25 square metres and the said Order dated 31<sup>st</sup> July, 2009 bearing reference no. CD/30/2009 issued by the Registrar of Assurances, Bangalore, is also recorded in the Property Register Card bearing G.T.S. No. 101 issued and modified in the following manner:-

Sl. No.	Particulars	Area (sq. m)
1	101B	1,23,047.25
2	101C	1,23,047.25
3	101D	1,23,047.25
4	101E	1,23,047.25
5	101F	1,23,047.25
6	101G	1,23,047.25
7	101H	1,23,047.25
8	101I	1,23,047.25
9	101J	1,23,047.25
10	101K	1,23,047.25
11	101L	1,23,047.25
12	101M	1,23,047.25
13	101N	1,23,047.25
14	101O	1,23,047.25
15	101P	1,23,047.25
16	101Q	1,23,047.25
17	101R	1,23,047.25
18	101S	1,23,047.25
19	101T	1,23,047.25
20	101U	1,23,047.25
21	101V	1,23,047.25
22	101W	1,23,047.25
23	101X	1,23,047.25
24	101Y	1,23,047.25
25	101Z	1,23,047.25
26	101AA	1,23,047.25
27	101AB	1,23,047.25
28	101AC	1,23,047.25
29	101AD	1,23,047.25
30	101AE	1,23,047.25
31	101AF	1,23,047.25
32	101AG	1,23,047.25
33	101AH	1,23,047.25
34	101AI	1,23,047.25
35	101AJ	1,23,047.25
36	101AK	1,23,047.25
37	101AL	1,23,047.25
38	101AM	1,23,047.25
39	101AN	1,23,047.25
40	101AO	1,23,047.25
41	101AP	1,23,047.25
42	101AQ	1,23,047.25
43	101AR	1,23,047.25
44	101AS	1,23,047.25
45	101AT	1,23,047.25
46	101AU	1,23,047.25
47	101AV	1,23,047.25
48	101AW	1,23,047.25
49	101AX	1,23,047.25
50	101AY	1,23,047.25
51	101AZ	1,23,047.25
52	101BA	1,23,047.25
53	101BB	





and/or claims from third persons with respect to the title of Shrihari Marwari Private Limited and Mr. Shrihari Prasad Singh...

2. We have received a letter dated 1st May, 2018 from Mr. S. Patil & Co. Advocates, & Solicitors in response to the letter... We have also received a letter dated 27th April, 2018 from the said Shrihari Marwari Private Limited...

3. In any event, the purported claim of the said Shrihari Marwari Private Limited with respect to alleged overlap of boundaries of Village Thane and Village part of the boundary of Village Thane and Abadi Village Thane...

4. Our 2018 Report reports that the other documents referred to by us on behalf of the Shrihari Marwari Private Limited with respect to the said Village Land...

A. We have therefore examined a letter dated 27th March, 2018 addressed by the Shrihari Marwari Private Limited to Messrs. Shrihari Marwari Private Limited...

REQUIREMENTS AT THE DISPOSITION OF THE SUBSTITUTION OF ASSURANCE

- 1. For our 2016 Report, we had conducted searches as mentioned therein with respect to the Larger Land.
2. For the period from our 2016 Report till date, we have obtained Shrihari Marwari dated 27th August, 2017, 11th May, 2018 and 20th July, 2018...

PROPERTY TAX

1. We have not been furnished with any further property tax/AC assessment bills/receipts with respect to the said Land...

LAND REVENUE & OTHER ASSESSMENT/INCOME TAX

1. We have not been furnished with any further I.A. statements with respect to the said Land...

SITE STATUS

1. The said Land is not fenced or bounded by any structure and construction activities are being undertaken thereon.

CONCLUSION

1. Based on the steps undertaken by us as stated in this Report and in our 2016 Report and subject to what is stated above and subject also to what is stated in our 2016 Report...

THE FIRST SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land measuring 28,287 square meters bearing Survey No. 38 (Area No. 20) and New C.T. No. 10 (Part) being, being and situate at Village Thane in Taluka Kalyan within the Registration District of Greater Mumbai...

करल-२

90482 93C 20Y

LITIGATION

We have not been furnished with any further details with respect to the proceedings arising out of the said litigation...

MORTGAGE/CHARGE

1. By and under a Deed of Substitution dated 27th February, 2018 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 2282-B...

2. By and under a Substitution Deed dated 19th December, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 1124-B of 2816...

3. No further mortgages/charges are recorded in the name of the said Shrihari Marwari Private Limited...



THE SECOND SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land or ground measuring 36 Acres 92 Cents 30 square inches to 1,32,722.46 square centimeters...

THE THIRD SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land measuring 7,214 square feet or 666.82 square meters bearing Survey No. 28 (Area No. 20) and New C.T. No. 10 (Part) being, being and situate at Village Thane...

THE FOURTH SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land measuring 37,282.68 square meters or 8,561.46 square feet bearing Survey No. 38 (Area No. 20) and New C.T. No. 10 (Part) being, being and situate at Village Thane...

THE FIFTH SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land or ground measuring 10,218.11 square meters bearing Survey No. 38 (Area No. 20) and New C.T. No. 10 (Part) being, being and situate at Village Thane...

THE SIXTH SCHEDULE TO THE SUBSTITUTION OF ASSURANCE

All that piece and parcel of land or ground measuring 37,205.84 square meters bearing Survey No. 38 (Area No. 20) and New C.T. No. 10 (Part) being, being and situate at Village Thane...

Dated this 19th day of September, 2018

For Wadia Chandy & Co. Partner Krishna Datta Moorthy

Handwritten signature of Krishna Datta Moorthy.

करल-२  
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WADIA GHANDY & CO.

**ANNOUNCEMENT**

List of deeds, documents and charges passed by us

1. Intestates of Corporation dated 17<sup>th</sup> September, 2018 registered before the Office of the Sub-Registrar of Assurances under Serial No. 1025-1-1221 of 2018 mentioned in the Gazette of India Extraordinary, Part II, Section 3, Sub-section (ii), dated 17<sup>th</sup> September, 2018, being referred to as the 'Company' (hereinafter referred to as 'The Company') and Mr. Manoj K. Sharma (hereinafter referred to as 'The Director'), were collectively referred to as 'The Company'.
2. Intestates of Corporation dated 27<sup>th</sup> September, 2018 registered before the Office of the Sub-Registrar of Assurances under Serial No. 1025-1-1120 of 2018 mentioned in the Gazette of India Extraordinary, Part II, Section 3, Sub-section (ii), dated 27<sup>th</sup> September, 2018, being referred to as 'The Company' (hereinafter referred to as 'The Company') and Mr. Manoj K. Sharma (hereinafter referred to as 'The Director'), were collectively referred to as 'The Company'.
3. Deed of Assignment dated 27<sup>th</sup> September, 2018 registered before the Office of the Sub-Registrar of Assurances under Serial No. 1025-1-1021 of 2018 mentioned in the Gazette of India Extraordinary, Part II, Section 3, Sub-section (ii), dated 27<sup>th</sup> September, 2018, being referred to as 'The Company' (hereinafter referred to as 'The Company') and Mr. Manoj K. Sharma (hereinafter referred to as 'The Director'), were collectively referred to as 'The Company'.
4. Deed dated 27<sup>th</sup> April, 2014, being reference No. D.S.O./D.C.E. 144 dated 27<sup>th</sup> April, 2014 issued by the Office of the Collector, Mumbai District.
5. Order dated 27<sup>th</sup> April, 2014 being reference No. D.S.O./D.C.E. 144 dated 27<sup>th</sup> April, 2014 issued by the Office of the Collector, Mumbai District.
6. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1011/1 addressing 37,201.04 square metres.
7. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1012 addressing 18,719.94 square metres.
8. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1013 addressing 4,048.81 square metres.
9. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1016 addressing 4,048.81 square metres.
10. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1015 addressing 4,048.81 square metres.
11. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1016 addressing 4,048.81 square metres.
12. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1017 addressing 5,127.78 square metres.
13. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1018 addressing 18,071.12 square metres.
14. P.R. Certificate dated 27<sup>th</sup> July, 2015 with respect to New C.T.S. No. 1019 addressing 22,443.37 square metres.
15. The 712 Entry dated 27<sup>th</sup> August, 2018 issued with respect to Survey No. 38 Class No. 2.



WADIA GHANDY & Co.

15. The 712 Entry dated 27<sup>th</sup> July, 2018 issued with respect to Survey No. 38 Class No. 2.
17. Letter dated 09<sup>th</sup> June, 2015 addressed by the said (Shri) Manoj Sharma (hereinafter referred to as 'The Director') to the MOGA.
18. Letter dated 09<sup>th</sup> July, 2015 addressed by MOGA to Mr. Manoj Sharma, Architect.
19. Letter dated 22<sup>nd</sup> June, 2017 issued by the MOGA.
20. Amended Plan Approval dated 20<sup>th</sup> February, 2015 with respect to Proposed Residential Building No. 2.
21. Corrosion Report dated 1<sup>st</sup> August, 2018 under File No. CE/1804/PE/2018 prepared by the Executive Engineer (Building Proposals), Eastern Suburban, MOGA.
22. Letter dated 22<sup>nd</sup> March, 2019 addressed by the Manoj Sharma (hereinafter referred to as 'The Director') to the Manoj Sharma (hereinafter referred to as 'The Director').
23. Layout Approval bearing No. CE/1804/PE/2018 dated 20<sup>th</sup> April, 2017.
24. IOD bearing No. CE/1804/PE/2018 dated 27<sup>th</sup> May, 2016.
25. IOD bearing No. CE/1804/PE/2018 dated 20<sup>th</sup> March, 2017.
26. IOD bearing No. CE/1804/PE/2018 dated 20<sup>th</sup> November, 2017.
27. IOD bearing No. CE/1804/PE/2018 dated 20<sup>th</sup> February, 2018.
28. Commencement Certificate No. CE / 1198 / PE/2018 issued by the MOGA with respect to Site Building No. 2.
29. Environmental Clearance accorded by the State Level Environmental Impact Assessment Authority of the Govt. of Maharashtra vide its Letter dated 12<sup>th</sup> May, 2017.
30. NOC dated 18<sup>th</sup> April, 2018 issued by the Mumbai Fire Brigade of the MCGM.
31. NOC dated 12<sup>th</sup> March, 2018 issued by the Airports Authority of India, Western Region Head Office to Shri. Manoj Sharma (hereinafter referred to as 'The Director').
32. Letter dated 17<sup>th</sup> May, 2018 from M/s. R. Pathak & Co., Architects & Builders.
33. Deed of Trust dated 27<sup>th</sup> February, 2018 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 1025-1-1021 of 2018 mentioned in the Gazette of India Extraordinary, Part II, Section 3, Sub-section (ii), dated 27<sup>th</sup> February, 2018, being referred to as 'The Company' (hereinafter referred to as 'The Company') and Mr. Manoj K. Sharma (hereinafter referred to as 'The Director'), were collectively referred to as 'The Company'.

WADIA GHANDY & Co.

34. Deed of Trust dated 18<sup>th</sup> September, 2018 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No. 1025-1-1015 of 2018 mentioned in the Gazette of India Extraordinary, Part II, Section 3, Sub-section (ii), dated 18<sup>th</sup> September, 2018, being referred to as 'The Company' (hereinafter referred to as 'The Company') and Mr. Manoj K. Sharma (hereinafter referred to as 'The Director'), were collectively referred to as 'The Company'.

*Handwritten signatures and initials:*  
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 W. Ghady

**ANNEXURE 'C'**  
(List of documents reflected in the Grand Report)

1. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
2. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
3. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
4. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
5. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
6. Indemnity Bond dated 19<sup>th</sup> May, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/3-4070 of 2016 executed by Sukrupya Properties Private Limited.
7. Indemnity Bond dated 17<sup>th</sup> March, 2017 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/4-2290 of 2017 executed by Skyline Horizons Private Limited.
8. Affidavit dated 17<sup>th</sup> April, 2017 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/4-2290 of 2017 executed by Skyline Horizons Private Limited.
9. Indemnity Bond dated 13<sup>th</sup> March, 2017 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/5-2843 of 2017 executed by Skyline Horizons Private Limited.
10. Indemnity Bond dated 31<sup>st</sup> September, 2017 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/5-2843 of 2017 executed by Skyline Horizons Private Limited.
11. Mortgage Deed dated 22<sup>nd</sup> February, 2016 registered with the Office of the Sub-Registrar of Assurances at Mumbai under Serial No.KR/5-2230 of 2016 executed by and between Kamata Systems Finance Private Limited therein referred to as the Mortgagee / Developer of the 5<sup>th</sup> Floor Part, Transact Centre, herein referred to as the Obligor 1 of the Second Part, 2<sup>nd</sup> Floor Part, Transact Centre, herein referred to as the Obligor 2 of the Third Part and 3<sup>rd</sup> Floor Part, Transact Centre, herein referred to as the Debenture Holder of the Last Part.

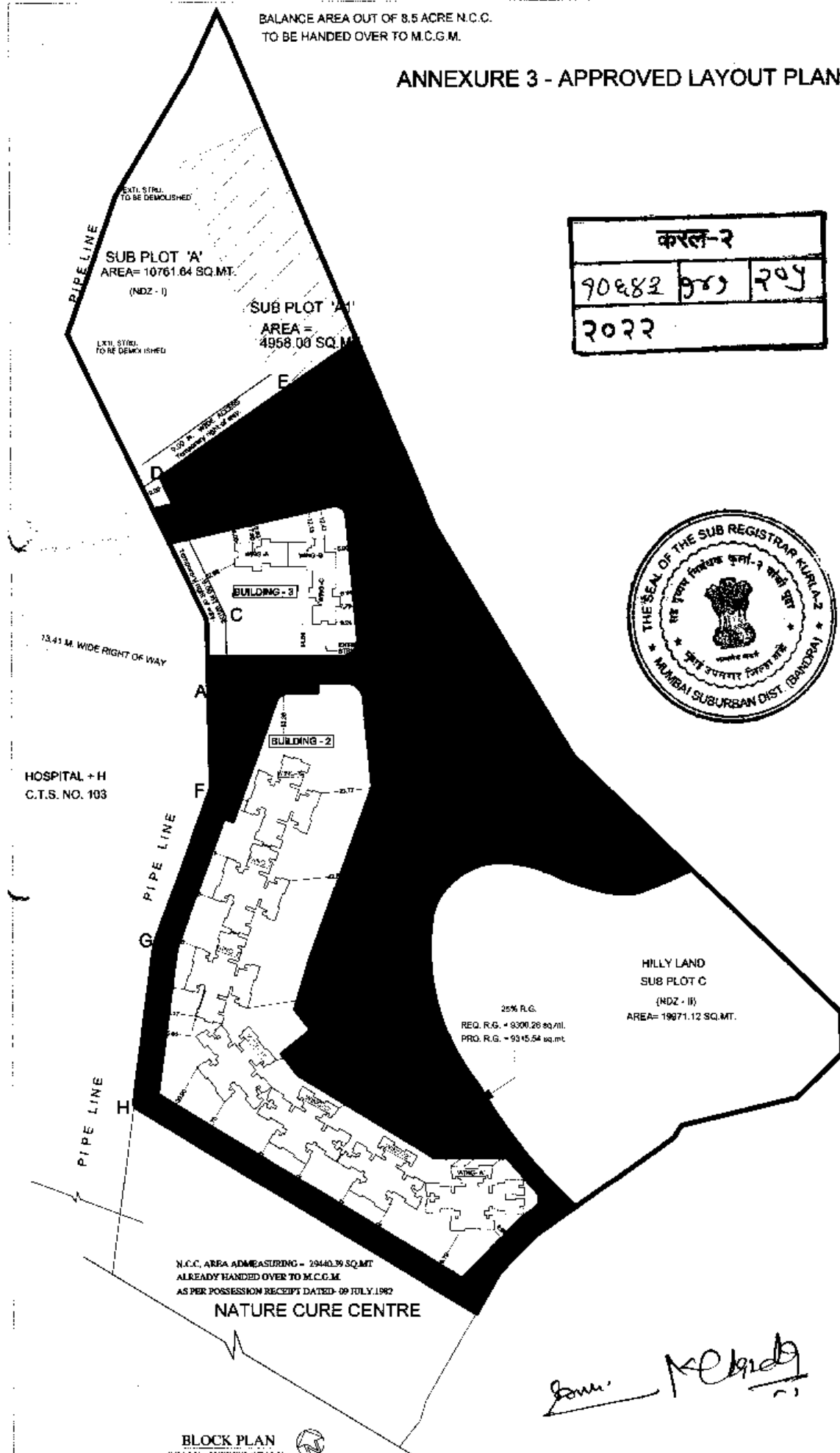
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*Wadia Grandy & Co.*

BALANCE AREA OUT OF 8.5 ACRE N.C.C.  
TO BE HANDED OVER TO M.C.G.M.

ANNEXURE 3 - APPROVED LAYOUT PLAN



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N.C.C. AREA ADMEASURING - 29440.39 SQ.MT.  
ALREADY HANDED OVER TO M.C.G.M.  
AS PER POSSESSION RECEIPT DATED- 09 JULY, 1982  
**NATURE CURE CENTRE**

*Signature*

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ANNEXURE '4'

C-3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**FORM 'A'**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

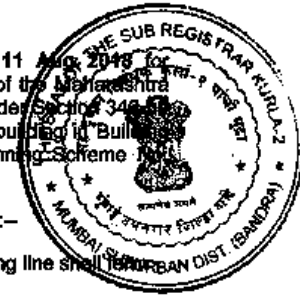
No CE/1193/BPES/AS/FCC/4/Amend

**COMMENCEMENT CERTIFICATE**

To,  
Shri. Narottam C. Sharma, director of M/s .Skyline  
Mansion formerly known as Bahupriya Properties  
Pvt. Ltd.  
C-104, Prashant Apartments, Opp. - IIT main gate,  
Powai, Mumbai -400 076.

Sr,

With reference to your application No. CE/1193/BPES/AS/FCC/4/Amend Dated. 11 Aug 2018 for Maharashtra Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966; to carry out development and building permission under Section 34B 337 (New) dated 11 Aug 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 101/1 to B Division / Village / Town Planning Scheme No. TIRANDAZ situated at 18.30 wide B.P road Road / Street in B Ward Ward.



The Commencement Certificate / Building Permit is granted on the following conditions:-

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

The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*Shri. AE BP S&T ward*

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This CC is valid upto 31/1/2012

Issue On : 01 Feb 2011

Valid Upto : 31 Jan 2012

Application Number :

CE/1193/BPES/ASCC/1/Old



C.C. upto slab as per approved plans dtd. 1/12/2008.

Approved By

P. R. Raut

Executive Engineer

Issue On : 23 May 2016

Valid Upto : 31 Jan 2017

Application Number :

CE/1193/BPES/ASFCC/1/Dia

Remark :

C.C. upto plinth as per approved amended plans dtd. 9/8/2016.

Approved By

A. G. Tambewagh

Executive Engineer

Issue On : 11 Aug 2017

Valid Upto : 31 Jan 2018

Application Number :

CE/1193/BPES/ASFCC/1/Old

Remark :

Further C.C. for wing D, E & F upto still top, i.e. Basement + Ground + 2 Level Podium + Still top and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated. 23/03/2017 (except Society office and meter room).

Approved By

J. C. Siddhpura

CE/1193/BPES/AS/FCC/4/Amend

Page 2 of 5 On 14-Feb-2022

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Assistant Engineer (BP)

Issue On : 25 May 2018 Valid Upto : 31 Dec 2018

Application Number : CE/1193/BPES/AS/FCC/1/Old

Remark :

Re-endorsement of C.C. upto still top, i.e. Basement + Ground + 2 Level Podium + Still top for wing D, E & F and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.20.02.2018 (except Society office and meter room)

Approved By

J. C. Siddhpura

Assistant Engineer (BP)



Issue On : 30 Mar 2019 Valid Upto : 29 Mar 2020

Application Number : CE/1193/BPES/AS/FCC/1/Amend

Remark :

Re-endorsement of CC upto plinth i.e. for work of basement + 2 Level Podium + top of 3rd podium of Wing A & B, and for work of basement + 3 Level Podium + Still top of Wing C, E, F & G as per approved Amended Plan dated 26.02.2019 (Except Society Office and meter room).

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 25 Feb 2020 Valid Upto : 24 Feb 2021

Application Number : CE/1193/BPES/AS/FCC/2/Amend

Remark :

Full CC of wing A & B comprising of Basement + 3 Level Podium + Ground/Still + 1st to 23rd upper floors and re-endorsement of CC upto plinth i.e. Basement + 3 Level Podium + Still/Ground Wing C, D, E & F as per last amended plans dtd 13.01.2020.

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

CE/1193/BPES/AS/FCC/4/Amend

Page 3 of 5 On 14-Feb-2022

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Issue On : 28 Dec 2020

Valid Upto : 27 Dec 2021

Application Number :

CE/1193/BPES/AS/FCC/3/Amend

Remark :

Full CC for wing C comprising of Basement + 3 Level Podium + Ground/Stillt + 1st to 23rd upper floors and re-endorsement of full CC of wing A & B comprising of Basement + 3 Level Podium + Ground/Stillt + 1st to 23rd upper floors and re-endorsement of CC upto plinth i.e. Basement + 3 Level Podium + Stillt/Ground Wing D, E & F as per last amended plans dtd 13.01.2020.

Approved By

Assistant Engineer S&T ward

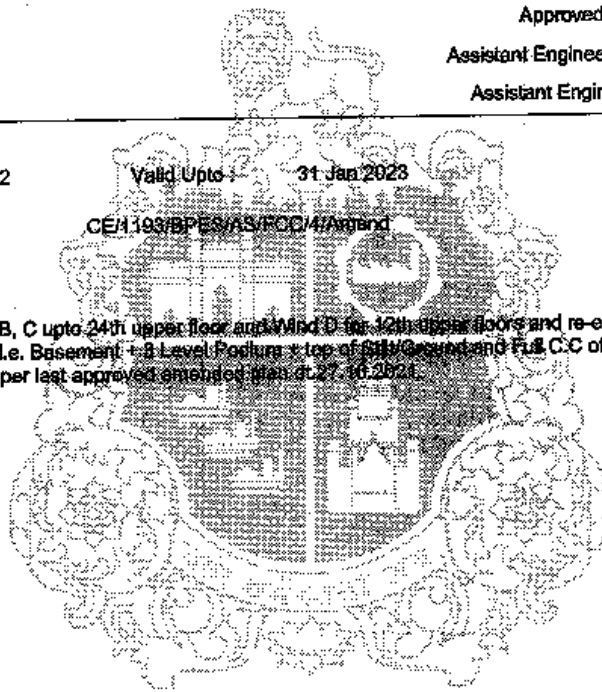
Assistant Engineer (BP)



Valid Upto : 31 Jan 2023

CE/1193/BPES/AS/FCC/4/Amend

Further CC for wing A, B, C upto 24th upper floor and Wing D for 12th upper floors and re-endorsement of CC for Wing E & F up to plinth i.e. Basement + 3 Level Podium + top of Stillt/Ground and Full C.C of Club house 1 & Plinth CC of Club house 2 as per last approved amended plans dtd 27.10.2021.



*James McQuibban*

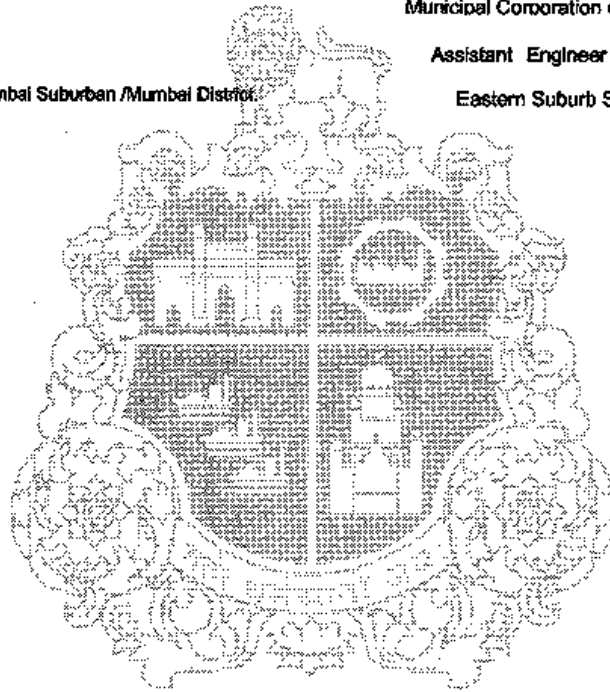
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Name : Nitin Vasentrao Patil  
 Designation : Assistant Engineer  
 Organization : Personal  
 Date : 14-Feb-2022 20: 42:27

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Department  
 Eastern Suburb S Ward 4 Ward

- Co to :
1. Architect.
  2. Collector Mumbai Suburban /Mumbai District.



*Sonu.* *ME 1929*



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२०२२		

This CC is valid upto 31/1/2012

Issue On : 04 Feb 2011

Valid Upto : 31 Jan 2012



Application Number :

CE/1193/BPES/ASCC/1/Old

Remark :  
C.C. upto plinth as per approved plans dtd.1/12/2008.

Approved By  
P. R. Raut  
Executive Engineer

Issue On : 23 May 2016

Valid Upto : 31 Jan 2017

Application Number :

CE/1193/BPES/ASFCC/1/Old

Remark :

C.C. upto plinth as per approved amended plans dtd.07/05/2016.

Approved By  
A. G. Tambewagh  
Executive Engineer

Issue On : 11 Aug 2017

Valid Upto : 31 Jan 2018

Application Number :

CE/1193/BPES/ASFCC/1/Old

Remark :

Further C.C. for wing D, E & F upto stilt top, i.e. Basement + Ground + 2 Level Podium + Stilt top and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.23/03/2017 (except Society office and meter room).

Approved By  
J. C. Siddhpura

*Handwritten signatures:*  
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Assistant Engineer (BP)

Issue On : 25 May 2018 Valid Upto : 31 Dec 2018

Application Number : CE/1193/BPES/ASFCC/1/Old

Remark :

Re-endorsement of C.C. upto still top, i.e. Basement + Ground + 2 Level Podium + Still top for wing D, E & F and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.20.02.2018 (except Society office and meter room)

Approved By

J. C. Siddhpura

Assistant Engineer (BP)



Issue On : 30 Mar 2019

Valid Upto : 29 Mar 2020

Application Number : CE/1193/BPES/ASFCC/1/Amend

Remark :

Re-endorsement of CC upto plinth i.e. for work of basement + 2 Level Podium + top of 3rd podium of Wing A & B, and for work of basement + 3 Level Podium + still top of Wing C, E, F & G as per approved Amended Plan dated 26.02.2019 (Except Society Office and meter room).

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 25 Feb 2020

Valid Upto : 31 Jan 2021

Application Number : CE/1193/BPES/ASFCC/2/Amend

Remark :

Full CC of wing A & B comprising of Basement + 3 Level Podium + Ground/Still + 1st to 23rd upper floors and re-endorsement of CC upto plinth i.e. Basement + 3 Level Podium + Still/Ground Wing C, D, E & F as per last amended plans dtd 13.01.2020.

*Handwritten signature and date: 25*

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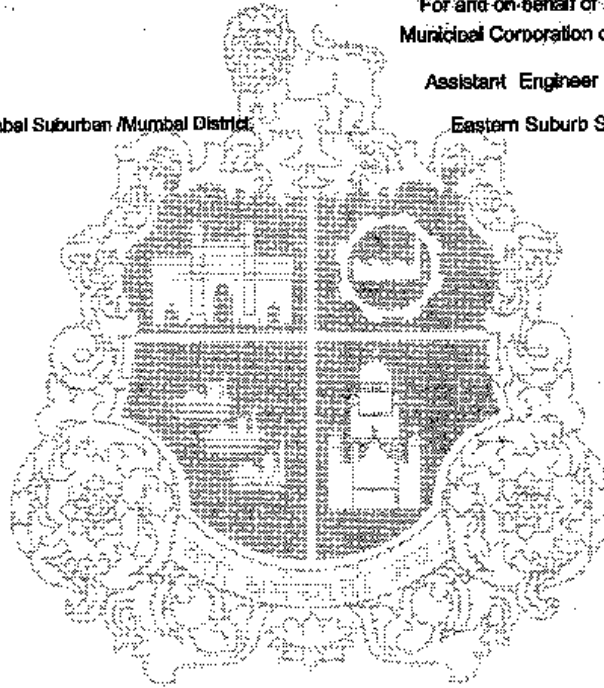
Architect,  
Collector Mumbai Suburban /Mumbai District

✓  
Name : JAYESH CHHAGAN  
DUSANE  
Designation : Assistant  
Engineer  
Organization : MCGM  
Date : 25-Feb-2020 16: 53:46

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Eastern Suburb S Ward Ward



Jannu McLadga



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२०२२		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CE/1193/BPES/AS/337/10/Amend dated 13.01.2020

To,  
**MANOJ VALJIBHAI DAISARIA**  
801 Skyline Epitome, Kiroli Road,  
Near Jolly Gymkhana,  
Vidyavihar West, Mumbai - 400088

CC (Owner),  
Bahupriya Properties Pvt. Ltd.)  
C-104, Prashant Apartments, Opp. RT  
Main gate, Powai, Mumbai-78



Subject: Proposed Residential Building No.2 on plot bearing CTB No.101 of Village Tirandaz, Powai, Taluka Kurla, Dist. Mumbai, M.S.D.

Reference: Online submission of plans dated 25.10.2019

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions:

- 1) That the conditions mentioned in the Office intimation of Disapproval under plan no. CE/1193/BPES/AS dt.01/12/2008 and amended plans approval letter under given no. 07/05/2016, 23/03/2017, 30/11/2017, 20/02/2019, 26/02/2019 & 18.09.2019 shall be complied with.
- 2) That the R.C.C. designs & calculations as per the amended plans should be submitted through the registered Structural Engineer before starting the work.
- 3) That the requisite fees, deposits, development charges etc. shall be paid.
- 4) That the dues to be paid to A. E. (N.W.) & Ward shall be paid three times.
- 5) That the assessment tax demanded from A&C Ward shall be paid three times.
- 6) That the Janata Insurance Policy in the name of site under reference shall be submitted.
- 7) That the dry wet garbage shall not be deposited and the wet garbage generated in the building shall be kept 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 incorporated by Developer/Owner.
- 8) That the work shall be carried out between 8.00am to 10.00p.m. only.
- 9) That all the conditions and directions specified in the order of Hon'ble supreme court dt. 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and / or starting any construction work.
- 10) That the payment as per schedule of instalment granted as per Dy. Ch.E. (B.P.)'s approval dated 03.02.2018 & 22.02.2019 shall be made. C.C. shall be restricted to 15% of BUA for which instalment is waived.
- 11) That the prospective buyers shall be made aware of clubhouse at two locations by way of relevant clauses in agreement & MCGM shall be indemnified for any disputes wrt rights of said clubhouses.
- 12) That the revised NOC from Consultant for parking shall be submitted.
- 13) That the treated water from STP shall be used for toilet flushing
- 14) That the Miyawadi forestation shall be planted at appropriate stage of construction so as to ascertain compliances at the time of OCC.
- 15) That the CC shall be got re-endorsed as per approved plans.
- 16) That the conditions towards the faithful compliances as mentioned in RUT wrt club house, Society office, common amenities so as to hand over to the Society shall be binding after OCC to the building & followed up properly.
- 17) That the Part of playground adm. 3220.10 sqm adjusted as against amenity required as per Reg. 14A shall not be requested for development at any stage under Reg. 17 of DCPR2004 & the said area of Playground be handed over to MCGM as whole.

*Sanu. K. Kulkarni*



करल-२		
७०६४९	९५३	२५
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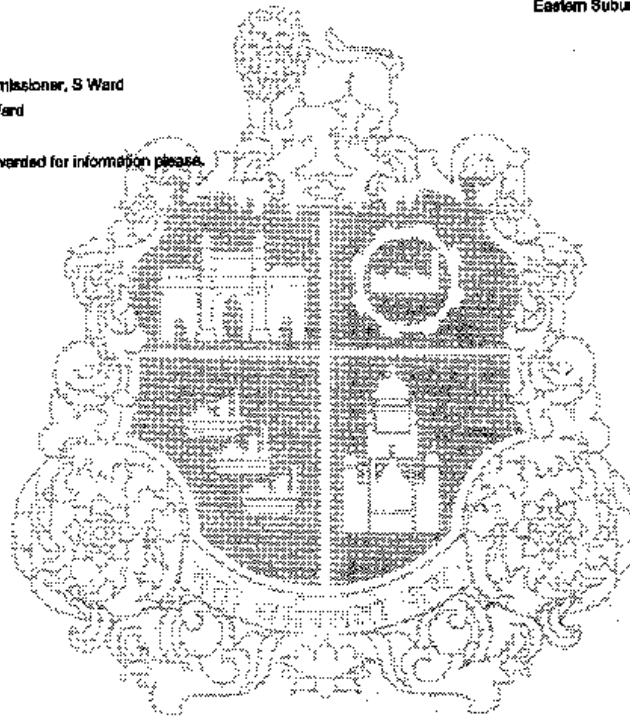
Name : LOTAN SUKADEO  
 AHPRE  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 13-Jan-2020 15: 07:47

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer . Building Proposal  
 Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.



*Lotan Sukadeo*

करल-२		
१०६४३	३५४	२०५
२०२२		

C-3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CE/1193/BPES/AS/FCC/3/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 Shri. Narottam C. Sharma director of M/s. Bahupriya  
 Properties Pvt. Ltd.  
 C-104, Prashant Apartments, Opp. - HT main gate,  
 Powai, Mumbai -400 076.

Sir,

With reference to your application No. CE/1193/BPES/AS/FCC/3/Amend Dated. 11 Aug 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under Region 345 337 (New) dated 11 Aug 2018 of the Municipal Corporation Act, 1966 to erect a building in building development work of on plot No. - 1032, No. 1033 to 6-Division 7-Village 7 Town Planning Scheme No. 117/ANDAZ situated at 19.30 wide 19.30 wide 19.30 wide street in Ward 117/ANDAZ.



The Commencement Certificate is granted on the following conditions:-

1. The land vacated on consequence of the enforcement of the certificate on the widened line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until such as the certificate is renewed.
3. The Commencement Certificate and permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to a lease, which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such extension shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*Sonu. K. Elgudra*

करल-२		
१०६४३	१५५	२०५
२०२२		

This CC is valid upto 31/1/2012

Issue On : 01 Feb 2011

Valid Upto : 31 Jan 2012

Application Number :

CE/1193/BPES/ASCC/1A0d



C.C. upto slab as per approved plans dtd: 1/

Approved By  
P. R. Raut  
Executive Engineer

Issue On : 23 May 2016

Application Number :

Remark :

C.C. upto plinth as per approved plans

Approved By  
S. S. Sawgh  
Executive Engineer

Issue On : 11 Aug 2017

Application Number :

Remark :

Further C.C. for wing D, E & F upto stilt top, i.e. Basement + Ground + 2 Level Podium + Stilt top and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated 23/03/2017 (except Society office and meter room).

Approved By  
J. C. Siddhpura

CE/1193/BPES/AS/FCC/3/Amend

Page 2 of 4 On: 28-Dec-2020

*Sanjay Kulkarni*

करल-२		
१०६४३	१५६	२०१
२०२२		

Assistant Engineer (BP)

Issue On : 25 May 2018      Valid Upto :      31 Dec 2018

Application Number :      CE/1193/BPES/ASFCC/1/Old

Remark :

Re-endorsement of C.C. upto still top, i.e. Basement + Ground + 2 Level Podium + Still top for wing D, E & F and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.20.02.2018 (except Society office and meter room)

Approved By  
J. C. Siddhpura  
Assistant Engineer (BP)



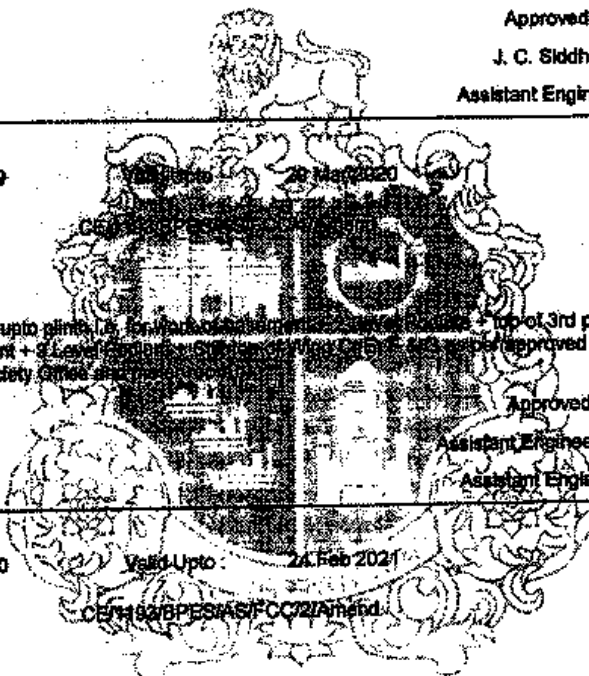
Issue On : 30 Mar 2019

Application Number :

Remark :

Re-endorsement of CC upto plinth i.e. for work of Basement + 2 Level Podium + top of 3rd podium of Wing A & B, and for work of basement + 2 Level Podium + Still for Wing C, D, E & F as per approved Amended Plan dated 26.02.2019 (Except Society Office and meter room)

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)



Issue On : 25 Feb 2020

Application Number :

Remark :

Full CC of wing A & B comprising of Basement + 3 Level Podium + Ground/Still + 1st to 23rd upper floors and re-endorsement of CC upto plinth i.e. Basement + 3 Level Podium + Still/Ground Wing C, D, E & F as per last amended plans dtd 13.01.2020.

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

*Handwritten signature:* J. C. Siddhpura

करल-२		
७०६४३	१५५	२०५
२०२२		

Issue On : 28 Dec 2020

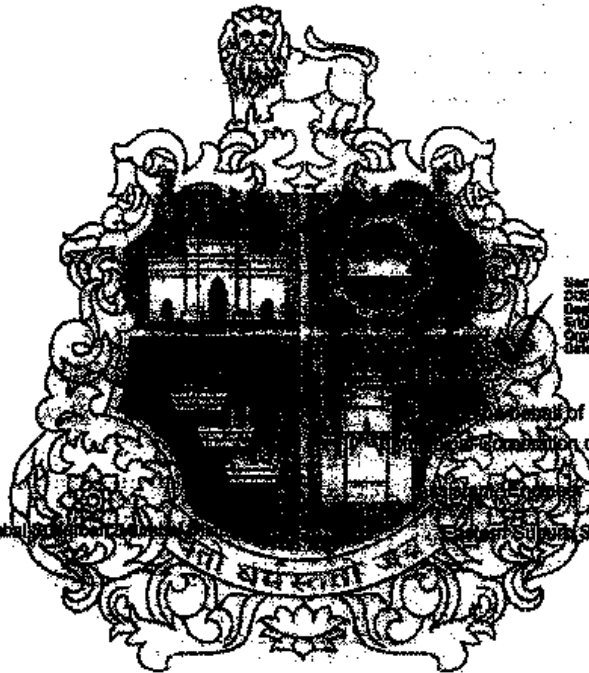
Valid Upto : 31 Jan 2021

Application Number :

CE/1193/BPES/IAS/FCC/3/Amend

Remark :

Full CC for wing C comprising of Basement + 3 Level Podium + Ground/Stilt + 1st to 23rd upper floors and re-endorsement of full CC of wing A & B comprising of Basement + 3 Level Podium + Ground/Stilt + 1st to 23rd upper floors and re-endorsement of CC upto plinth i.e. Basement + 3 Level Podium + 50% Ground Wing D, E & F as per last amended plans dtd 13.01.2020.



Name : JAYESH CHHAIYAN  
 DESAI  
 Designation : Assistant  
 Engineer  
 Office No : 1000001  
 Date : 28-Dec-2020 11:17:04

Secretary  
 Municipal Corporation of Local Authority  
 Corporation of Greater Mumbai  
 Building Proposal  
 Ward Ward

- Cc to :
1. Architect.
  2. Collector Mumbai

*Jayesh Chhaiyan*

करल-३		
१०६४३	१५८	२५
२०२२		

C-3



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

No CE/1193/BPES/AS/FCC/1/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 Shri. Narottam C. Sharma director of M/s. Bahupriya  
 properties Pvt. Ltd.  
 C-104, Prashant Apartments, Opp. - IIT main gate,  
 Powai, Mumbai -400 076.

Sir,

With reference to your application No. CE/1193/BPES/AS/FCC/1/Amend Dated. 11 Aug 2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966, to erect a building in building development work of on plot No. - C.T.S. No. 101 Division / Village / Town Planning Scheme No. 101 situated at 18.30 wide D.P road Road / Street in S&T Ward.



The Commencement Certificate / Building Permit is granted on the following conditions:-

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

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*Sanu* KC/19/189

करल-२		
१०६४३	१५९	२०५
२०२२		

This CC is valid upto 31/1/2012

Issue On : 01 Feb 2011

Valid Upto : 31 Jan.2012

Application Number : CE/1193/BPES/ASCC/1/Old



Remark : C.C. still upto slab as per approved plans dtd. 1/12/2008.

Approved By  
P. R. Reut  
Executive Engineer

Issue On : 23 May 2016

Valid Upto : 31 Jan. 2017

Application Number : CE/1193/BPES/ASFCCL/Old

Remark :

C.C. upto plinth as per approved amended plans dtd. 07/05/2016.

Approved By  
A. G. Tambawagh  
Executive Engineer

Issue On : 11 Aug 2017

Valid Upto : 31 Jan. 2018

Application Number : CE/1193/BPES/ASFCCL/Old

Remark :

Further C.C. for wing D, E & F upto stilt top, i.e. Basement + Ground + 2 Level Podium + Stilt top and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated 23/03/2017 (except Society office and meter room).

Approved By  
J. C. Siddhpura

CE/1193/BPES/AS/FCC/1/Amend

Page 2 of 4 On: 30-Mar-2019

*Sanjay K. Chaudhary*

करल-२		
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२०२२		

Assistant Engineer (BP)

Issue On : 25 May 2018

Valid Upto : 31 Dec 2018

Application Number :

CE/1193/BPES/ASFCC/1/Old

Remark :

Re-endorsement of C.C. upto still top, i.e. Basement + Ground + 2 Level Podium + Still top for wing D, E & F and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.20.02.2018 (except Society office and meter room)

Approved By

J. C. Siddhpura

Assistant Engineer (BP)



Issue On : 30 Mar 2019

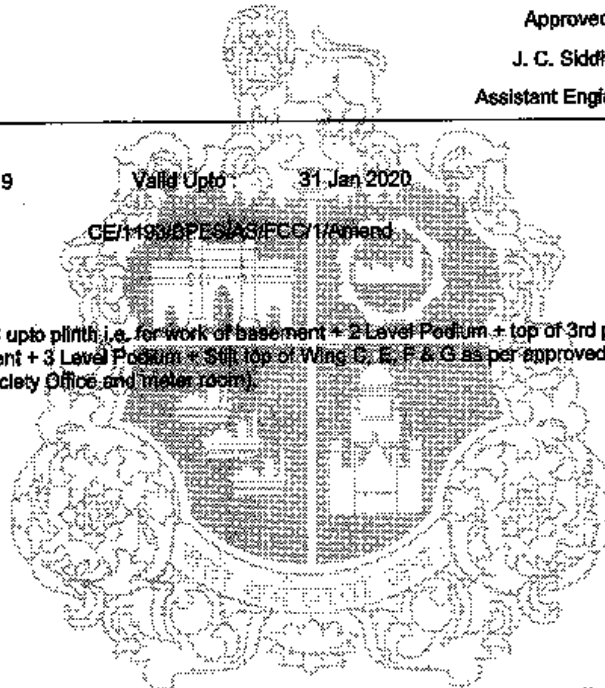
Valid Upto : 31 Jan 2020

Application Number :

CE/1193/BPES/ASFCC/1/Amend

Remark :

Re-endorsement of CC upto plinth i.e. for work of basement + 2 Level Podium + top of 3rd podium of Wing A & B, and for work of basement + 3 Level Podium + Still top of Wing C, E, F & G as per approved Amended Plan dated 26.02.2019 (Except Society Office and meter room)



Name : JAYESH CHHAGAN DUSANE  
 Designation : Assistant Engineer  
 Organization : MCGM  
 Date : 30-Mar-2019 20: 50:15

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai

Assistant Engineer . Building Proposal

Cc to :

CE/1193/BPES/AS/FCC/1/Amend

Page 3 of 4 On 30-Mar-2019

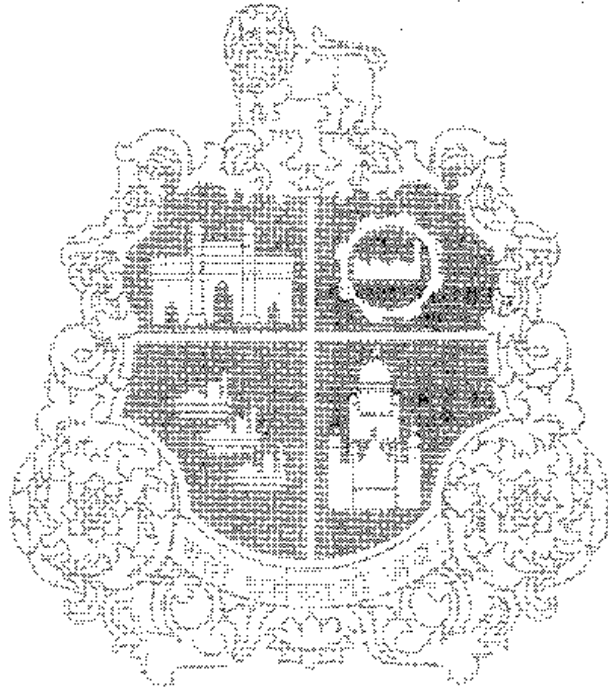
*Sonu*  
*Kelkar*



करल-२  
१०५४३७६७ २०५  
२०२२

1. Architect
2. Collector Mumbai Suburban /Mumbai District.

Eastern Suburb S Ward Ward



John, McLarty

करल-२		
१०६४३	३६२	२०७
२०२२	१३५	

346  
 Pt. 88

IN THIS IS...  
 in reply please quote No. and date of this letter.

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

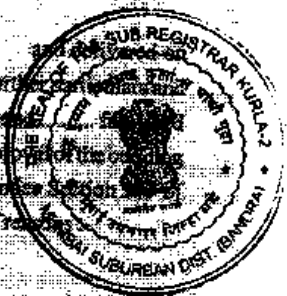
1 DEC 2008  
 No. E.2008/1493/RS/A of 200 - 200

MEMORANDUM

Municipal Office,  
 Mumbai - 200

Shri Narayan C. Sharma, Director of Building Properties Pvt Ltd.

With reference to your Notice, letter No. 1592 dated 11.4.2008 200 and the plans, Sections Specifications and Description and further details of your buildings at Proposed Residential Building No.2 on plot bearing CTS No. 500 to me under your letter, dated 28.11.2008, wherein you state that I cannot approve the work proposed to be created or executed, and I therefore hereby formally intimate to you, under the Bombay Municipal Corporation Act as amended up-to-date, my disapproval by thereof.



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PUNTH C.C.

1. That the commencement certificate under Sec. 45/69(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 road side and the wall foundation below the bottom of road side drain which obstructs the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 28/77.
3. That the adjoining plot will not be filled up to reduced level of atleast 92 T.H.D. or above adjoining road level whichever is higher with minimum earth, boulders, etc. and will not be leveled, roled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout D.P. for access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(14) will not be submitted by him.

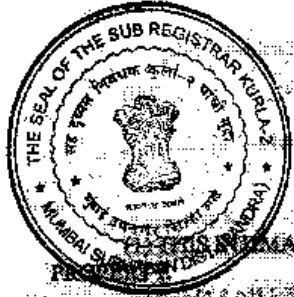
Shri. K. K. Kulkarni

करल-२		
१०६४३	१६३	२७
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- ( ) That proper gutters and down pipes are not intended to be put to prevent water dripping from the roof on the public street.
- ( ) That the drainage work generally is not intended to be executed in accordance with the technical requirements.

Subject to your so modifying your intention as to comply with the above mentioned objections and meet by means, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 30 NOV 2022 of 200, but not so as to be in violation of the provision of the Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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



*[Signature]*  
Executive Engineer, Building Proposal,  
Zone, 12th Ward.

**SPECIAL INSTRUCTIONS**

NOTICE OF DISAPPROVAL GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR OWN.

(1) Under Section 64 of the Bombay Municipal Corporation Act, 1948, the Municipal Commissioner of 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 64 of the said Act.

(2) Under Bylaw No. 5 of the Commissioner has fixed the following heights:-

Every person who shall erect any new domestic building shall cause there to be erected so that every part of the girth shall be:-

- (a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer line existing or hereafter to be laid in such street.
- (b) Not less than 7 feet (60 cms.) above every portion of the ground within 5 feet (100 cms.) of such building.
- (c) Not less than 7 feet (60 cms.) above the ground level.

(3) Your attention is drawn to the provision of Section 172 of the said Act that the person liable to pay property taxes is required to give notice of completion of new building or improvement of any building which has been vacant, to the Commissioner within fifteen days of the completion of the completion of the building. This compliance will be provided in accordance with Section 171 of the said Act. The Commissioner will not issue the Intimation of the premises will be liable to be revised in the person of the person liable to pay the taxes from the current year in which the completion or occupation is declared under Section 172 of the said Act.

(4) Your attention is further drawn to the provision of Section 171 of the said Act that the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner to assess the property tax on your premises and to grant a license on such premises in accordance with the provisions of Section 171 if necessary.

(5) Proposed date of commencement of work should be in compliance with the requirements of Section 247(1)(c) of the Bombay Municipal Corporation Act.

(6) One more copy of the block plan should be submitted to the Sub Registrar, Mumbai Suburban District.

(7) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District 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 thereunder.

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

*[Signature]*  
Kurla

करल-२  
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 २०२२

**BRIHANNUMBAI MAHANAGARPALIKA**  
 MACEE-1183/SPES/AS

1 DEC 2022

6. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular U.No. CE/PO/194571 dated 22.2.2006 for existing buildings allowing adequacy thereof to take up additional load will not be submitted before C.C.
7. That the regulations relating to proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P./D.L.R) before applying for C.C.
8. That the proposed engineering and additional copy of plan shall not be submitted for approval to be done over the setback land free of compensation and that the title standing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.C.
9. That the agreement with the existing tenants alongwith the plans for demolition of their premises for acceptance of alternate accommodations will not be submitted before C.C.
10. That the consent letter from existing tenants for proposed demolition/alterations to their tenement will not be submitted before C.C.
11. That the indemnity bond indemnifying the Corporation for damages, accidents, etc. due to the occupiers and an undertaking regarding nuisance will not be submitted before C.C. starting the work.
12. That the existing structure proposed to be demolished will not be demolished or necessary phase programs with agreement will not be submitted and get approved before C.C.
13. That the requirements of N.O.C. of Chief Fire Officer /M/s. Reliance Energy Ltd./M.M.A.D.A. will not be obtained and the regulations, if any, will not be complied with before application certificate/C.C.C.
14. That the qualified registered site supervisor through architectural engineer will not be appointed before applying for C.C. & his name and licence no. duly revealed will not be submitted.
15. That the true copy of sanctioned layout sub-division final map/plan approved under the CHITRAPESHAOS alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of C.C.C.
16. That the no. of trees to be cut from Asst. Engineer, Water Works, S/Ward shall not be submitted.
17. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequences of settlement of floors, etc. etc.
18. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G. shall not be submitted.
19. That the notice under Section 17(A) of the Mumbai Municipal Corporation Act will not be sent before starting the date of commencement of the work.
20. That the office will not be opened in prescribed programs for checking the open spaces and building dimensions as soon as the work upto plot is completed.
21. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc. will not be submitted.



*[Signature]*  
 Executive Engineer Building Proposal  
 (Eastern Suburbs.)

*[Signature]*  
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करल-२  
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 २०२२

BRIHANMUMBAI MAHANAGARPALIKA  
 No. DEY 4195 AP/2008

1 DEC 2008



22. That the requirement of bye law 40 will not be complied with before starting the drainage work and in case Municipal order is not issued, the drainage work will not be carried on as per the implementation of Executive Engineer (Beverage Project), Planning & construction department. The plan will not be submitted.
23. That the copy of information of Drainage work (under construction) or sub division conditions imposed by the Corporation is submitted with the developmental site shall not be given to the contractor and also removed at site.
24. That N.A. permission from the Collector of Mumbai shall not be obtained before starting the work.
25. That the contractor's insurance Policy or policy to cover the compensation claim arising out of Workmen's Compensation Act, 1923 will not be taken before starting the work and will not be renewed during the construction.
26. That the development charges as per M.R.E.P (amendment) Act 1992 will not be paid.
27. That the carriage entrance shall not be provided before starting the work.
28. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
29. That the documentary evidence regarding ownership, title and boundaries of holding is not produced by way of abstract from the District Inspector of Land Records, extracts from City Survey Department, surveying department.
30. That separate P.F.Cards for each sub-division shall not be submitted.
31. That the debts will not be removed before submitting the building plan certificate and mortgage document will not be submitted towards the bank towards building completion.
32. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his statement will not be complied with.
33. That the registered undertaking regarding to form Co-op. Housing society will not be submitted before starting the work.
34. That the society will not be formed & registered and true copy of the registration of society will not be submitted.
35. That the proposal for amended layout / subdivision shall not be submitted and get approved before starting the work and terms and conditions thereof will not be complied with.
36. That the proposal will conform the section 227 (4)(A) of the Mumbai Municipal Corporation Act.
37. That the remarks from Asst. Engineer, Water Works regarding location, size capacity of the water tank, overhead tanking arrangement and existing work will not be submitted before starting the work and technical requirements will not be complied with.
38. That the capacity of overhead tank will not be verified as per P.F. form issued by department of Hydraulic Engineer and structural design to that effect shall be before starting the work and technical requirements will not be complied with.
39. That the phase programme for construction development will not be submitted and get approved and will not be developed as per phase programme.
40. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.

Executive Engineer Building Proposal  
 (Eastern Suburbs.)

*[Signature]*  
*[Signature]*

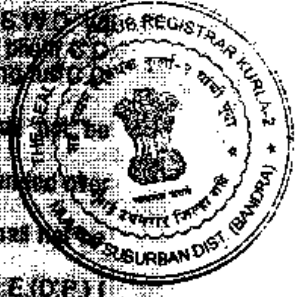
करल-२

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DIGRAM MUMBAI MUNICIPAL CORPORATION  
No. CE/ 1193 /BES/AS

१०२३  
१६-०२-२०१९

- 41. That the N.O.C. from Insecticide Officer shall not be obtained.
- 42. That the board mentioning the name of Architect/Owner shall not be displayed in site.
- 43. 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 Insecticide Officer for inspection of water tanks for providing safe and stable ladder, etc. and requirements as communicated to the Insecticide Officer shall be complied with.
- 44. That the work shall be as per circular No. CE/DP/12387 of 17.3.2009 shall not be completed until during the execution of work.
- 45. That the details of development plan shall not be submitted to S.W.M. Department.
- 46. That the necessary permits for starting of work/ construction of S.W.M. shall not be obtained from Dy. Ch.E. (S.W.M.) City & Control cell, before start of work and compliance of said remarks will not be insisted before granting of C.C. for the building.
- 47. That NOC for excavation from Collector of Mumbai S.D. shall be submitted.
- 48. That the reservation / D.P. Road on the layout plot shall not be handed over to M.C.S.M.
- 49. That the HCC from Asst. Commr. "S" Ward for recoveries if any shall be submitted.
- 50. That the conditions mentioned in the letter of approval from Dy. Ch.E. (D.P.) vide No. CE/DP/12387 of 16.8.2009 shall not be complied with.
- 51. That the full width of Right of way to the plot under reference shall not be encroached.



- B) **CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.**
- 1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.

- C) **GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE C.C.**
- 1. That some of the drains will not be laid intensively with C.A. pipes.
- 2. That the dust jar will not be provided as per G.E.'s circular No. CE/22011 of 26.6.1978.
- 3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.M.) or as per his remarks and a completion certificate will not be accepted until submitted before applying for occupation certificate.
- 4. That 10 ft. wide paved pathway upto staircase will not be provided.
- 5. That the area of open streets, parking spaces and terraces will not be kept open and unused until will not be levied and developed before requesting for grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
- 6. That the name plot/room/steading/plot No. name of the building etc. will not be displayed in a prominent place before C.C./B.C.C.
- 7. That the parking space shall not be provided as per D.O. Regulation No.36.
- 8. That B.C.C. will not be washed and I.O.B. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.

*[Signature]*  
Executive Engineer Building Proposal  
(Eastern Suburbs.)

*[Signature]* *[Signature]*

करल-२		
१०६४३	७६५	२०५
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**BRIHANMUMBAI MAHANAGARPALIKA**  
**No. CE/MS/2008/10**

11 DEC 2008

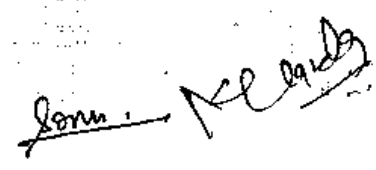


9. That the provision will not be made for making potable water for flushing and other non-potable purposes through a system of Sump and pumps that water through a separate overhead tank which has to be connected to the drainage system and will not have any chances of interrupting the potable water supply of the Corporation.
10. That the certificate in the effect that the licensed contractor has effectively supervised the work and has carried out the work in accordance with the approved plans, blocks, tenders, specifications and drawings, and that the work is found very satisfactory, shall not be submitted.
11. That the plans of plan number of the work shall not be submitted.
12. That the certificate from U.I. Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the installation of lift cages of the sub-station for construction and maintenance of the infrastructure will not be allowed.
14. That the provision for post-mail boxes shall not be made at suitable location of ground floor lift.
15. That every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of the Corporation with a provision of temporary gate and safe ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the regulations of clause No. 45 & 46 of G.E. 1901 shall not be complied with.
18. That the infrastructural work such as, construction of hand pumps, drains for underground cables, common water supply, fire hydrants, room/space for telecom installations, etc. shall not be provided.
19. That the provision for rain water harvesting per floor as per the approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
20. That the Verminure line for disposal of wet waste as per the design and specification of Organisation / Municipality / Local Body, as per the list furnished by Solid Waste Management Department of BMC, shall not be provided to the satisfaction of Municipal Commissioner.

**D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.**

1. That certificate under Section 270-A of the Brihanmumbai Municipal Corporation Act will not be obtained from H.E.'s department (regarding adequacy of water supply).
2. That the ownership of the recreation space shall not be transferred to the Corporation by provision of a deed of conveyance into the name of Corporation on account of whose holding the R.O. (Planning Dept.) Certificate is issued.
3. That the structure constructed in recreation space for the use of club shall not be used only for recreational activity for the members of the Recreation Society members.

  
 Municipal Commissioner  
 (Building Department, Eastern Suburbs)

  
 Jom. K. K. K.

करल-२		
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No. EDC/ 7193

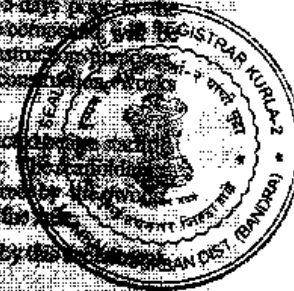
18/12/22

18/12/22

NOTES

1 DEC 2009

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of plans 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 of placement of deposits should be obtained any shed to house and store for constructional purposes. No labour or workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by a civil engineer submitted along with the building completion certificate.
- (4) Temporary sanitary arrangement to fall during system with necessary drainage arrangement should be provided on site while the work is being done.
- (5) Water connection for constructional purpose will not be given until the footing is constructed and application made to the Ward Officer with the required deposits for the construction of carriage entrance, over the road side drain.
- (6) The owners shall inform the Hydraulic Engineer or his representative in Wards after 15 days prior to the date of which the proposed construction work is taken in hand that the water supply to the compound shall be utilized for their construction work and they will not use any Municipal Water for constructional purpose. Failing this, it will be presume that Municipal tap water has been consumed on the constructional works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed above any work even though no materials may be expected to be added in front of the property. The hoarding bricks metal and proper details, etc. should not be deposited over footpaths or public ways. The architect or contractor, etc. without obtaining prior permission from the Ward Officer of the Ward.
- (8) The work should not be started unless the manner in obtaining all the objection is approved by the Municipal Commissioner.
- (9) No work should be started unless the structural design is approved.
- (10) The work done should be reported to the same to this office and the Engineer concerned and acknowledgment obtained from him regarding compliance of the open space & dimension.
- (11) The application for water connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the occupation of the road as far as possible.
- (12) All the terms and conditions of the approved layout sub-division under No. \_\_\_\_\_ of \_\_\_\_\_ should be adhered to and complied with.
- (13) No Building Completion Certificate will be accepted till water connection granted (except for the construction purposes) unless it 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) Recreational ground or suitable 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 commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting, lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through a flowing holding or culvert, if any should be maintained and protected.
- (17) The surrounding open space around the building should be consolidated in Concrete having bricks glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below 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.



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MUNICIPAL CORPORATION OF GREATER MUMBAI  
CE/1193/BPES/AS 07 MAY 2016

To,

Shri. M.V. Dalsaria  
801, Skyline Epitome,  
Kiroli Road, Near Jobby Gymkhana,  
Vidyavihar (W).

Sub: Proposed development on plot bearing C.T.S.101 of  
village Tirandaz, at Powai, Tal. Kurla, Mumbai.

Ref: Your letter dated- 22.01.2016.

Gentleman,

With reference to your above letter this is to inform you that the above plans,  
submitted by you are hereby approved subject to following conditions :

1. That Structural Stability Certificate from Structural Engineer shall be submitted for proposed work.
2. That C.C. shall be got endorsed as per amended plans.
3. That the surrender IOD/ CC of building no.1,4, 5 & 6.
4. That the P.R. card in the name of owner shall be submitted before further CC.

A copy of set of amended plans duly signed / stamped is hereby returned as a token of approval.



Acc: one set of plan.

07 MAY 2016  
Copy forwarded for information to the owner  
Shri Narottam C. Sharma,  
Director of Bahupriya Properties Pvt.Ltd.  
owner, Architect  
Asst-comm. S' ward  
A.E.W.W. S' ward  
D/AAC CE-S.

S.E.B.P. A.E. (BP)

Yours faithfully,  
*[Signature]*  
21/5/16  
Executive Engineer  
o/c (Building Proposal) E.S-II

S.E.B.P. A.E. (BP)

*[Signature]*  
21/5/16  
Executive Engineer  
o/c (Building Proposal) E.S-II

Copy forwarded for information

S.E.B.P. A.E. (BP)

*[Signature]*  
21/5/16  
Executive Engineer  
o/c (Building Proposal) E.S-II

*[Handwritten signature]*

करल-२		
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MUNICIPAL CORPORATION OF GREATER MUMBAI

To,  
Shri. M. V. Daisaria,  
Architect  
801, Skyline Epitome,  
Kirol Road, Near Jolly Gymkhana,  
Vidyavihar (West),  
Mumbai-400086.

**Sub : Proposed Residential Building No.2 on plot bearing CTS No.101 of Village Tirandaz, Powai, Taluka Kurla, Dist. Mumbai, M.S.D.**

**Ref : B.P. file No.CE/1193/EPES/AS**



have to inform you that the amended plans submitted by you for above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even no.CE/1193/EPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016 and following additional conditions :-

1. That the R.C.C. designs & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.
2. That the requisite fees, deposits, development charges etc. shall be paid.
3. That the P.R.C. in the name of owner shall be submitted.
4. That the demarcation shall be carried out through the D.I.L.R and C.T.S. plan shall be submitted.
5. That the demarcation shall be carried out for reservations and roads.
6. That the compound walls shall be constructed all along the plot boundary and also for the reservations.
7. That the N.O.C. from Tree Authority shall be submitted.
8. That the N.O.C. from P.C.O. shall be submitted.
9. That the debris management plan shall be submitted.
10. That the registered R.O.W. documents for alternate access for the plot under reference shall be submitted before asking C.C. beyond building height 30m.
11. That the N.O.C. from Assessment Dept. for no dues pending shall be submitted.
12. That the revised N.O.C. from E. E. (T & C) shall be submitted.
13. That the revised S.W.D. remarks shall be submitted.
14. That the layout shall be got amended.
15. That the remarks for S.T.P. shall be submitted.
16. That the remarks for mechanical ventilation system shall be

*Sonni* *McL...*

submitted.

17. That the remarks for internal roads shall be submitted.
18. That the remarks from A. E. (W.W.), S Ward shall be submitted.
19. That the N.O.C. from M.O.E.F. shall be submitted for the construction area beyond 20,000 sq.m.
20. That the N.O.C. from High Rise Committee shall be submitted.
21. That the Registered Undertaking shall be submitted by the owner for handing over the reservations and roads as per S.R.D.P. 1991 and D.D.P. 2034 and transferring the same in the name of M.C.G.M. shall be submitted.
22. That C.C. shall be got endorsed as per amended plans.

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A copy of set of amended plans duly signed / stamped is hereby returned as a token of approval.

Yours faithfully,

Avinash  
Goraksh  
Tambewag  
h

Executive Engineer  
(Building Proposals) (E.S.)-II

Copy forwarded to the owner  
**M/s .Skyline Mansion formerly known  
as Bahupriya Properties Pvt Ltd.**  
Shri Narottam Sharma.

For information please.

Prasad  
Rajara  
m Sutar

Jitendra  
Chhaganlal  
Siddhpura



*Signature*

MUNICIPAL CORPORATION OF GREATER MUMBAI

To,  
Shri. M.V. Daisaria,  
Architect  
801, Skyline Epitome,  
Kerol Road, Near Jolly Gymkhana,

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Bahupriya Vihar (West),  
Mumbai-400086.

Sub: Proposed Residential Building No.2 on plot bearing CTS No.101  
of Village Tirandaz, Powai, Taluka Kuria, Dist. Mumbai, M.S.D.

Ref : Your online application No.CE/1198/BPES/AS

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation Of Disapproval under even no.CE/1194/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016, 23/03/2017 and following additional conditions :-

1. That the R.C.C. designs & calculations as per the amended plans should be submitted through the registered Structural Engineer before starting the work.

2. That the requisite fees, deposits, development charges etc. shall be paid.

3. That the R.C.C. shall be got endorsed as per amended plans.

4. That the temporary structures shall be removed before asking full O.C.

5. That the set of plans is digitally signed as token of Municipal approval.



Yours faithfully,

Avinash  
Gorakh  
Tambewalkar

Executive Engineer  
(Building Proposals) (E.S.)-II

PRASAD  
RAJARA  
M SUTAR  
S.E (B.P.) S/W

Jitendra  
Chhaganlal  
Siddhpura  
A.E. (B.P.) S & T

Copy to the owner:  
M/s .Skyline Mansion formerly known  
as Bahupriya Properties Pvt Ltd.

*John, K. Chandra*

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CE/1193/BPES/AS

करल-३		
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To,  
Shri. Manoj V. Daisaria,  
Architect  
801, Skyline Epitome,  
Kiroi Road, Near Jolly Gymkhana,  
Vidyavihar (West),  
Mumbai-400086.

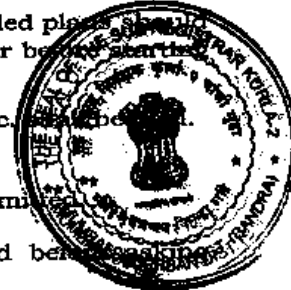
**Sub : Proposed Residential Building No.2 on plot bearing CTS No.101 of Village Tirandaz, Fowai, Taluka Kurla, Dist. Mumbai, M.S.D.**

**Ref : Your online application No.CE/1193/BPES/AS**

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation Of Disapproval under even no.CE/1193/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016, 23/03/2017, 30/11/2017 and following additional conditions :-

1. That the R.C.C. designs & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.
2. That the requisite fees, deposits, development charges etc. shall be paid.
3. That C.C. shall be got endorsed as per amended plans.
4. That the remarks from A. E. (W.W.), S Ward shall be submitted.
5. That the demarcation from CTSO shall be submitted before starting further CC.
6. That the separate PRCs for the subdivided plots shall be submitted.
7. That the payment as per schedule of instalment granted as per Dy.Ch.E. (B.P.) 's approval dated 03.02.2018 shall be made. C.C. shall be restricted to 15% of BUA for which instalment is availed.  
One set of plans is digitally signed as token of Municipal approval.



Yours faithfully,

AVINASH  
GORAKSH  
TAMBEWAGH

Executive Engineer  
(Building Proposals) (E.S.)-II

PRASAD  
RAJARA  
M  
SUTAR  
S.E. (B.P.) S/W

Atendra  
Chhatganlal  
Siddhpura  
A.E. (B.P.) S & T

**Copy to the owner:**

Shri. Narottam C. Sharma,  
M/s.Skyline Mansion formerly known  
as Bahupriya Properties Pvt Ltd.

*Handwritten signature and initials*

करल-२		
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**

**NO. CE/1193/BPES/AS**

To,  
Shri. Manoj V. Daisaria,  
Architect  
801, Skyline Epitome,  
Kiro Road, Near Jolly Gymkhana,  
Vidyavihar (West),  
Mumbai-400 086.

**Sub : Proposed Residential building No.2 on plot bearing CTS No.101 of Village Tirandaz, Powai, Tahaka- Kuria, Dist. Mumbai, M.S.D.**

**Ref : Your online application dtd:14.02.19**

Sir,

I have to inform you that the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even NO. CE/1193/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. dt.07/05/2016, 23/03/2017, 30/11/2017, 20/02/2018 and allowing additional conditions :-



1. That the R.C.C. designs & calculations as per the amended plans should be submitted through the registered Structural Engineer before starting work.
2. That the requisite fees, deposits, development charges etc. shall be paid.
3. That C.C. shall be got endorsed as per amended plans.
4. That the remarks from A. E. (W.W.), S Ward shall be submitted.
5. That the remark from AA and C 'S' Ward shall be submitted.
6. That the payment as per schedule of instalment granted as per Dy.Ch.E. (B.P.)'s approval dated 03.02.2018 & 22.02.19 shall be made. C.C. shall be restricted to 15% of BUA for which instalment is availed.
7. That plans for Inclusive Housing tenements shall be got approved before asking further CC.

One set of plans is digitally signed as token of Municipal approval.

Yours faithfully,

AVINASH  
GORAKSH  
TAMBEWA  
GH

Executive Engineer  
Building Proposals) (E.S.)-II

VUJAY SOPAN  
PAWAR

S.E. (B.P.)S/W

JAYESH  
CHHAGAN  
DUSANE

A.E. (B.P.) S & T

**Copy to the owner:**

Shri. Narottam C. Sharma,  
Director of M/s.Skyline Mansion formerly known  
as Bahupriya Properties Pvt Ltd

*Manoj V. Daisaria*

करल-२		
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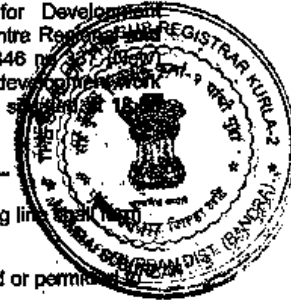
C-3

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CE/1193/BPES/AS  
**COMMENCEMENT CERTIFICATE**

To,  
 Shri. Narottam C. Sharma director of M/s. Bahupriya  
 properties Pvt. Ltd.  
 C-104, Prashant Apartments, Opp. - IIT main gate,  
 Powai, Mumbai -400 076.

Sir,

With reference to your application No. **CE/1193/BPES/AS** Dated. 1/12/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966, dated 1/12/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 101 Division / Village / Town Planning Scheme No. **TIRANDAZ** situated on wide D.P road Road / Street in **S Ward** Ward.



The Commencement Certificate / Building Permit is granted on the following conditions:-

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

The Municipal Commissioner has appointed Shri. **Assistant Engineer S&T ward** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

*For,* M. K. Kulkarni



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This CC is valid upto 31/1/2012



1/2/2011

Valid Upto : 31/1/2012

upto still slab as per approved plans dtd. 1/12/2008.

Approved By  
P. R. Raut  
Executive Engineer

Issue On : 23/5/2016

Valid upto : 31/1/2017

Remark :

C.C. upto plinth as per approved amended plans dtd. 07/05/2016.

Approved By  
A. G. Tambewagh  
Executive Engineer

Issue On : 11/8/2017

Valid Upto : 31/1/2018

Remark :

Further C.C. for wing D, E & F upto still top, i.e. Basement + Ground + 2 Level Podium + Still top and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated 23/03/2017 (except Society office and meter room).

Approved By  
J. C. Siddhpura  
Assistant Engineer (BP)

*Handwritten signature: J. C. Siddhpura*

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Issue On : 25/5/2018

Valid Upto : 31/1/2019

Remark :

Re-endorsement of C.C. upto still top, i.e. Basement + Ground + 2 Level Podium + Still top for wing D, E & F and re-endorsement of C.C. upto plinth for wing A, B & C as per approved amended plan dated.20.02.2018 (except Society office and meter room)



For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal  
Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban Mumbai District.

*Govt. Kelkar*

करल-३		
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CE/1193/BPES/AS/3378/Amend dated 01.08.2018

To, **CC (Owner),**  
**MANOJ VALJIBHAI DAISARIA**  
Bahupriya Properties Pvt. Ltd.)  
C-104, Prashant Apartments, Opp. BT  
Near Jolly Gymkhana,  
Main gate, Powai, Mumbai-78  
  
Vikhayihar West, Mumbai - 400088

Subject: Proposed Residential Building No.2 on plot bearing GTS No.101 of Village Tirandaz, Powai, Mumbai, M.S.D..

Reference: Online submission of plans dated: 13.08.2018



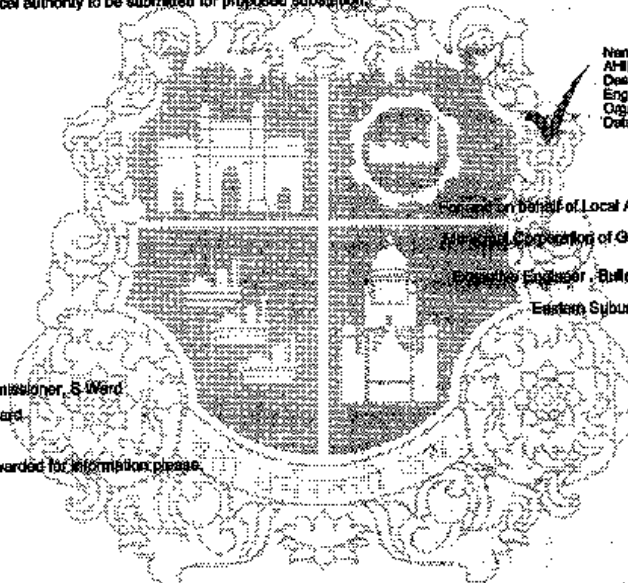
Dear Applicant/ Owned Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference no. CE/1193/BPES/AS/3378/Amend dated 01.08.2018. Competent authority has accorded sanction subject to the following conditions:

- 1) That the R.C.C. designs & calculations as per the amended plans should be submitted through the registered Structural Engineer before starting the work.
- 2) That the requisite fees, deposits, development charges etc. shall be paid.
- 3) That C.C. shall be got endorsed as per amended plans.
- 4) That the remarks from A. E. (W/W), S. Work shall be submitted.
- 5) That the remark from AA and C. B. Work shall be submitted.
- 6) That the Janata Insurance Policy in the name of the owner shall be submitted.
- 7) That the dry wet garbage shall not be separated and the wet garbage generated in the building shall 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 incorporated by Developer/Owner.
- 8) That the work shall be carried out between 8.00am to 4.00pm only.
- 9) That all the conditions and directions specified in the order of Hon'ble supreme court dt/ 15/03/2018 in Dumping Ground case shall be complied with before starting demolition of structures and / or starting any construction work.
- 10) That the payment as per schedule of installment provided as per Dy. Ch.E. (S.P.)'s approval dated 03.02.2018 & 22.02.2018 shall be made. C.C. shall be restricted to 15% of BUA for which installment is invoked.
- 11) That the conditions mentioned in this office intimation of Disapproval under evan no. CE/1193/BPES/AS dt/01/12/2008 and amended plans approval letter under even no. dt/07/06/2016, 23/03/2017, 30/11/2017, 20/02/2018 and 26/02/2019 shall be complied with.
- 12) That the minimum 50% LOS shall be provided on mother earth with dense MIYAWADI pattern plantation as per approval conditions.
- 13) That the Waste water shall be treated in STP and shall be used for toilet flushing.
- 14) That ownership of the club-house & other appurtenant users shall vest by provision in a deed of conveyance on account of whose cumulative holdings vests Le Society/ association of societies or Federation of Societies. The balance R.G. required to be kept as R.G. shall be kept open for its intended purpose.
- 15) That the structure of club-house shall be used only for recreation activities and not for any other purpose.
- 16) That the owner/owners/federation of societies shall submit a registered undertaking agreeing to the conditions in (a) to (d) of D.C.R. 27(1) (g) of DCPRL\_2034.
- 17) That the registered undertaking shall be submitted to form registered Co-op. Society/ federation before submitting occupation for the structure whereof.

*Manoj* *Melinda*  
/

करल-२		
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- 18) That CC equivalent to DP road benefit will be restricted till handing over of same to MCGM.
  - 19) Sub plot A1 to be handed over to MCGM as per approved time line by Hon. MC or revised time line to be got approved
  - 20) That the registered undertaking agreeing to hand over excess parking space to M.C.G.M. free of cost in case full permissible F.S.I. / T.D.R. is not consumed as per circular No. Ch.E./DP/TAC-01/22791 (Gen dated 20-10-2014 shall be submitted
  - 21) That the NOC from MOEF / NWLB for Flamingo protection point of view shall be submitted.
  - 22) Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Colour coded Zonal mapping (CCZM)
  - 23) That it is mandatory to utilize Rain water harvesting water and waste water treated in STP for toilet flushing.
  - 24) That the condition regarding Miyawaki Pattern Dense forest, Rain water Harvesting & STP treated water for toilet flushing and club house provided at two locations shall be part of the disclosure in sale agreement.
  - 25) That the suitable Registered undertaking from Owner stating that a) they will provide at least 50% area of R.G. (i.e. adm 1395.04 sq m) on ground floor with dense plantation MIYAWAKI pattern forest b) They will utilize rainwater harvesting water and STP treated water for toilet flushing. c) That the Club house is proposed at two locations d) That they will disclose the above conditions to the prospective buyers and also include the same in the sale agreement.
- Revised plans of building no.3 showing requisite IIT documents shall be got approved before asking further C.C.  
 Reservations within layout shall be handed over to MCGM immediately after sanction of EP in DP2034 by UD or before claiming benefit under the provision of Reg. 17 of DCPR2034 whichever is earlier.  
 NOC from Electrical authority to be submitted for proposed substation.



Name : LOTAN SUKABEO  
 AMIRE  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 18-Sep-2019 11: 15:19

Engineer in Charge of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer - Building Proposal  
 Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.

*Lotan Sukabeo*

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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CE/1183/BPES/AS/337/1/AMEND dated 23.07.2021

To,  
**MANDJ VALJIBHAI DASSARMA**  
801 Skyline Eptome, Krol Road,  
Near Jolly Gymkhana,  
Vidyavihar West, Mumbai - 400086

CC (Owner),  
Behupriya Properties Pvt. Ltd.)  
C-104, Prashant Apartments, Opp. IIT  
Main gate, Powai, Mumbai-78



Subject : Proposed Residential Building No.2 on plot bearing CTS No.101/1 to 8 of village Tirnadaz, Powai, Taluka Kurla, Dist. Mumbai, M.S.D.

Reference : Online submission of plans dated 14.08.2020

Dear Applicant/ Owner/ Developer,  
There is no objection to your carrying out the work as per amended plans submitted by you online under reference number. Competent authority has accorded sanction subject to the following conditions:

- 1) That the conditions mentioned in the Office Intimation of Disapproval under even no. CE/1183/BPES/AS dt.01/12/2008 and amended plans approval letter under even no. CE/1183/BPES/AS dt.23/03/2017, 30/11/2017, 20/02/2018, 26/02/2019 & 18.09.2019 & 13.01.2020 shall be complied with.
- 2) That the revised R.C.C. designs & specifications as per the amended plans should be submitted through the registered Structural Engineer before starting the work.
- 3) That the requisite fees, deposits, development charges etc. shall be paid.
- 4) That the dues to be paid to A. E. of W. & S. Ward shall be paid time to time.
- 5) That the assessment tax demanded from A. E. & S. Ward shall be paid time to time.
- 6) That the Janata Insurance Policy in the name of the contractor shall be submitted.
- 7) That the payment as per schedule of instalment provided as per Dy. Ch.E. (E.P.)'s approval dated 03.02.2018 & 22.02.19 shall be made. C.C. shall be restricted to 10% of SGA for which instalment is provided.
- 8) That the CC shall be got re-endorsed as per approved plans.
- 9) That the Playground adn. 4495.82 sqm and reservation of School adn. 792.01 adusted as against amenity required as per Reg. 14A shall not be requested for development at any stage under Reg. 17 of DCPR-2034 & the said area of Playground & School area be handed over to MCGM as whole.
- 10) That the Layout Open space shall be utilised for its intended purpose as per reg. no. 27 in DCPR-2034 & structures permitted in LOS as per DCPR 2034 shall be handed over to Society/ federation/ Association to be formed.
- 11) That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted.
- 12) That the requisite payments of fees, deposits, premium etc. shall be paid & also the instalment schedule shall be strictly followed as per competent authority's sanction.
- 13) That the MCGM shall be kept indemnified aginst any litigation wrt third party rights in case of building no. 3 which is surrendered.
- 14) That the balance area of NCC reservation shall be handed over to MCGM & PRC in the name of MCGM shall be submitted as per schedule approved by Hon'ble MC.

*Sonu* *MC 19/09*

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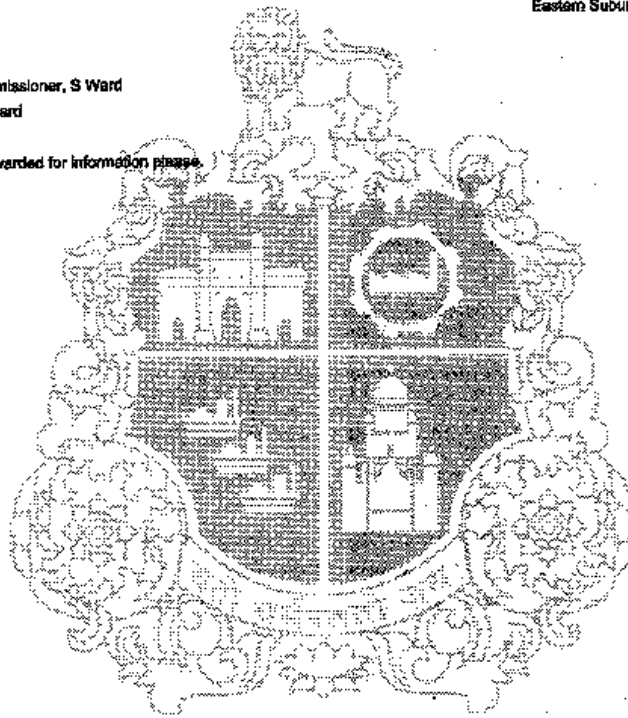
Name : Lalan Sukdeo Ahire  
 Designation : Executive Engineer  
 Organization : Personal  
 Date : 23-Jul-2021 11:52:11

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer, Building Proposal  
 Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

Forwarded for information please.



Sonu : *[Handwritten Signature]*

करल-२		
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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CE/1193/BPES/AS/337/12/Amend dated 27.10.2021

To, **CC (Owner),**  
**MANOJ VALJIBHAI DARSARIA**  
801 Skyline Epitome, Kiroli Road,  
Near Jolly Gymkhana,  
Vidyavihar West, Mumbai - 400086

**Bahupriya Properties Pvt. Ltd.)**  
C-104, Prashant Apartments, Opp. IT  
Main gate, Powai, Mumbai-75

**Subject :** Proposed Residential Building No.2 on plot bearing CTS No.101/1 to 6 of village Timulaz, Powai, Mumbai, M.S.D.

**Reference :** Online submission of plans dated 23.07.2021

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under competent authority has accorded sanction, subject to the following conditions:

- 1) That the conditions mentioned in this office intimation of Disapproval letter even no. CE/1193/BPES/AS (101/12/2008) and amended plans approval letter under even no. CE/07/95/2016, 23/03/2017, 30/11/2017, 01/01/2018, 24/02/2019 & 18.09.2019, 15.09.2020 & 23.07.2021 shall be complied with.
- 2) That the revised R.C.C. design & specifications as per the amended plans should be submitted through the registered Structural Engineer before starting the work.
- 3) That the requisite fees, deposits, development charges etc. shall be paid.
- 4) That the dues to be paid to A. E. (W.W.) S.WARD shall be paid time to time.
- 5) That the assessment tax levied from A and C 'S' Ward shall be paid time to time.
- 6) That the Janata Insurance Policy in the name of the under reference shall be submitted.
- 7) That the payment as per schedule of instalments granted as per Dy. Ch.E. (B.P.)'s approval dated 03.02.2018 & 22.02.18 shall be made. C.C. shall be restricted to 10% of BUA for which instalment is made.
- 8) That the CC shall be got to endorsed as per approved plans.
- 9) That the payment as per schedule of instalments granted as per Dy. Ch.E. (B.P.)'s approval dated 03.02.2018 & 22.02.19 shall be made. C.C. shall be restricted to 10% of BUA for which instalment is made.
- 10) That the balance area of NOC reservation shall be handed over to MCGM & PRC in the name of MCGM shall be submitted as per schedule approved by Hon'ble MC.
- 11) That the revised NOC from CPO shall be submitted as per proposed planning.
- 12) That the revised parking layout approval/ remarks by consultant shall be submitted.
- 13) That the declaration as per circular vide no. CHE/DP/110/Gen of 2019-20 shall be submitted.
- 14) That the development cess in case of BUA approved by way of additional FSI and/ or TDR, if applicable as per any future policy/ clarification from UDD, shall be paid with interest as applicable, whenever demanded.
- 15) That the compliances as per policy circular dt 22.02.2021 & 05.03.2021 for reduced 50% premium advantage shall be abided by the developer as per RUT submitted.
- 16) That the additional development cess, if applicable shall be paid before further C.C.



*Manoj Valjibhai Darsaria*

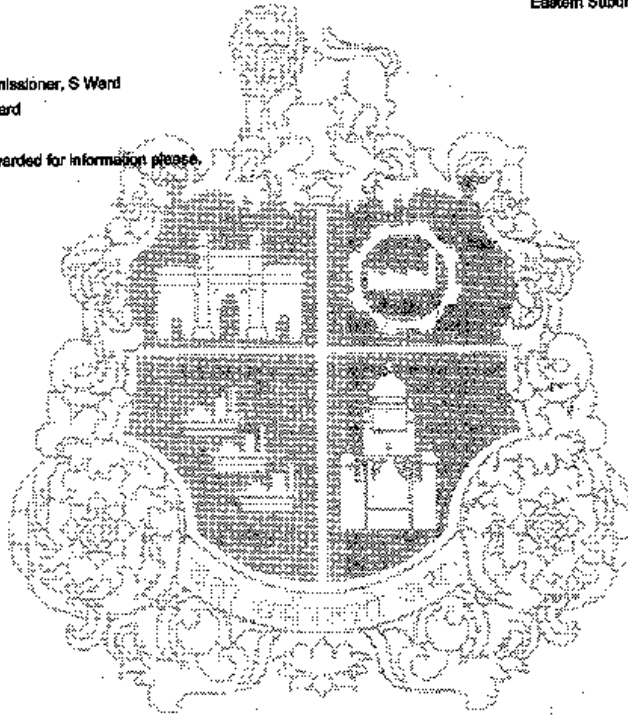
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२०२२		

Name : Lotan Sukdeo Ahire  
 Designation : Executive  
 Engineer  
 Organization : Personal  
 Date : 27-Oct-2021 12:32:02

Forged on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Executive Engineer, Building Proposal  
 Eastern Suburb



Copy to:  
 Assistant Commissioner, S Ward  
 E.W.W., S Ward  
 P.O. S Ward  
 Forwarded for information please.



*Lotan Sukdeo Ahire*









ANNEXURE '7'

करल-२		
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800018007**

**Project: KANAKIA FUTURE CITY, Plot Bearing / CTS / Survey / Final Plot No.: CTS 101 VILLAGE TIRANDAE  
Kuria, Kuria, Mumbai Suburban, 400076;**

1. Kanakia Future Realty Private Limited having its registered office / principal place of business at Tahsil: **Mumbai,**  
District: **Mumbai Suburban, Pin: 400076.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 03/10/2018 and ending with 30/06/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

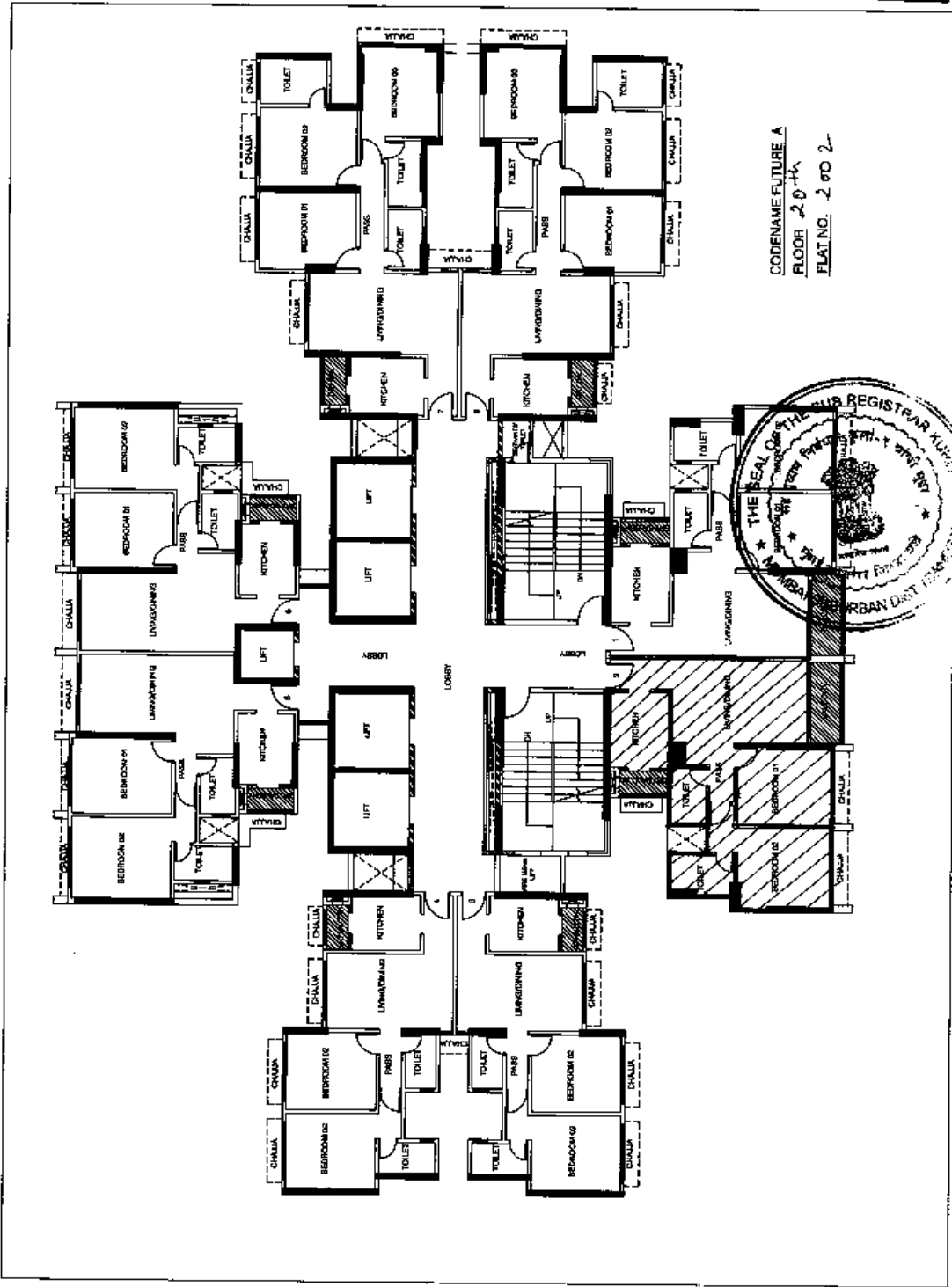
Signature valid  
Digitally Signed by  
Dr. Vasantrao Manoj Prabhakar  
(Secretary, MahaRERA)  
Date: 24-01-2022 11:38:31

Dated: 03/10/2018  
Place: Mumbai

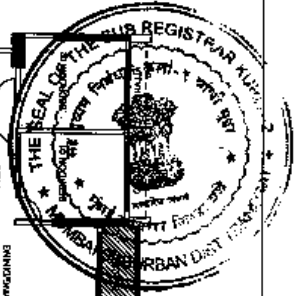
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dr. Vasantrao Manoj Prabhakar  
Secretary, MahaRERA

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CODENAME FUTURE A  
 FLOOR 20th  
 FLAT NO. 2002



Asha H. Shah

Sonu. K. Chak

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## घोषणापत्र

मी .....सोहेला कृ.म.र. घनो.सिंह.

याद्वारे घोषित करतो की, दुय्यम निबंधक कृ.सि. - २ यांचे कार्यालयात कन. २२१.१.१. या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अ.र.ग. शि.सि. यांनी दि. ०७/०३/२०२२ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कबुली जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सादर कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सुधीम अहि सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : ३१/०३/२०२२

AKD  
कुलमुखत्यारपत्र धारकाचे नांव

व सही



C. Being unable to remain personally present at all times for admitting execution of such documents so executed by me as Authorized Signatory of the said Company, I am desirous of appointing Attorney/s in the manner hereinafter

करल-२  
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AND I NOW DO HEREBY PRESENTS WITNESSETH THAT, I, Mrs. Asha Shah, do hereby nominate, constitute and appoint (1) Mr. Rakeshkumar N. Singh and (2) Mrs. Saroj R. Singh, severally (hereinafter referred to as "the said Attorneys") to be my true and lawful attorney for me and in my name and on my behalf, without any consideration, to do all and any of the following acts, deeds, matters and things and to execute all or any of the powers and authorities hereby conferred, that is to say:-

1. To appear before the Office of the concerned Registrar/Sub-Registrar of Companies having jurisdiction and present for registration and admit execution of any deed/s, document/s, undertaking/s, agreement/s for sale, agreement/s of leave and license, agreement/s to lease, lease deed/s, deed of rectification, deed of modification, deed of cancellation, deed/s of adherence, declaration/s, agreement/s and any other documents, instruments and writings (hereinafter referred to as "the said documents") signed by me, as the Authorized Signatory of the Company, concerning transaction/s relating to the sale, grant of leave and license or lease, Cancellation, Rectification, Adherence of any of the said/s, office/s, premises/s, garage/s, store/s, loading site/s and car parking space/s in the premises of the said companies and to admit execution of any of the said documents and to do all acts, deeds, matters and things necessary for effectively executing and receiving back any of the said documents.



and to do all acts, deeds, matters and things as may be necessary to complete the execution of any of the said documents executed by me, as Authorized Signatory of the Company, from time to time.

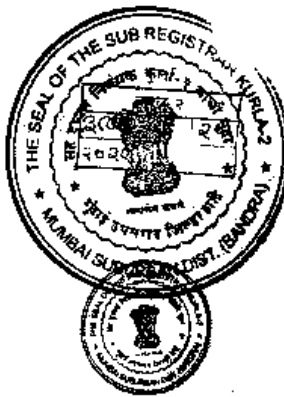
AND ALL whatsoever the said Attorneys shall lawfully do or cause to be done in pursuance hereof, I, as Authorized Signatory of the Company, do hereby agree to ratify and confirm.

IN WITNESS WHEREOF, I, Mrs. Asha Shah, have hereunto set and subscribed my hand to this document, at Mumbai this 7<sup>th</sup> day of March 2022

करल-२  
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Dated this 7<sup>th</sup> day of March 2022

From:  
Mrs. Asha Shah



In Favour of:  
Mr. Rakeshkumar N. Singh  
Mrs. Saroj R. Singh

SPECIAL POWER OF ATTORNEY

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पुस्त

SIGNED AND DELIVERED by the  
Winnamed  
MRS. ASHA SHAH

Asha H. Shah



in the presence of  
1.



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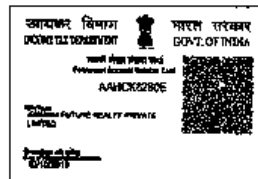
We Accept  
(1) MR. RAKESHKUMAR N. SINGH



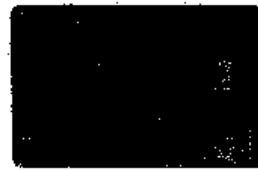
(2) MRS. SAROJ R. SINGH



Before me,  
identified by me.



Asha H. Shah



Asha H. Shah

करल-२  
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REGISTRATION  
OFFICE  
KURLA-2  
MUMBAI SUBURBAN DISTRICT  
MAHARASHTRA



भारत सरकार  
GOVT. OF INDIA

करल-२  
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भारत सरकार  
GOVT. OF INDIA



CHALLAN  
MTR Form No. 10/2017

Sl. No.	Quantity	Unit	Rate	Amount
1	1	sq. ft.	500.00	500.00
Total				500.00

करल-२  
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REGISTRATION  
OFFICE  
KURLA-2  
MUMBAI SUBURBAN DISTRICT  
MAHARASHTRA

Handwritten signature or note at the bottom of the challan form.



Payment Details

Sl. No.	Purchaser Type	Verification no/Number	GNRLL Entry	Amount	Unit	Deduction/Charge	Balance
1	FUTURE REALTY PVT LTD	0040872200000004	MR-14 1201/2002/220	300.00	RD	0706951507300022	0706951507300022
2	FUTURE REALTY PVT LTD		MR-14 1201/2002/220	04	RF	0706951507300022	0706951507300022
3	SHC		0706951507300022	300	RF	0706951507300022	0706951507300022

Registration Duty (RF-Registration Fee) (MR) Occupancy Holding Charge(s)

3003.0000

Page 01 of 01

1. All rights reserved by the Government of Maharashtra. All rights reserved by the Government of Maharashtra. All rights reserved by the Government of Maharashtra.

करल-२		
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महाराष्ट्र शासन यांच्या अधीन असलेल्या  
 कुरला-२ (२०) येथील सब-रजिस्ट्रार  
 कार्यालय ३०३/२०/२०  
 मुंबई महानगरपालिका क्षेत्र  
 मुंबई ४०००४२

३०३/२०/२०  
 कुरला-२  
 मुंबई महानगरपालिका क्षेत्र

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करल- १		
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२०२२		

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF KANAKIA FUTURE REALTY PRIVATE LIMITED HELD ON 03<sup>RD</sup> JANUARY, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT KANAKIA FUTURE CITY, RESIDENTIAL BUILDING NO. 2, CTS NO. 101, VILLAGE TIRANDAZ, POWAI, MUMBAI- 400076.**

**AUTHORITY TO SIGN AGREEMENTS:**

"RESOLVED THAT Mrs. Asha Shah, authorised signatory of the Company, be and is hereby authorised on behalf of the Company to sign, execute, admit all the Agreement for Sale (Flats), Sale of Commercial Units, Lease agreements or Leave & License Agreements or any other agreements, deeds and all applications, declarations and papers, etc. as may be required from time to time.

RESOLVED FURTHER THAT Mrs. Asha Shah shall appear before the Office of the Sub-Registrar of Assurances at Mumbai, personally or through its Attorney and to lodge, admit and be present for registration of the documents prescribed under the provision of the Real Estate (Regulation & Development) Act, 2016 and to admit execution of the Agreements for Sale of Flat/Commercial Units, Lease Agreements or Leave & License Agreements or any other agreements, letters and affidavits as may be required from time to time for and on behalf of the Company and to complete all formalities including signing on behalf of the Company in the notice book in respect of the registration and receiving back such registered original Agreements and to do all such deeds, matters and things ancillary and incidental thereto."



RESOLVED FURTHER THAT any Director of the Company be and is hereby authorized on behalf of the Board to provide certified true copy of the resolution as and when required."

**CERTIFIED TRUE COPY  
For KANAKIA FUTURE REALTY PRIVATE LIMITED**

*Himanshu Kanakia*

**HIMANSHU KANAKIA  
DIRECTOR  
DIN: 00015908**

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

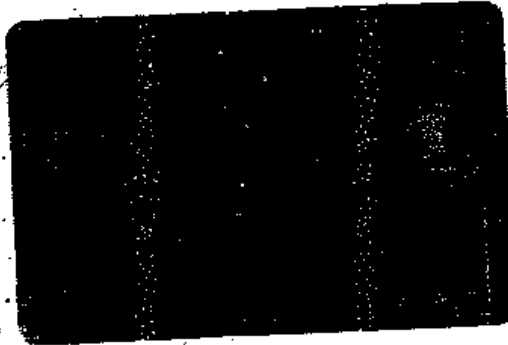
AAHCK8280E



नाम / Name  
KANAKIA FUTURE REALTY PRIVATE  
LIMITED

निगम/गठन की तारीख  
Date of Incorporation/Formation:  
10/10/2019

करल-२		
१०६४३	ec	२०१
२०२२		



आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

SONU SHARMA

SUSHIL KUMAR SHARMA

10/04/1998  
Permanent Account Number  
CJZPS7334F

Signature



*SONU*

08/2022

करल-२		
90883	999	208
२०२२		

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

MANISH CHANDA

CHIRANJI LAL CHANDA

02/09/1987

Permanent Account Number  
AGJPC887R




*Manish*

भारत सरकार  
GOVERNMENT OF INDIA

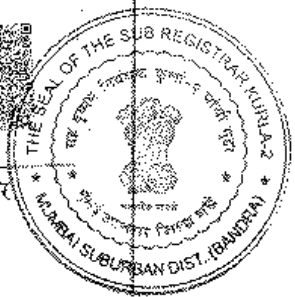
अधिकारी सूची  
Sonu's Shiksha Suvu

जन्म तिथि / Year of Birth : 1998  
लिंग / Male



4016 3298 1692

आधार - आम आदमी का अधिकार



भारत सरकार

रामचंद्र बळीराज चिखलकर  
Ramchandra Baliram Chivkar

जन्म तारीख / DOB : 02/04/1975  
पुल्लिंग / MALE



3814 6614 3791

आधार - सामान्य माणसाचा अधिकार

Government of India, Ministry of Revenue



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

90622 900 904  
2022

**Receipt of Document Handling Charges**

PRN 0806202212969 Receipt Date 09/06/2022

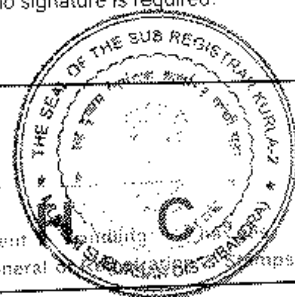
Received from KANAKIA FUTURE REALTY PVT LTD. Mobile number 2235023666, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10643 dated 09/06/2022 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District

DEFACED  
₹ 2000  
DEFACED

**Payment Details**

Bank Name SBIN	Payment Date 08/06/2022
Bank CIN 10004152022060812013	REF No. IGANSQIYD5
Deface No 0806202212969D	Deface Date 09/06/2022

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



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0806202213035 Receipt Date 09/06/2022

Received from KANAKIA FUTURE REALTY PVT LTD. Mobile number 2235023666, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 10643 dated 09/06/2022 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District



DEFACED  
₹ 2000  
DEFACED

**Payment Details**

Bank Name SBIN	Payment Date 08/06/2022
Bank CIN 10004152022060812067	REF No. IGANSQJMG0
Deface No 0806202213035D	Deface Date 09/06/2022

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



 <b>D</b> ocument <b>H</b> andling <b>C</b> harges Inspector General of Registration		कपल-२ 10643 09 2022
<b>Receipt of Document Handling Charges</b>		
PRN	0906202200511	Receipt Date 09/06/2022
Received from KANAKIA FUTURE REALTY PVT LTD, Mobile number 2235023666, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 10643 dated 09/06/2022 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.		
		
<b>Payment Details</b>		
Bank Name	SBIN	Payment Date 09/06/2022
Bank CIN	10004152022060900475	REF No. IGANSSBJE1
Deface No	0906202200511D	Deface Date 09/06/2022
This is computer generated receipt, hence no signature is required.		



*Sona*





दस्तावेज भाग-2

कृपय2

दस्तावेज क्रमांक: 10643/2022

09/06/2022 9 30:32 AM

दस्तावेज क्रमांक :कृपय2/10643/2022

दस्तावेजा प्रकार :-कृपयनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दाखलचित्र	अंगठ्याचा दस्त
1	नाम: कनाडिया पब्लिशिंग ग्रिपर्स प्राइवेट लिमिटेड ऑफ प्रॉप्रीटरी कम्पनी आफ आह यांच्या सर्वे मुख्यालय अक्षयनगर पन सिंह पत्ता: प्लॉट नं. - माळा नं. - , इमारतीचे नाव: कनाडिया पब्लिशिंग मिडी , विलिंग नं 2, ब्लॉक नं: सीटिएन नं 101 विंग डाउ विलिंग पवर्ट मुंबई , रोड नं. - महागाट, MUMBAI. पिन संख्या: AAHCK8280E	लिहून देणारा वय :-40 स्वाक्षरी:-		
2	नाम: सोनु शर्मा पत्ता: प्लॉट नं. प्लॉट नं. 502, माळा नं. - इमारतीचे नाव - ब्लॉक नं: विलिंग नं. 5 प्लॉट 36/3600 महाकासी रोड अंधेरी पूर्व मोरला विलाज मुंबई , रोड नं. - महागाट, MUMBAI. पिन संख्या: CJZPS7334F	लिहून देणारा वय :-32 स्वाक्षरी:-		
3	नाम: मनीष खत पत्ता: प्लॉट नं. प्लॉट नं. 502, माळा नं. - इमारतीचे नाव - ब्लॉक नं: विलिंग नं. 5 प्लॉट 36/3600 महाकासी रोड अंधेरी पूर्व मोरला विलाज मुंबई , रोड नं. - महागाट, MUMBAI. पिन संख्या: AGJPC6597R	लिहून देणारा वय :-34 स्वाक्षरी:-		

वरील दस्तावेजावर करम देणारा पक्षकारांनी करमनामा या दस्तावेजावर करम दिल्याचे कथित करण्यात.

शिक्रा क्र.3 ची वेळ: 09 / 06 / 2022 09 : 25 : 08 AM

शेकड:-

प्रांतीय समन अने निवेदीन करमना की न दस्तावेजावर करम देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		दाखलचित्र	अंगठ्याचा दस्त
1	नाम: राजू विविशकर . वय: 44 पत्ता: आरु मन्मथ बाळ, धाटवोचर, प. मुंबई पिन कोड: 400086			
2	नाम: रविश नुवे . वय: 28 पत्ता: 6/1, अमर्ष नगर, धाटवोचर, प. मुंबई पिन कोड: 400078			

शिक्रा क्र.4 ची वेळ: 09 / 06 / 2022 09 : 26 : 20 AM

हे दस्तावेज कोर्टात  
दुरुस्त नसल्याचे कुला-2  
मुंबई उपनगर जिल्हा,

करम-2  
१०६४३ २०४ २०५  
२०२२



## Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SONU SHARMA AND MANISH CHANDA	eChallan	10000502022032301850	MH015110093202122P	1237500.00	SD	0001601376202223	09/06/2022
2		DHC		0906202200511	100	RF	0906202200511D	09/06/2022
3		DHC		0806202212989	2000	RF	0806202212989D	09/06/2022
4		DHC		0806202213035	2000	RF	0806202213035D	09/06/2022
5	SONU SHARMA AND MANISH CHANDA	eChallan		MH015110093202122P	30000	RF	0001601376202223	09/06/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

10643 /2022

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For feedback, please write to us at [feedback.isurila@gmail.com](mailto:feedback.isurila@gmail.com)

करल-२		
१०६४३	२०५	२०५
२०२२		



प्रमाणित करण्यात येते की या दस्तावेज  
 एकूण ~~२०५~~ (२०५) पाने आहेत  
 करल-२/१०६४३ /२०२२  
 पुरातक क्रमांक १ कर्मकायद  
 तारीख ०९/०६/२०२२  
 विभांक:

१  
 सह मुख्य नियंत्रक कुर्ला-२  
 मुंबई उपनगर जिल्हा