



apna ghar

आपका सपना... घर हो अपना

154400/-
+ 25800/-
180200/-

AGREEMENT FOR SALE

A-1, A-2, A-3, A-4, B-1,
B-2, B-3, C-3, C-4

Shri / Smt. / M/s. Shabana Mehmood. Muke

BLDG. NO. CH FLAT / SHOP NO. 1906 ON 19th FLOOR



seven eleven
CONSTRUCTION PVT. LTD.

393/9476

पावती

Original/Duplicate

Monday, May 27, 2024

नोंदणी क्र. :39म

11:41 AM

Regn.:39M

पावती क्र.: 9962 दिनांक: 27/05/2024

गावाचे नाव: घोडबंदर

दस्तावेजाचा अनुक्रमांक: टनन10-9476-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शबाना मेहमूद मुके - -

नोंदणी फी

रु. 25800.00

दस्त हाताळणी फी

रु. 3800.00

पृष्ठांची संख्या: 190

एकूण:

रु. 29600.00

Joint Sup Registrar Thane 10

सुनिधी पोस्टोफिस

सह दुय्यम निबंधक वर्ग-२५

ठाणे क्र. १०

बाजार मूल्य: रु.1844500 /-

मोबदला रु.2573000/-

भरलेले मुद्रांक शुल्क : रु. 154400/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524275402664 दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524273102537 दिनांक: 27/05/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.25800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002396717202425E दिनांक: 22/05/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Shabana

मुळ दस्त परत मिळाला

5/27/2024



CHALLAN
MTR Form Number-6

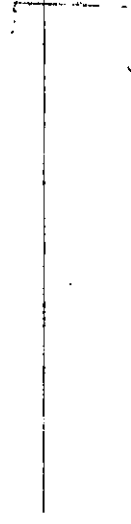


RN	MH002396717202425E	BARCODE	[Barcode]				Date	22/05/2024-13:24:53	Form ID	25.2
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty		Registration Fee		TAX ID / TAN (If Any)					
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR				PAN No.(If Applicable)	BKDPM1521L				
Location	THANE				Full Name	SHABANA MEHMOOD MUKE				
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 1906 19TH FLOOR BUILDING NO C_4				
Account Head Details			Amount In Rs.	Premises/Building	APNA GHAR PHASE III					
0030046401	Stamp Duty		154400.00	Road/Street	VILLAGE GHODBUNDER					
0063301	Registration Fee		25800.00	Area/Locality	MIRA ROAD EAST					
				Town/City/District						
				PIN	4	0	1	1	0	7
					Remarks (If Any)	PAN2=AAICS9516J~SecondPartyName=SEVEN ELEVEN CONSTRUCTION PVT LTD-CA=2573000				
				Amount In Words	One Lakh Eighty Thousand Two Hundred Rupees Only					
Total				1,80,200.00						
Payment Details		STATE BANK OF INDIA			USE IN RECEIVING BANK.					
Cheque-DD Details		Bank	Ref. No.		22/05/2024-13:26:01		IK0CTPHJQ9			
Cheque/DD No.			Bank Date	RBI Date	22/05/2024-13:26:01		Not Verified with RBI			
Name of Bank			Bank-Branch		DIST. THANE STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date	144 , 24/05/2024						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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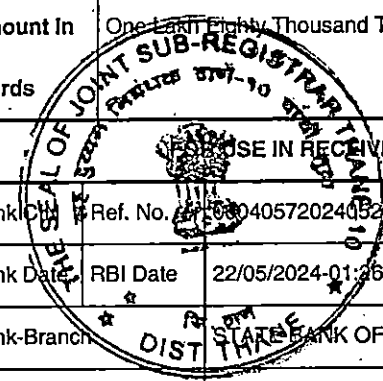
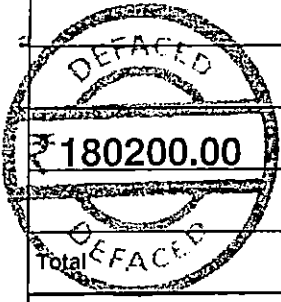
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CHALLAN
MTR Form Number-6



GRN	MH002396717202425E	BARCODE	[Barcode]				Date	22/05/2024-13:24:53	Form ID	25.2
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty Registration Fee					
Office Name					THN10_THANE NO 10 JOINT SUB REGISTR					
Location					THANE					
Year					2024-2025 One Time					
Account Head Details			Amount In Rs.		Flat/Block No.		Premises/Building			
0030046401 Stamp Duty			154400.00		FLAT NO 1906 19TH FLOOR BUILDING NO C_4		APNA GHAR PHASE III			
0030063301 Registration Fee			25800.00		Road/Street		VILLAGE GHODBUNDER			
					Area/Locality		MIRA ROAD EAST			
					Town/City/District					
					PIN		4 0 1 1 0 7			
					Remarks (If Any)					
					PAN2=AAICS9516J~SecondPartyName=SEVEN ELEVEN CONSTRUCTION PVT LTD-CA=2573000					
Total			1,80,200.00		Amount In Words		One Lakh Eighty Thousand Two Hundred Rupees Only			
Payment Details					STATE BANK OF INDIA					
Cheque/DD Details					Bank/Ref. No. [Stamp]					
Cheque/DD No.			Bank Date		RBI Date		22/05/2024-01:26:01		Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		144 , 24/05/2024					



Department ID : [Blank] Mobile No. : 9819108092
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालान केवल उपरोक्त निकास कार्यालय में नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही.

25/05/2024

8800 / 2028

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Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-393-9476 ✓	0001408787202425	27/05/2024-11:40:35	IGR122	25800.00
2	(IS)-393-9476	0001408787202425	27/05/2024-11:40:35	IGR122	154400.00
Total Defacement Amount					1,80,200.00

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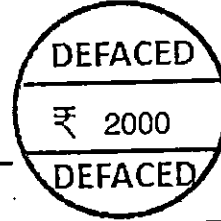


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0524273102537	Receipt Date	27/05/2024
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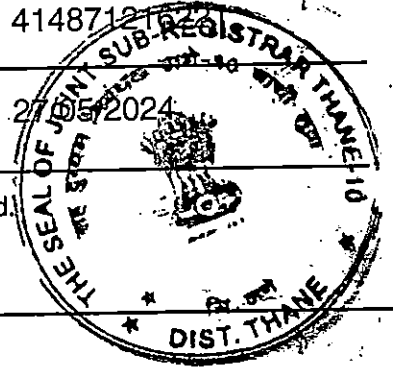
Received from Thane Ten , Mobile number 8268012816, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9476 dated 27/05/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

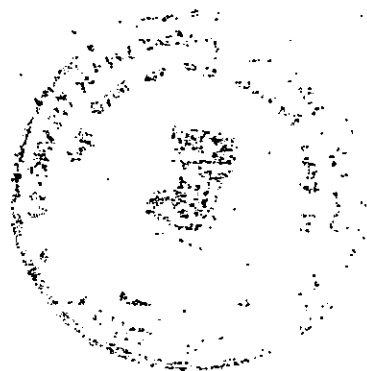
Bank Name	SBIN	Payment Date	27/05/2024
Bank CIN	10004152024052702409	REF No.	41487121922
Deface No	0524273102537D	Deface Date	27/05/2024

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



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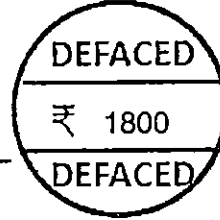


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0524275402664	Receipt Date	27/05/2024
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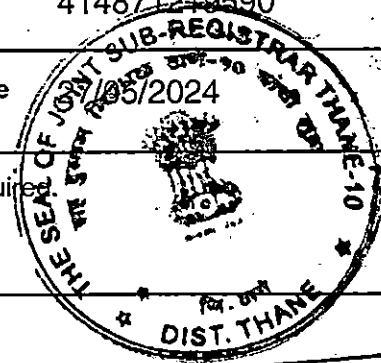
Received from Thane Ten , Mobile number 8268012816, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 9476 dated 27/05/2024 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	27/05/2024
Bank CIN	10004152024052702556	REF No.	414871219590
Deface No	0524275402664D	Deface Date	27/05/2024

This is computer generated receipt, hence no signature is required



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AGREEMENT FOR SALE

(As per Rule 10(1) of RERA)

Ahabara
THIS ARTICLE OF AGREEMENT is made and entered into at Bhayandar this 27th day of May 2024, BETWEEN M/S. SEVEN ELEVEN CONSTRUCTION PVT. LTD. Through its Director **MR. SANJAY SAKHARAM SURVE OR MR. PRASHANT NARAYAN KELUSKAR**. The Company duly constituted and registered, under the provisions of Companies Act 1956, having its office at Seven Eleven Mansion, Near Seven Square Academy, Ideal Park Road, Mira Road, (E), Tal. & Dist. Thane, hereinafter called PROMOTERS which expression shall unless it be repugnant to the context or meaning thereof shall deem to means and includes the said firm and its Directors from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART and

FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

Ahabara

NAME: Shabana Mehmood Muje
_____ years of age, (PAN NO. BKDPMI521L) and

NAME: _____
_____ years of age, (PAN NO. _____) and

both Indian Inhabitant/s, residing at G-501, Laff Park, S.K. Stone bus stop, Mira Bhayander Road, Mira Road (E) Mumbai - 401107

(Jointly and Severally as the case may be) here in after called "THE PURCHASER/S" / ALLOTTEE (which expression shall unless it be repugnant to the context or meaning there of be deemed to mean and include (in case of an individual) his/her/their respective heirs, executors, administrators and in case of a body corporate and its successors and in case of a partnership firm the partners for the time being and from time to time constituting the firm and the survivors of them and in case of a Hindu Undivided Family the Karta and the members for the time being and from time to time of the coparceners and the survivors or survivors and the heirs, executors and administrators of last survivor of them and in case of the trust the trustees for the time being and from time to time of the trust and the survivors of them and the heirs and executors and administrators of the last survivor of them and the heirs, executors and administrators of the last survivors of them) of the OTHER PART.

The Builders / Promoters and the Purchasers are collectively referred to as the parties and are individually referred to as the party.

WHEREAS

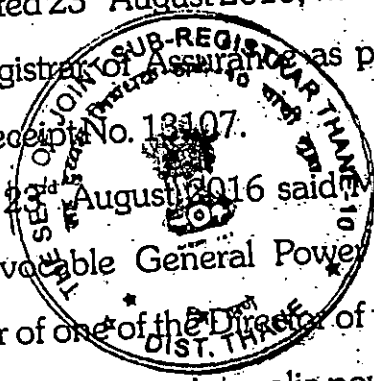
1. The landed property situated, lying and being at Revenue Village of Ghode under, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 137, Hissa No. 6, admeasuring at about 880 sq. mtrs., was owned by M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders, a Partnership firm, formed and registered under the Indian Partnership Act). (Hereinafter referred to as "**FIRST LARGER PROPERTY**").

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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

2. FIRST LARGER PROPERTY viz. Land Survey No. 137, Hissa No. 6, Village Ghodbunder was purchased by the Promoter herein vide an Agreement dated 23rd August 2016 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11354/2016 and Receipt No. 13104 which is more particularly described in the First Schedule hereunder written.
3. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the FIRST LARGER PROPERTY viz. viz. Land Survey No. 137, Hissa No. 6, Village Ghodbunder vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11357/2016 and Receipt No. 13107.
4. Pursuant to Deed of Conveyance dated 23rd August 2016 said M/s. RNA Corp Pvt. Ltd had executed Irrevocable General Power of Attorney dated 23rd August 2016 in favour of one of the Directors of the Promoter herein conferring upon them several powers inter-alia power to develop the said FIRST LARGER PROPERTY which is also registered as per Document No. TNN-7/11358/2016 as per Receipt No. 13108.
5. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 137, Hissa No. 7, admeasuring at about 480 sq. mtirs. was owned by M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) ("Hereinafter referred to as: **SECOND LARGER PROPERTY**").
6. M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) agreed to sell to Promoter herein **SECOND LARGER PROPERTY**



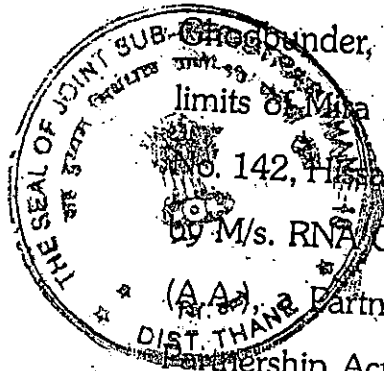
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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

viz. Survey No. 137, Hissa No. 7 Village Ghodbunder which is more particularly described in First Schedule hereunder written vide an Agreement dated 23rd August 2016 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11362/2016 and Receipt No. 13112.

7. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the SECOND LARGER PROPERTY viz. Survey No. 137, Hissa No. 7 Village Ghodbunder vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11363/2016 and Receipt No. 13113.
8. Pursuant to Deed of Conveyance dated 23rd August 2016 Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 23rd August 2016 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the SECOND LARGER PROPERTY which is also registered as per Document No. TNN-7/11364/2016 as per Receipt No. 13114.
9. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 142, Hissa No. 1, admeasuring at about 610 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act). (Hereinafter referred to as "**THIRD LARGER**



PROPERTY

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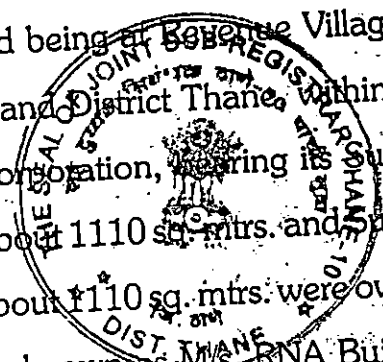
The Promoter herein purchased from M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) a **THIRD LARGER PROPERTY** viz. Survey No. 142, Hissa No.1 Village Ghodbunder Vide an Agreement dated 23rd August 2016 at the price

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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11359/2016 and Receipt No. 13109.

11. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the said Third Larger Property viz. Survey No. 142, Hissa No. 1 Village Ghodbunder vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11360/2016 and Receipt No. 13110.
12. Pursuant to Deed of Conveyance dated 23rd August 2016 said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated Deed of Conveyance dated 23rd August 2016 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said Third Larger Property, which is also registered as per Document No. TNN-7/11361/2016 as per Receipt No. 13111.
13. The landed property situated, lying and being at ~~Revenue~~ Village of Ghodbunder, Registration Sub-District and ~~District~~ District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 142, Hissa No. 5, admeasuring at about 1110 sq. mtrs. and Survey No. 143, Hissa No. 3, admeasuring at about 1110 sq. mtrs. were owned by M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) (Hereinafter referred to as **FOURTH-LARGER PROPERTY**)
14. M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) agreed to sell to Promoter herein **THE FOURTH LARGER PROPERTY** viz. its Survey No. 142, Hissa No. 5, admeasuring at about 1110 sq. mtrs. and Survey No. 143, Hissa No. 3, admeasuring at about 1110 sq. mtrs. Village Ghodbunder at the price and on the terms and



FOURTH-LARGER
2808/2028
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FOR SEVEN-ELEVEN CONSTRUCTION PVT. LTD.

conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11349/2016 and Receipt No. 13099

15. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the said FOURTH LARGER PROPERTY viz. bearing its Survey No. 142, Hissa No. 5, admeasuring at about 1110 sq. mtrs. and Survey No. 143, Hissa No. 3, admeasuring at about 1110 sq. mtrs. Village Ghodbunder vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11350/2016 and Receipt No. 13100.

16. Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 23rd August 2016 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the Said FOURTH LARGER PROPERTY which is also registered as per Document No. TNN-7/11351/2016 as per Receipt No. 13101.

The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of M/s. Bhayandar Municipal Corporation, bearing its Survey No. 142, Hissa No. 6, admeasuring at about 580 sq. mtrs., Survey No.

143, Hissa No. 4, admeasuring at about 910 sq. mtrs. and Survey No. 221, Hissa No. 4, admeasuring at about 660 sq. mtrs. were owned by

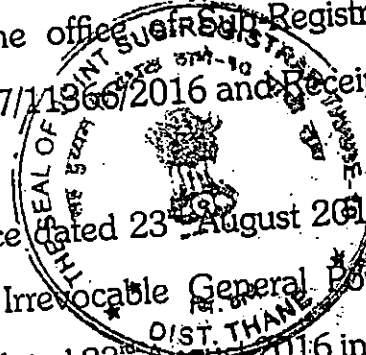
M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) (Hereinafter referred to as "THE FIFTH LARGER PROPERTY").

18. M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) agreed to sell to the Promoter herein THE FIFTH LARGER PROPERTY viz. Survey No. 142, Hissa No. 6, admeasuring at about

Shabana

FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

- 580 sq. mtrs., Survey No. 143, Hissa No. 4, admeasuring at about 910 sq. mtrs. and Survey No. 221, Hissa No. 4, admeasuring at about 660 sq. mtrs. Village Ghodbunder vide an Agreement dated 23rd August 2016 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11365/2016 and Receipt No. 13115.
19. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the FIFTH LARGER PROPERTY viz. Survey No. 142, Hissa No. 6, admeasuring at about 580 sq. mtrs., Survey No. 143, Hissa No. 4, admeasuring at about 910 sq. mtrs. and S. No. 221, H. No. 4, admeasuring at about 660 sq. mtrs. Village Ghodbunder vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11366/2016 and Receipt No. 13116.
20. Pursuant to Said Deed of Conveyance dated 23rd August 2016 M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated Deed of Conveyance dated 23rd August 2016 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said FIFTH LARGER PROPERTY, which is also registered as per Document No. TNN-7/11367/2016 as per Receipt No. 13117.
21. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 143, Hissa No. 6, admeasuring at about 1190 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Corp, and initially known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) (Hereinafter referred to as "SIXTH LARGER PROPERTY")



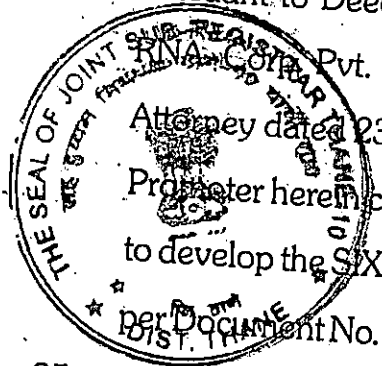
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Document No. TNN-	
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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

22. M/s. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Corp, and initially known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) agreed to sell to the Promoter herein SIXTH LARGER PROPERTY viz. Survey No. 143, Hissa No. 6, admeasuring at about 1190 sq. mtrs. Village Ghodbunder vide an Agreement dated 23rd August 2016 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11346/2016 and Receipt No. 13096.
23. Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour of the Promoter herein in respect of the said SIXTH LARGER PROPERTY viz, bearing its Survey No. 143, Hissa No. 6, admeasuring at about 1190 sq. mtrs. vide Deed of Conveyance dated 23rd August 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/11347/2016 and Receipt No. 13097.

24. Pursuant to Deed of Conveyance dated 23rd August 2016 Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 23rd August 2016 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the SIXTH LARGER PROPERTY, which is also registered as per Document No. TNN-7/11348/2016 as per Receipt No. 13098.



25. The landed properties situated, lying and being at Revenue Village of Ghodbunder Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 137, Hissa No. 8, admeasuring at about 230 sq. mtrs. and Survey No. 143, Hissa No. 1, admeasuring at about 430 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd. (Hereinafter referred to as "SEVENTH LARGER PROPERTY")

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26. M/s. RNA Corp Pvt. Ltd. agreed to sale the SEVENTH LARGER PROPERTY viz. Survey No. 137, Hissa No. 8, admeasuring at about

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230 sq. mtrs. and Survey No. 143, Hissa No. 1, admeasuring at about 430 sq. mtrs. Village Ghodbunder to the Promoter herein vide an Agreement dated 28th February 2018 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3146/2018 and Receipt No. 3653.

27. Pursuant to Agreement dated 28th February 2018 Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 28/02/2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the SEVENTH LARGER PROPERTY, which is also registered as per Document No. TNN-7/3147/2018 as per Receipt No. 3654.

28. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 141, Hissa No. 2, admeasuring at about 180 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd. (Hereinafter referred to as "EIGHT LARGER PROPERTY").

29. M/s. RNA Corp Pvt. Ltd. agreed to sell to the Promoter "Eight Larger Property viz. Survey No. 141, Hissa No. 2, admeasuring at about 180 sq. mtrs. vide an Agreement dated 28th February 2018 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3129/2018 and Receipt No. 3636.

30. Pursuant to Agreement dated 28th February 2018 Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 28/02/2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the EIGHT LARGER PROPERTY, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3130/2018 and Receipt No. 3637.

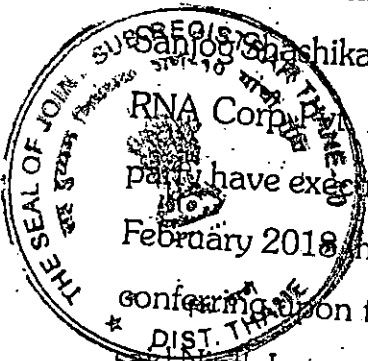
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31. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 141, H. No. 3, admeasuring at about 250 sq. mtrs. was owned by 1) Smt. Usha Shashikant Gharat, 2) Smt. Dakshata Rajendra Thakur and 3) Shri. Sanjog Shashikant Gharat (Hereinafter referred to as **"NINTH LARGER PROPERTY"**).

32. (i) Smt. Usha Shashikant Gharat, (ii) Smt. Dakshata Rajendra Thakur and (iii) Shri. Sanjog Shashikant Gharat through their Power of Attorney Holder M/s. RNA Corp Pvt. Ltd. and M/s. RNA Corp Pvt. Ltd. being confirming party agreed to sell to Promoter herein NINTH LARGER PROPERTY viz. Survey No. 141, H. No. 3, admeasuring at about 250 sq. mtrs. vide an Agreement dated 28th February 2018 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3132/2018 and Receipt No. 3639.

33. Pursuant Agreement dated 28th February 2018 1) Smt. Usha Shashikant Gharat, 2) Smt. Dakshata Rajendra Thakur and 3) Shri. Sanjog Shashikant Gharat through their Power of Attorney Holder M/s. RNA Corp Pvt. Ltd. and M/s. RNA Corp Pvt. Ltd. being confirming party have executed Irrevocable General Power of Attorney dated 28th February 2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said Ninth Larger Property, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3135/2018 and Receipt No. 3642.



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Receipt No. 3642.

34. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District & District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 142, Hissa No. 3 admeasuring at about 580 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd (Hereinafter referred to as **"TENTH LARGER PROPERTY"**)

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35. M/s. RNA Corp Pvt. Ltd agreed to sell to Promoter Tenth Larger Property viz. Survey No. 142, Hissa No. 3 admeasuring at about 580 sq. mtrs Village Ghodbunder vide an Agreement dated 28th February 2018 at the price & on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3125/2018 & Receipt No. 3632.
36. Pursuant to Agreement dated 28th February 2018 Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney dated 28th February 2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said Tenth Larger Property, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3128/2018 and Receipt No. 3635.
37. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation covering its Survey No. 143, Hissa No. 2, admeasuring at about 1390 sq. mtrs was owned by M/s. RNA Corp Pvt. Ltd (Hereinafter referred to as "**ELEVENTH LARGER PROPERTY**").
38. M/s. RNA Corp Pvt. Ltd agreed to sell to Promoter herein Eleventh Larger Property viz. Survey No. 143, Hissa No. 2 Village Ghodbunder vide an Agreement dated 5th March 2018 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3399/2018 and Receipt No. 3931.
39. Pursuant to Agreement dated 5th March 2018 said M/s. RNA Corp Pvt. Ltd. had executed Irrevocable General Power of Attorney dated 05/03/2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the Eleventh Larger property, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3400/2018 and Receipt No. 3932.

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40. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 222, Hissa No. 3, admeasuring at about 180 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd ("Hereinafter referred to as **"TWELFTH LARGER PROPERTY"**)

41. M/s. RNA Corp Pvt. Ltd agreed to sell to Promoter herein the TWELFTH LARGER PROPERTY viz. Survey No. 222, Hissa No. 3, admeasuring at about 180 sq. mtrs. vide an Agreement dated 28th February 2018 at the price and on the terms and conditions stipulated therein, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3138/2018 and Receipt No. 3645.

42. Pursuant to Agreement dated 28th February 2018 Said M/s. RNA Corp Pvt. Ltd. had executed Irrevocable General Power of Attorney dated 28/02/2018 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said Twelfth Larger Property, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-7/3139/2018 and Receipt No. 3646.



43. The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 137, Hissa No. 4, admeasuring at about 280 sq. mtrs., Survey No.

140	Hissa No. 6,	admeasuring at about 1010 sq. mtrs., Survey No.
141	Hissa No. 5,	admeasuring at about 280 sq. mtrs., Survey No. 140,
141	Hissa No. 5,	admeasuring at about 2150 sq. mtrs. and Survey No. 141,
141	H. No. 18	admeasuring at about 2740 sq. mtrs., was owned by M/s.

RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) Hereinafter referred to as **"THIRTEENTH LARGER PROPERTY"**)

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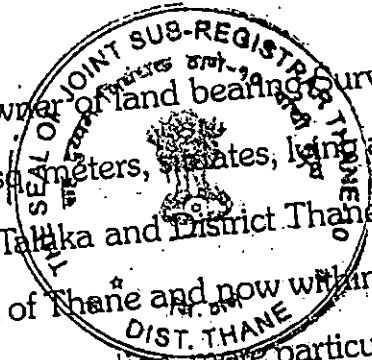
DIRECTOR

44. RNA Corp Pvt. Ltd. (Formerly known as M/s. RNA Builders (A.A.), a Partnership firm, formed and registered under the Indian Partnership Act) agreed to sell to Promoter herein the Thirteenth Larger Property viz. Survey No. 137, Hissa No. 4, admeasuring at about 280 sq. mtrs., Survey No. 140, Hissa No. 6, admeasuring at about 1010 sq. mtrs., Survey No. 141, Hissa No. 5, admeasuring at about 280 sq. mtrs., Survey No. 140, Hissa No. 5, admeasuring at about 2150 sq. mtrs. and Survey No. 141, H. No. 1b, admeasuring at about 2740 sq. mtrs., Village Ghodbunder vide an Agreement dated 07th July 2017 at the price and on the terms and conditions stipulated therein.

45. Pursuant to Agreement dated 07th July 2017 said M/s. RNA Corp Pvt. Ltd. had executed Irrevocable General Power of Attorney dated 07/07/2017 in favour of one of the director of the Promoter herein conferring upon them several powers inter-alia power to develop the said Thirteenth Larger Property

46. Smt. Ashumati Bhogilal Dalal was the owner of land bearing Survey No. 137, Hissa No. 5, admeasuring 200 sq. meters, situate, lying and being at Revenue Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "FOURTEENTH LARGER PROPERTY").

47. Smt. Ashumati Bhogilal Dalal had executed a Power of Attorney, dated 5th March 1991 in favour of Mr. Waman Raghunath Bhalrav conferring upon him several powers inter alia power to sell the said Fourteenth Larger property to the person or persons of choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.



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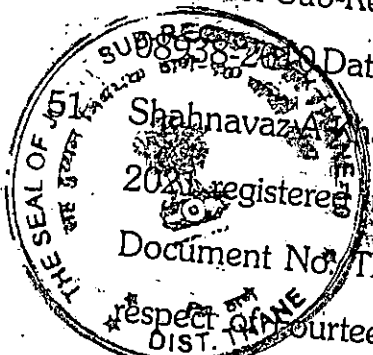
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 DIRECTOR

48. By an Agreement dated 19th March 2008, Mr. Waman Raghunath Bhairav had agreed to sell the said Fourteenth property to Mr. Shahnavaz A. Khan at the price and on the terms and conditions stipulated therein.

49. Mr. Waman Raghunath Bhairav had executed an Irrevocable General Power of Attorney, dated 26 December 2007 in favour of Mr. Shahnavaz A Khan conferring upon him several powers inter-alia power to sell the said Fourteenth Larger property to the person or persons of his choice including power to execute a Deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance

50. By Deed of Confirmation dated 23rd September 2010 said Smt. Ashumati Bhogilal Dalal through Power of Attorney Holder Mr. Waman Raghunath Bhairav had confirmed the said Irrevocable General Power of Attorney dated 26th December 2007 which is duly registered in the Office of Sub-Registrar of Assurances bearing Document No. TNN-4



Dated 23rd September 2010. Shahnavaz A. Khan executed Power of Attorney dated 16th December 2021 registered in the Office of Sub-Registrar of Assurances bearing Document No. TNN4-17699-2021 in favour of Promoter herein in respect of the said Fourteenth Larger Property conferring upon him several powers inter-alia power to develop the said Fourteenth Larger property

and sell the flats/shops and other premises in the buildings to be constructed on the said property to the prospective purchasers thereof	
and to receive the consideration price from the prospective purchasers	2028
and to appropriate the same for itself and execute an Agreement for Sale, Deeds and/or any other documents pertaining to the flats/shops	96/980

and sell the flats/shops and other premises in the buildings to be constructed on the said property to the prospective purchasers thereof and to receive the consideration price from the prospective purchasers and to appropriate the same for itself and execute an Agreement for including power to execute a deed of conveyance in favour of proposed Co-operative housing Society/Societies and to lodge the same for registration in the office of registrar of Assurance and to admit

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the execution thereof before the Sub-Registrar of Assurance.

52. THE FIRST LARGER PROPERTY TO THE FOURTEENTH LARGER PROPERTY shall be together referred to as "SAID PROPERTY"

53. N.A. Permission Orders from Hon'ble Collector Thane by following Letters (i) Revenue/K-1/T-2/Jaminbab/KV-19711 S.R. 222/2016 dated 17th December 2016 (ii) Revenue/K-1/T-2/Jaminbab/KV-10747/2017 dated 16th June 2017 (iii) Revenue/K-1/T-2/Jaminbab/KV-5720/2017 dated 2nd June 2017 (iv) Revenue/K-1/T-2/Jaminbab/KV-108/2020 dated 12th March 2020.

54. By a Letters bearing Ref No. (i) EI/575/ dated 1st March 2018 (ii) EI/169 dated 9th December 2011 (iii) EI/150 dated 13th May 2013 (iv) EI/583 dated 6th March 2018 (v) EI/167 dated 9th December 2011 (vi) EI/49 dated 13th May 2013 (vii) EI/83 dated 10th June 2013 (viii) EI/52 dated 13th May 2013 (ix) EI/613 dated 15th February 2013 (x) EI/48 dated 13th May 2013 (xi) EI/48 dated 13th May 2013 (xii) EI/614 dated 15th February 2013 the Estate Investment Co., Pvt. Ltd., whose name was appearing in the 7/12 extract of the said property had given No Objection to convert the said property for N.A. use and to develop the same by constructing buildings thereon.

55. The Chief Fire Officer, Fire & Emergency Services of the Mira Bhayandar Municipal Corporation has granted the provisional No Objection Certificate No. MBMC/FIRE/979/2021-22, dated 18th November 2021.

56. Mira Bhayandar Municipal Corporation has sanctioned the plan of the building viz. MNP/NR/4628/2021-22 dated 31st March 2022, in the layout of the said property.

57. By virtue of the aforesaid, the Promoter/ Builder is entitled to construct buildings on the Said Property and is undertaking the development of the Said Property.

58. The Promoter is now developing , 8 Building Type A-1, A-2, A-3, B-1, B-2, A-4, & B-3, C-3, C-4, known as "APNA GHAR PHASE III" on a

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said Property (the said Land is more particularly described in the **First Schedule** hereunder written and the plan is annexed hereto and marked as **Annexure "D"**) as a phase of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Promoter and has been registered as a 'Real Estate Project' ("**the Real Estate Project**") with the 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**"). The Authority has duly issued a Certificate of Registration bearing No. P51700016020 subsequently revised vide certificate dated 10TH September, 2021 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "A"** hereto.

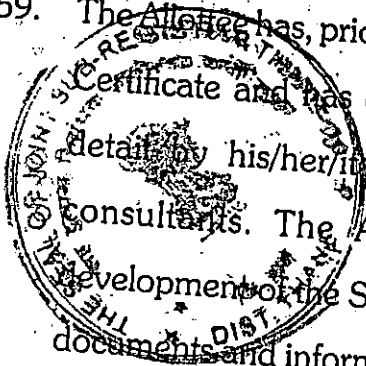
59. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Said Property. The Allottee has also examined all 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

60. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below

a. The name of the Real Estate Project shall at all times be '**APNA GHAR PHASE III**' (in common along with the Whole Project as the Promoter may deem fit The Real Estate Project consists of 8

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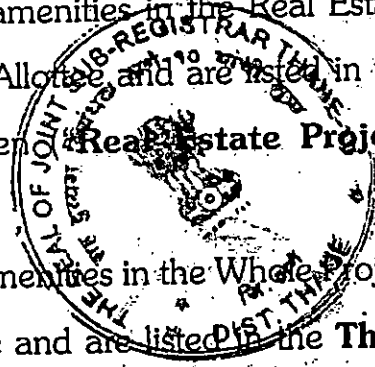
building type A-1, A-2, A-3, B-1, B-2, A-4 & B-3, C-3, C-4; known as "APNA GHAR PHASE III" the same will be as follows (i) Building Type- A-1, Part Ground+ 22; (ii) Building Type- A-2, Part Ground+ 22; (iii) Building Type- A-3, Part Ground+ 22 (iv) Building Type- B-1, Part Ground+ 22 (v) Building Type- B-2, Part Ground + 22 (vi) Building Type- A-4 & B-3 Part Ground+ 22 (vii) Building Type- C-3 Part Ground + 22 (viii) Building Type- C-4 Part Ground + 22 The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s.

b. Total FSI of 43278.35 square metres has been proposed and the same shall get consumed/utilized as per the approvals / sanctions from time to time, in construction and development of the Real Estate Project.

c. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Third Schedule** hereunder written ("**Real Estate Project Amenities**").

d. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Third Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Said Property is completed.

e. The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards 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 and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.



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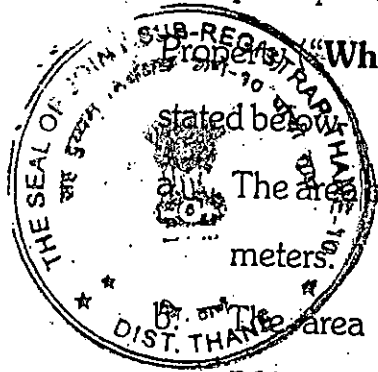
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f. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee 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

The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in this agreement

The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

61. The principal and material aspects of the development of the Said Property ("Whole Project") as disclosed by the Promoter are briefly stated below



The area of the Said Property to be developed is 16454.31 square meters.

The area of the Proposed Real Estate Project is total FSI of 56104.78 square meters (including sanctioned/ consumed and proposed FSI).

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Subject to the receipt of approvals/ sanctions from the Mira Bhayandar Municipal Corporation and / or other competent authority(ies), the Promoter further proposes to construct additional area in addition to the Real Estate Project on a portion of the Said Property by consuming additional FSI by the Promoter on the Said Property, as amended from time to time;

c. The details of formation of the Co-operative Housing Society, and, conferment of title upon the Co-operative Housing Society

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easementary rights on the Said Property for the development of adjoining lands of the Promoter and the same shall not be interrupted or interfered in any manner whatsoever.

j. The name of the Whole Project shall at all times be "APNA GHAR PHASE III".

62. The Allottee/s is/are desirous of purchasing a residential premises / flat bearing No 1906 on the 19th floor of Building No. CH in Building known as "APNA GHAR PHASE III" of the Real Estate Project (hereinafter referred to as the "said Premises").

63. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

64. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.

65. 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 of the Premises and to receive the sale consideration in respect thereof.

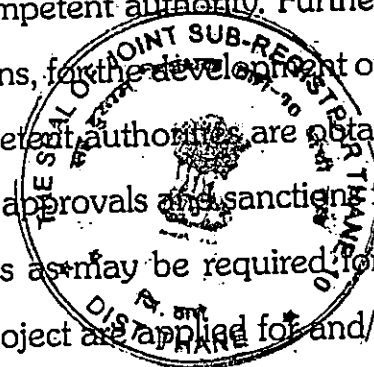
66. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Said Property, and

the plans, designs and specifications prepared by the Promoter's Architects, TEJ'S CONSULTANT and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including inter-alia the following: -

67. All approvals and sanctions issued by the Competent Authorities for the development of the Real Estate Project and the Said Property including layout plans, building plans, floor plans, C.C., Parking Plans, and such other documents as required under Section 11 of RERA;

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- a. Title Certificate of SHARMA ASSOCIATES (MR. TARUN S. SHARMA) Advocates ("Title Certificate"), certifying the right/entitlement of the Promoter, a copy whereof are annexed hereto and collectively marked as Annexure "C"; and
- b. The certified true copies of the 7/12 Extract for the Said Property, which are annexed hereto and marked as Annexure "B".
- c. An authenticated copy of the plan of the Premises, is annexed and marked as Annexure "D" hereto.
- d. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter. (iii) The Promoter shall obtain further Amended Commencement Certificate, Plans from Mira Bhayandar Municipal Corporation in respect of Said Property
- e. 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.
- f. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement

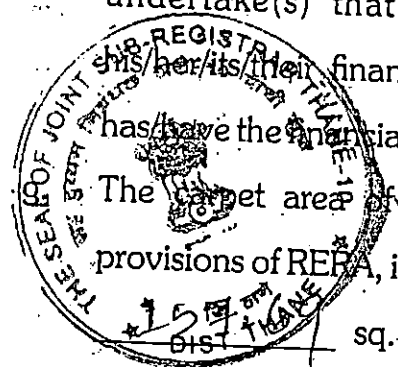


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and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date, Allottee has knowledge that Promoter shall approach Mira Bhayandar Municipal Corporation for grant of Amended Commencement Certificate, Plans to utilize unused F.S.I of the Said Property and/or to load F.S.I on said Property by using T.D.R which will purchased by Promoter as and when it becomes necessary and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.



The carpet area of the said Premises as defined under the provisions of RERA, is 14.65 square meters equivalent to 157 sq. ft. carpet area plus square meters equivalent to sq. ft. carpet area EBVT.

h. 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 this Agreement on the terms and conditions appearing hereinafter.

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i. (The Promoter) has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs १५,७३,०००/-

(Rupees Twenty five lakh seventy three thousand only)

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_____) and upon the terms and conditions mentioned in this Agreement ("**Sale Consideration**"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs. 3,73,000/-** (Rupees Three lakh seventy three thousand only _____ **Only**), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

- j. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- k. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire the premises and the parking as set out herein below.

- l. The list of Annexures attached to this Agreement are stated hereinbelow,-

The above details and further aspects of the proposed future and further development of the Said Property, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "D" hereto ("**Proposed Future and Further Development of the Said Property**").

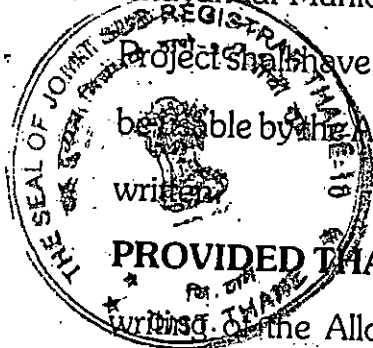
Annexure "C"	Title Certificate of SHARMA ASSOCIATES Advocates dated 29.04.2022
Annexure "D"	An authenticated copy of the plan of the Premises,
Annexure "B"	Copies of 7/12 Extract of the Said Property

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NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

- A. The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
- B. The Promoter shall construct the Real Estate Project being 8 building type A-1, A-2, A-3, B-1, B-2, A-4 & B-3, C-3, C-4, known as "APNA GHAR PHASE III" known as each Tower/Wing consisting of such floors as follows follows (i) Building Type- A-1, Part Ground+ 22; (ii) Building Type- A-2, Part Ground+ 22; (iii) Building Type- A-3, Part Ground+ 22 (iv) Building Type- B-1, Part Ground+ 22 (v) Building Type- B-2, Part Ground + 22 (vi) Building Type- A-4 & B-3 Part Ground+ 22 (vii) Building Type- C-3 Part Ground + 22 (viii) Building Type- C-4 Part Ground + 22 in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the Mira Bhayandar Municipal Corporation from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be possible by the Allottee and are listed in the Third Schedule hereunder written.



PROVIDED THAT the Promoter shall have to obtain prior consent in writing from the Allottee in respect of any variations or modifications

which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or,

due to change of law, or, any change as contemplated by any of the disclosures already made to the Allottee. The Promoter has already stated to Allottee that he shall approach Mira Bhayandar Municipal

Corporation for grant of Amended Commencement Certificate to utilize the full potential of F.S.I available on Said Property and Allottee has consented that he has no objection to Promoter approaching Mira Bhayandar Municipal Corporation for grant of Amended

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Commencement Certificate to utilize the full potential of FSI available on Said Property.

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C. Purchase of the Premises and Sale Consideration

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(i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. 1906 of the 4 **RK/BHK** type admeasuring 14.65 square meters equivalent to 157.69 sq. ft. carpet area plus _____ square meters equivalent to _____ sq. ft. carpet area EBVT, as per RERA on the 10th floor in the Building No. CH Building known as **APNA GHAR PHASE III** (the said Premises are more particularly described in the _____ **Schedule** and are shown in the floor plan annexed and marked **Annexure "—"** hereto) at and for the consideration of **Rs. 25,73,000/-** (Rupees Twenty Five lakh Seventy three thousand only Only).

(ii) The total aggregate consideration amount for the said Premises including parking space/s is **Rs. _____** (Rupees _____ Only) ("the Sale Consideration")

(iii) The Allottee has paid before execution of this Agreement, a sum of **Rs. 3,73,000/-** (Rupees three lakh Seventy three thousand only Only)

as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of **Rs. 22,00,000/-** (Rupees Twenty two lakh only Only)

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in the manner and payment installments more particularly set out in Annexure "—" hereto following manners:-

a) Amount of RS. _____ /- (RUPEES

_____ ONLY) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of agreement.

b) Amount of RS. 527800 /- (RUPEES

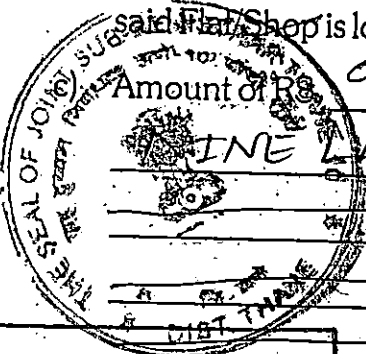
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THOUSAND EIGHT HUNDRED

_____ ONLY) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the

said Flat/Shop is located.

Amount of RS. 900500 /- (RUPEES

NINE LAKH FIVE HUNDRED



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_____ ONLY) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including stilts of the building or wing in which the said Flat/Shop is located.

d) Amount of RS. 128600 /- (RUPEES

ONE LAKH TWENTY EIGHT
THOUSAND SIX HUNDRED

_____ ONLY) (not exceeding 75% of the total consideration) to be paid to the Promoter on

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completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop is located.

e) Amount of RS. 128600/- (RUPEES
ONE LAKH TWENTY EIGHT THOUSAND
SIX HUNDRED.

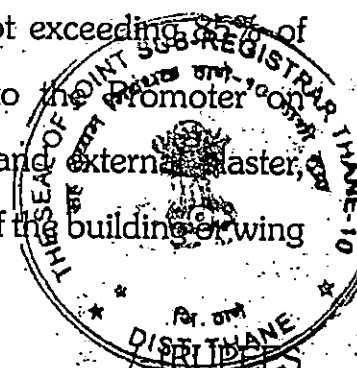
ONLY) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop is located.

f) Amount of RS. 128600/- (RUPEES
ONE LAKH TWENTY EIGHT THOUSAND
SIX HUNDRED.

ONLY) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Flat/Shop is located.

g) Amount of RS. 257300/-
TWO LAKH FIFTY SEVEN THOUSAND
THREE HUNDRED.

ONLY) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro-mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale of the building or wing in which the Flat/Shop is located.



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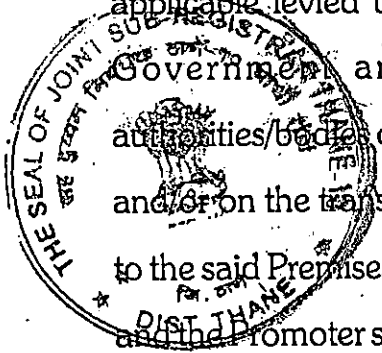
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h) Amount of RS. 128600/- (RUPEES
ONE LAKH TWENTY EIGHT
THOUSAND SIX HUNDRED.

ONLY) against and at the time of
handing over of the possession of the Flat/Shop is located. to
the Allottee on or after receipt of occupancy certificate or
completion certificate

(iii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said 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 service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied 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 alone and the Promoter shall not be liable to bear or pay the same or any



part thereof. All these payments will be made by the Allottee as

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and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The

Allottee/s agrees and accepts that the Sale Consideration value is

arrived at mutually as per prevailing market rates and conditions,

after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the

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extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.

(iv) The Sale Consideration 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 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, which shall only be applicable on subsequent payments.

(v) It is agreed between the parties that in the event the Allottee/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned

Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed that regard, as deemed fit by the Promoter.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building Type Type "A-1, A-2, A-3, B-1, B-2, A-4 & B-3, C-3, C-4," is complete and the Occupation Certificate is granted by the Mira Bhayandar

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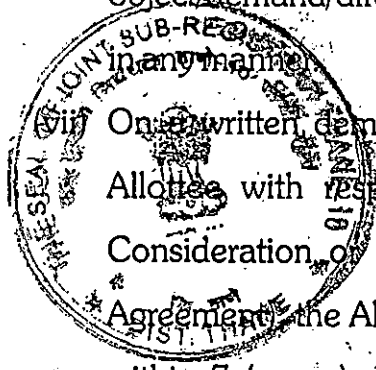
THE CHIEF OF DISTRICT SUB-REGISTRY, MIRABHAYANDAR

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Municipal Corporation, by furnishing details of the changes, if any, in the carpet area, subject to variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area below the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee as specified in RERA Rules, If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, due to increase in Carpet area, shall be made at the same rate per square foot as agreed.

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



(vii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration, or any other amount payable in terms of this Agreement) the Allottee shall pay such amount to the Promoter,

within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.

(viii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, 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

in this Clause and Clause below (which will not absolve Allottee of its responsibilities under this Agreement)

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(ix) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee 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 Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

D. 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 Mira Bhayandar Municipal Corporation or any other authority at the time of sanctioning the plans of the Real Estate Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the Mira Bhayandar Municipal Corporation, the Occupation Certificate or Completion Certificate in respect of the said Premises as may be applicable.

E. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Premises and handing over the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the Third Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

F. FSI, TDR and development potential with respect to the said Building on the said Property:

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(i) The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Said Property/ Whole Project:

(ii) The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Project being constructed on Said Property (by utilization of the full development potential) as depicted in the layout plans, proformas and specifications at **Annexure "D"** hereto constituting the Proposed Layout and the proposed potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any unutilized/balance FSI of the said Real Estate Project shall be transferred / utilized in another phase / cluster / wings / buildings of the proposed Real Estate Project of the Said Property.

Possession Date, Delays and Termination:

(i) The Promoter shall give possession of the Premises to the Allottee on or before _____ ("Possession Date").

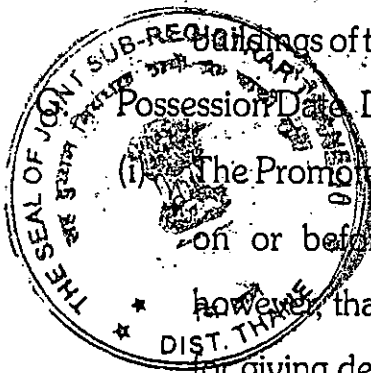
however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the

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, Mira Bhayandar Municipal Corporation, statutory authority;



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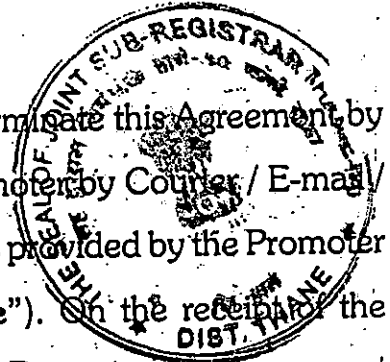
(d) Any other circumstances that may be deemed reasonable by the Authority.

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

(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 1% thereon for every month of delay from the Possession Date ("**the Interest Rate**"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee;

OR

(b) The Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("**Allottee Termination Notice**"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee the amounts already received by the Promoter under this Agreement. the Allottee 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 of the said Premises and/or the car park in the manner it deems fit and proper.

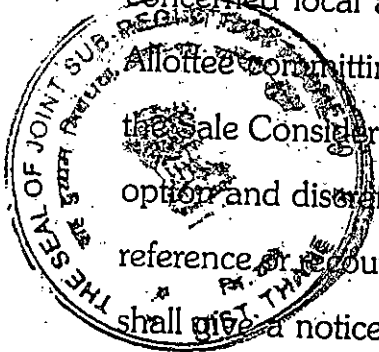


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- (iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above.
- (iv) If the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 1% thereon ("**Interest Rate**"), on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee 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 committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("**Default Notice**"), by Courier / E-mail / Registered Post A.D. at



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the address provided by the Allottee, 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 fails 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 interest thereon computed at the

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Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoter Termination Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall refund of the Sale Consideration along with the interest and as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall refund entire amount which was received from allottee. Upon the termination of this Agreement, the Allottee 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 of the said Premises and/or car parks in the manner it deems fit and proper.

(vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law ^{then} the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee ~~by the Promoter~~ and accordingly the balance amount, if any, only shall be refunded/paid to the Allottee.

H. The common areas, facilities and amenities ^{in the Real Estate Project} that may be usable by the Allottee are listed in the Third Schedule hereunder written. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee are listed in the Third

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Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Third Schedule hereunder written.

I. Procedure for taking possession:

(i) Upon obtainment of the Occupancy Certificate from the Mira Bhayandar Municipal Corporation and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("**Possession Notice**"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.

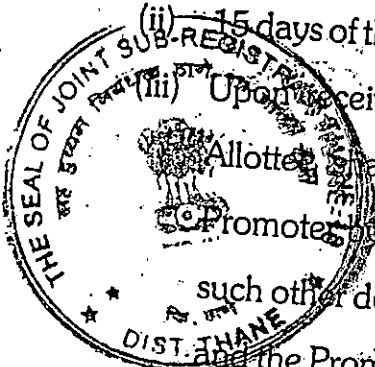
(ii) 15 days of the Possession Notice.

(iii) Upon receiving the Possession Notice from the Promoter, the Allottee 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. Irrespective of whether the Allottee takes or fails to take

possession of the Premises within the time, the Allottee 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.

(iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee 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



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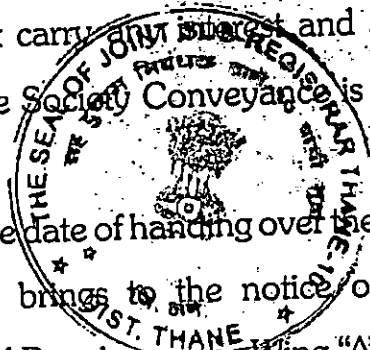
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outgoings in respect of the Real Estate Project and Said Property including inter-alia, local taxes, betterment charges, GST, other indirect taxes of every nature, or such other levies by the Mira Bhayandar Municipal Corporation or other concerned 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 Said Property. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee 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 share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution of Rs.

_____/- (Rupees _____) Only)

per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered.

- J. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the Wing "A" and Wing "B" 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 defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect 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 willful



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 defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect 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 willful	2020-90
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default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or by wear and tear in regular course.

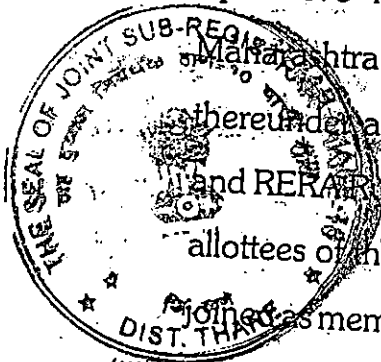
K. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential or commercial purpose as provided in approved Plan. The Allottee shall use the car parking space only for purpose of parking vehicle.

L. Formation of the Society and Other Societies:

(i) Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authority to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.

(ii) The Allottee 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 in the Real Estate Project alone shall be joined as members ("the Society").

(iii) For this purpose, the Allottee 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 duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by

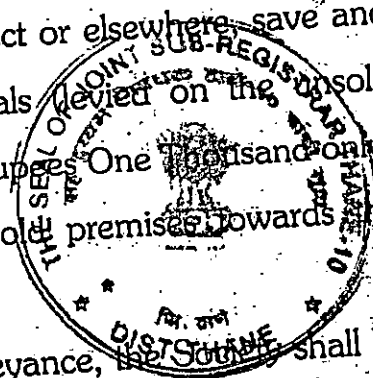


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the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co- operative Societies or any other Competent Authority.

- (iv) The name of the Society shall be solely decided by the Promoter.
- (v) The Society shall admit all purchasers of flats and premises in the Real Estate Project as members.
- (vi) 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. Post execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium 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) and a sum of Rs.1000/- (Rupees One thousand only) per month in respect of each unsold premises towards the outgoings.
- (vii) Post execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (viii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b)



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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, as the case may be, and the Promoter shall not be liable toward the same.

M. Conveyance of the Said Property to the Co-op Housing Society:

(i) Within a period of 3 (three) months of registration of the Apex Body, the Promoter and Co-op Housing Society shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the land comprised in the Said Property and in all areas, spaces, common areas, facilities and amenities in the Said Property that are not already conveyed to the Society/Other Societies, in favour of the Apex Body ("**Co-op Housing Society Conveyance**").

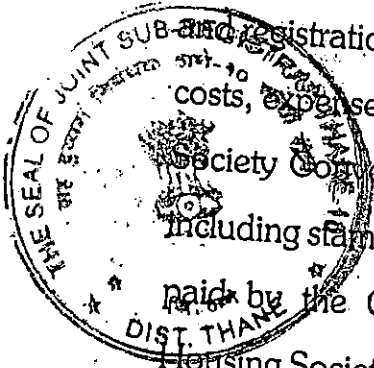
(ii) The Co-op Housing Society shall be required to join in execution and registration of the Co-op Housing Society Conveyance. The costs, expenses, charges, levies and taxes on the Co-op Housing Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Co-op Housing Society alone. Post the Co-op Housing Society, the Co-op Housing Society shall be responsible

for the operation and management and/or supervision of the Said Property including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

The Allottee shall, before delivery of possession of the said Premises, deposit the following amounts with the Promoter,-

(i) Rs /- for share money, application entrance fee of the Society and Apex Body;

(ii) Rs /- towards Corpus Fund.



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- (iii) Rs _____/- for formation and registration of the Society and Apex Body;
- (iv) Rs _____/- for proportionate share of taxes and other charges/levies in respect of the Society and Apex Body;
- (v) Rs _____/- for deposit towards provisional monthly contribution towards outgoings of Society and Apex Body; (as advance for 24 months);
- (vi) Rs _____/- for deposit towards water, electricity, and other utility and services connection charges;
- (vii) Rs _____/- for deposits of electrical receiving and sub-station provided/to be provided in layout of the Property; and
- (viii) Rs _____/- being one-time membership fee with respect to the club house forming part of the Whole Project as disclosed in the Proposed Layout to be constructed on Said Property and as mentioned at Recital above. Save and except the club membership fee, which will go in the said account.

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a Separate Account in respect of sums/amounts received from the Allottee as advances or deposits, above amounts and also towards the share capital for the formation of the Society, applicable Taxes including GST etc. or towards the other out goings, legal charges and shall utilize the amounts/deposits only for the purposes for which the same have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee.

- O. The Allottee shall pay to the Promoter a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection

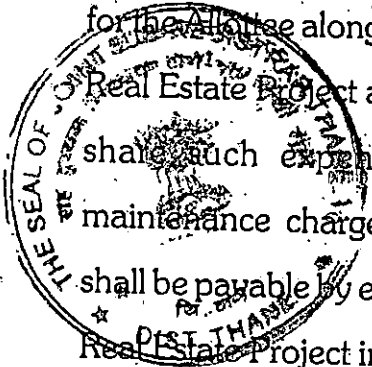
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with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

P. Certain facilities such as club house shall have usage charges in addition to the said membership fees, and, the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.

Q. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Said Property. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common



for the Allottee along with other purchasers of flats/units/premises in the Real Estate Project and/or on the Said Property, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the

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Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the Said Property or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Said Property.

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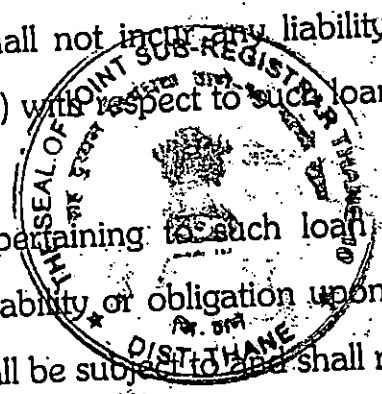
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R. Loan and Mortgage:

- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment 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 for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.

All the costs, expenses, fees, charges and taxes in connection

- (ii) 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. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) 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 the ratification of the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.



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S. Representations and Warranties of the Promoter:

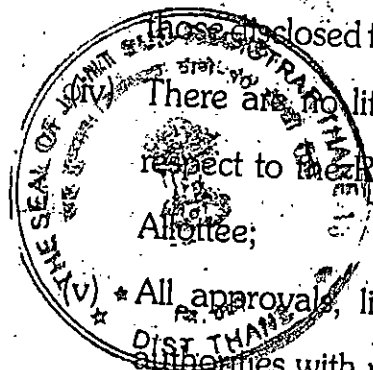
The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and

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Annexes, subject to what is stated in the Title Certificate, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Said Property and also has actual, physical and legal possession of the Said Property for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the litigations referred to above, and the mortgages.
- (ii) 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 Estate Project; The Promoter shall approach Mira Bhayandar Municipal Corporation for grant of Amended Commencement Certificate in respect of Said Property to utilize the full development Potential on the Said Property.
- (iii) There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee;



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

* 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;

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- (vi) The Promoter has the right to enter into this Agreement and has

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not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

(vii) 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 said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;

(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;

(ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the Third Schedule hereunder written to the Society, save and except the basements, podium and stilts retained by the Promoter;

(x) 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 the Society Conveyance and thereupon shall be proportionately borne by the Society;

(xi) 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 disclosed to the Allottee.

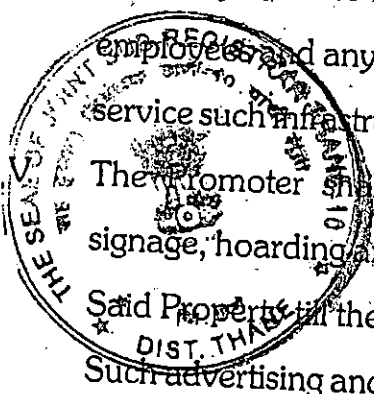
T. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Real Estate Project and the Said

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Property including any common areas facilities and amenities on such terms and conditions as it may deem fit.

U. The Promoter shall be entitled to designate any spaces/areas on the Said Property 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 including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. 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 utilized in common including by purchaser/s of units/premises in the Real Estate Project / on the Said Property, 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 Said Property.



The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Said Property till the time of the Co-op Housing Society Conveyance.

Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary

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manor 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 be entitled to transfer and/ or assign the benefit of additional F.S.I./T.D.R. or any other rights of the Said Property to any third party and/or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on

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the Said Property, who shall be entitled to all the rights mentioned above, including to do construction mentioned above. 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) 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 modified/alterd/new construction and development in accordance therewith.

X. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the Said Property, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

Y. The Allottee, with intention to bring all persons into whose hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows:-

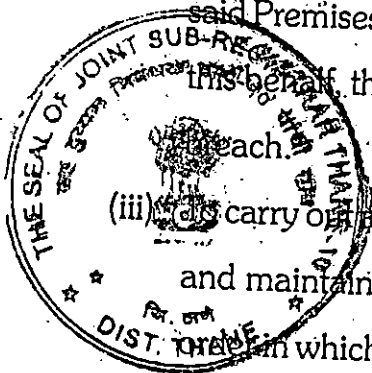
(i) To maintain the said Premises at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer

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to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Tower/Wing in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.

(ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the



(iii) shall carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises

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which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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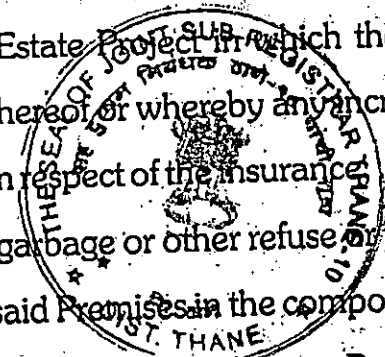
(iv) Not to demolish or cause to be demolished the said Premises or

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any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society;

- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and/or the Whole Project and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Said Property and/or the Real Estate Project in which the said Premises is situated.
- (vii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (viii) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;



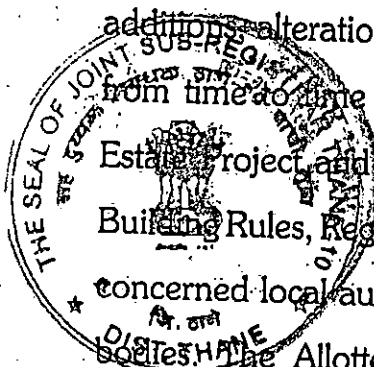
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(x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever,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

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



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(xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state

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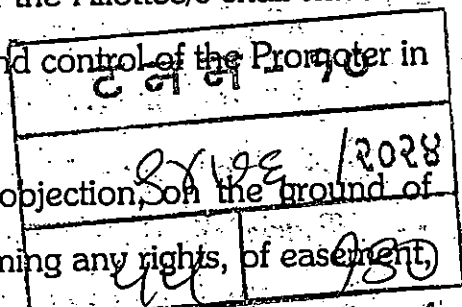
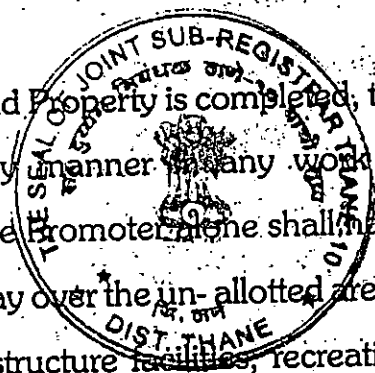
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and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

(xiii) All undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/ executed and/or may be executed by the Promoter in favour of Mira Bhayandar Municipal Corporation and the concerned bodies/ authorities in respect of the Said Property and its development shall be binding upon the Allottee/s and Society including the Apex Body as may be formed of the purchaser/s of flat/ premises.

(xiv) Till the entire development of the Said Property is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Said Property and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.

(xv) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an



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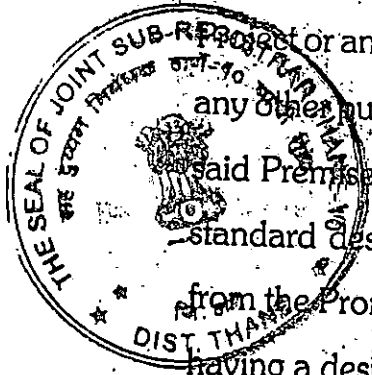
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injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Said Property.

(xvi) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.

(xvii) Till the Co-op Housing Conveyance is executed in favour of the Co-op Housing Society, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said Property, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

(xviii) Not to affix any fixtures or grills on the exterior of the Real Estate or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the



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Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter/ the Society, as the case may be.

(xix) Not to install a window air-conditioner within or outside the said Premises. If the Allottee affixes a window air-conditioner or the

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outdoor condensing unit outside the said Premises, the Allottee shall be liable to pay such sum as may be determined by the Promoter /the Society to the Promoter/the Society, as the case may be.

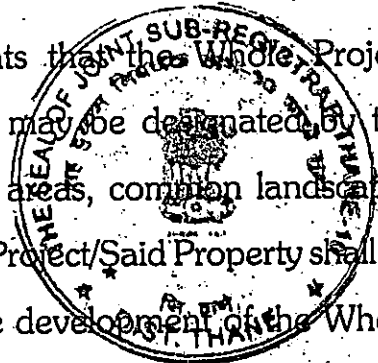
(xx) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Real Estate Project.

(xxi) The allottee has expressly agreed to take prior written consent from the Promoter or the society as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes / alterations / modifications.

(xxii) The Allottee agrees and covenants that the name of the Real Estate Project shall at all times be '**APNA GHAR PHASE III**' and shall not be changed without the prior written permission of the Promoter.

(xxiii) The Allottee agrees and covenants that 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/Said Property shall be an integral part of the layout of the development of the Whole Project and the Said Property including the neighboring buildings/towers on the Said Property and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

Z. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



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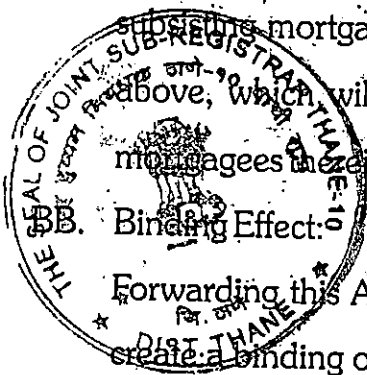
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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

AA. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Said Property and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Apex Body Conveyance, as the case may be

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 who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already

subisting mortgage/charge created over the said Premises as set out above, which will be subject to the no-objection received from the mortgagees therein.



BB. Binding Effect: Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee

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until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-

Handwritten signature

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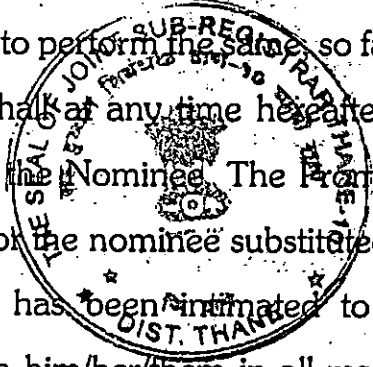
Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

CC. Nominee:

(i) The Allottee hereby nominates _____
 ("said Nominee"), residing at _____

_____ Age 21, relation between allottee and Nominee
 is of _____ as his nominee in

_____ % Ratio respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee 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 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 (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.



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

DD. Entire Agreement:

This Agreement, along with its schedules and annexes, constitutes the

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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

EE. Right to Amend:

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

FF. Provisions of this Agreement applicable to Allottee/subsequent allottees:

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 Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

GG. 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.

HH. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Real Estate Project or the Whole Project, as the case may be, the same shall be in

FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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DIRECTOR

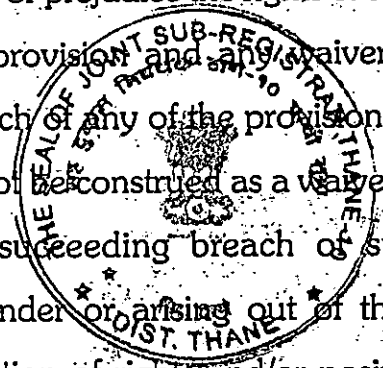
proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project or the Whole Project, as the case may be.

II. Further Assurances:

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition 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 or transferred hereunder or pursuant to any such transaction.

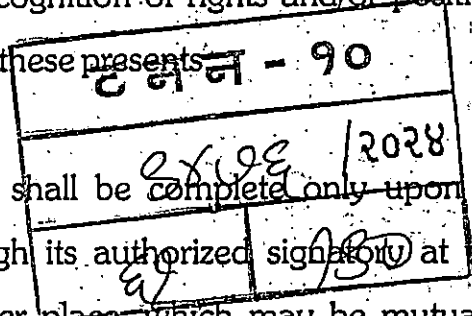
JJ. Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party 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.



KK. 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 at some other place, which may be mutually agreed between the Promoter and the Allottee, in Mira Road or Bhayandar. After the Agreement is duly executed by the Allottee 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 Mira Road or Bhayandar or Thane



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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

LL. The Allottee 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.

MM. All notices to be served on the Allottee 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/Under Certificate of Posting at their respective addresses specified below:

FOR ALLOTTEE:

Notified Email ID: Shaharamuke1992@gmail.com

FOR PROMOTER:

Notified Email ID: apnagharphase3@gmail.com

It shall be the duty of the Allottee 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 considered to have been received by the promoter or the Allottee, as the case may be.

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.

Stamp Duty and Registration Charges:

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

PP. Dispute Resolution:

Any dispute or difference between the Parties in relation to this

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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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/Consumer Protection Act

QQ. 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 Thane, and the Courts of Law in Thane will have exclusive jurisdiction with respect to all matters pertaining to this Agreement

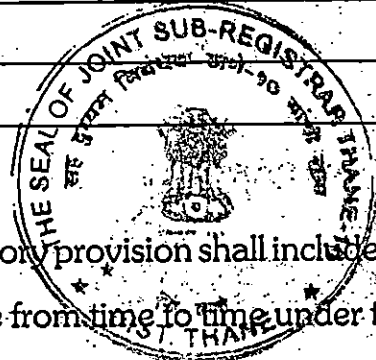
RR. Permanent Account Numbers:

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:

Party	PAN

SS. Construction of this Agreements

- (i) Any reference to any statute or statutory provision shall include:-
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before 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,



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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;

- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The 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 any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

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;

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

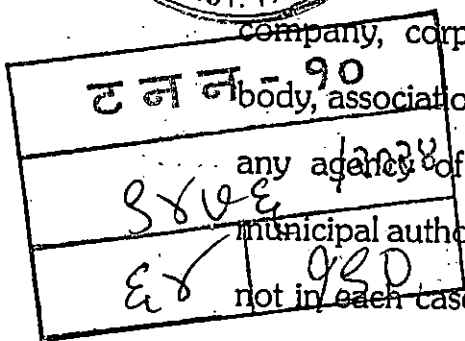
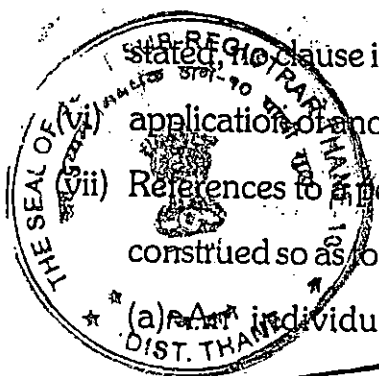
- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case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

- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

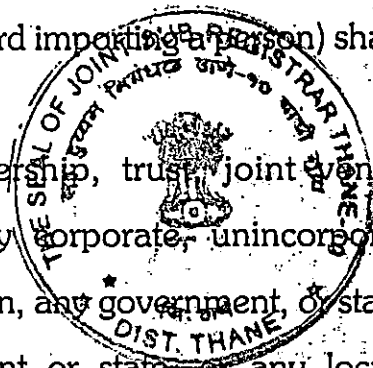
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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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- (viii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (ix) The 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 any schedules to it;
- (x) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (xi) 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;
- (xii) References to a person (or to a word importing a person) shall be construed so as to include:
 - (a) 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
 - (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mira Road (Maharashtra) in the presence of attesting witness, signing as such on the day first above written

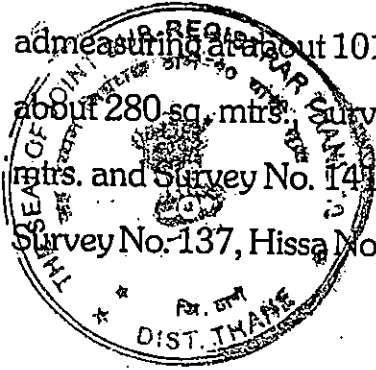
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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

THE FIRST SCHEDULE ABOVE PREFERRED TO

All that piece of parcel of the landed properties situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its Survey No. 137, Hissa No. 6, admeasuring at about 880 sq. mtrs. Survey No. 137, Hissa No. 7, admeasuring at about 480 sq. mtrs. Survey No. 142, Hissa No. 1, admeasuring at about 610 sq. mtrs. Survey No. 142, Hissa No. 5, admeasuring at about 1110 sq. mtrs. and Survey No. 143, Hissa No. 3, admeasuring at about 1110 sq. mtrs. Survey No. 142, H. No. 6, admeasuring at about 580 sq. mtrs., Survey No. 143, Hissa No. 4, admeasuring at about 910 sq. mtrs. and Survey No. 221, Hissa No. 4, admeasuring at about 660 sq. mtrs. Survey No. 143, Hissa No. 6, admeasuring at about 1190 sq. mtrs Survey No. 137, H. No. 8, admeasuring at about 230 sq. mtrs. and Survey No. 143, H. No. 1, admeasuring at about 430 sq. mtrs. Survey No. 141, Hissa No. 2, admeasuring at about 180 sq. mtrs. Survey No. 141, H. No. 3, admeasuring at about 250 sq. mtrs. Survey No. 142, Hissa No. 3 admeasuring at about 580 sq. mtrs Survey No. 143, Hissa No. 2, admeasuring at about 1390 sq. mtrs. Survey No. 222, Hissa No. 3, admeasuring at about 180 sq. mtrs. S. No. 137, H. No. 4, admeasuring at about 280 sq. mtrs., Survey No. 140, H. No. 6, admeasuring at about 1010 sq. mtrs., Survey No. 141, Hissa No. 5, admeasuring at about 280 sq. mtrs. Survey No. 140, Hissa No. 5, admeasuring at about 2150 sq. mtrs. and Survey No. 141, Hissa No. 1b, admeasuring at about 2740 sq. mtrs. and Survey No. 137, Hissa No. 5, area admeasuring 200 sq. meters.



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FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

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THE SECOND SCHEDULE ABOVE REFERRED TO

The said Premises bearing No. 1906 of the 1 RK/BHK type admeasuring 14.65 square meters equivalent to 157.69 sq. ft. carpet area plus _____ square meters equivalent to _____ sq. ft. carpet area EBVT, as per RERA on the 19th floor in the Building No. 24 Building known as **APNA GHAR PHASE III** to be constructed on the said properties described in the First Schedule hereinbefore written.

SIGNED SEALED AND DELIVERED

by the within named "PROMOTERS "

M/S. Seven Eleven Construction Pvt. Ltd.

Through it's one of the Director

MR. SANJAY SAKHARAM SURVE

OR

MR. PRASHANT NARAYAN KELUSKAR



FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

In the presence of _____

1. [Signature]

2. [Signature]

SIGNED SEALED AND DELIVERED

by the within named "ALLOTEE/S"

Shabana Mehmood Muke



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In the presence of _____

1. [Signature]

2. _____

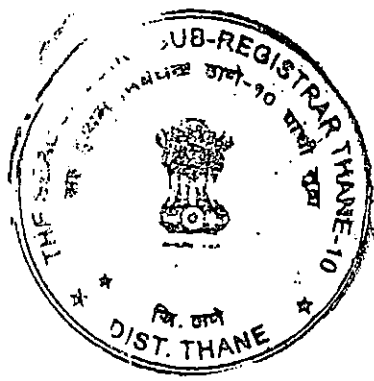
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RECEIPT

RECEIVED of and from the within named Allottee/s, the sum of
Rs. 51000/- (Rupees FIFTY ONE THOUSAND

only)
by way of part /~~full~~ payment of sale consideration price hereinabove mentioned,
on this 14TH day of MAY, 20 24, by Cheque bearing No.
748330 dated 12.05.2024 drawn on
STATE BANK OF INDIA Branch



Rs. 51000/-

WE SAY RECEIVED
FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

MR. SANJAY SAKHARAM SURVE
DIRECTOR
OR

MR. PRASHANT NARAYAN KELUSKAR
DIRECTOR OF
M/S. SEVEN ELEVEN CONSTRUCTION PVT. LTD.
(BUILDER/PROMOTER)

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WITNESS:

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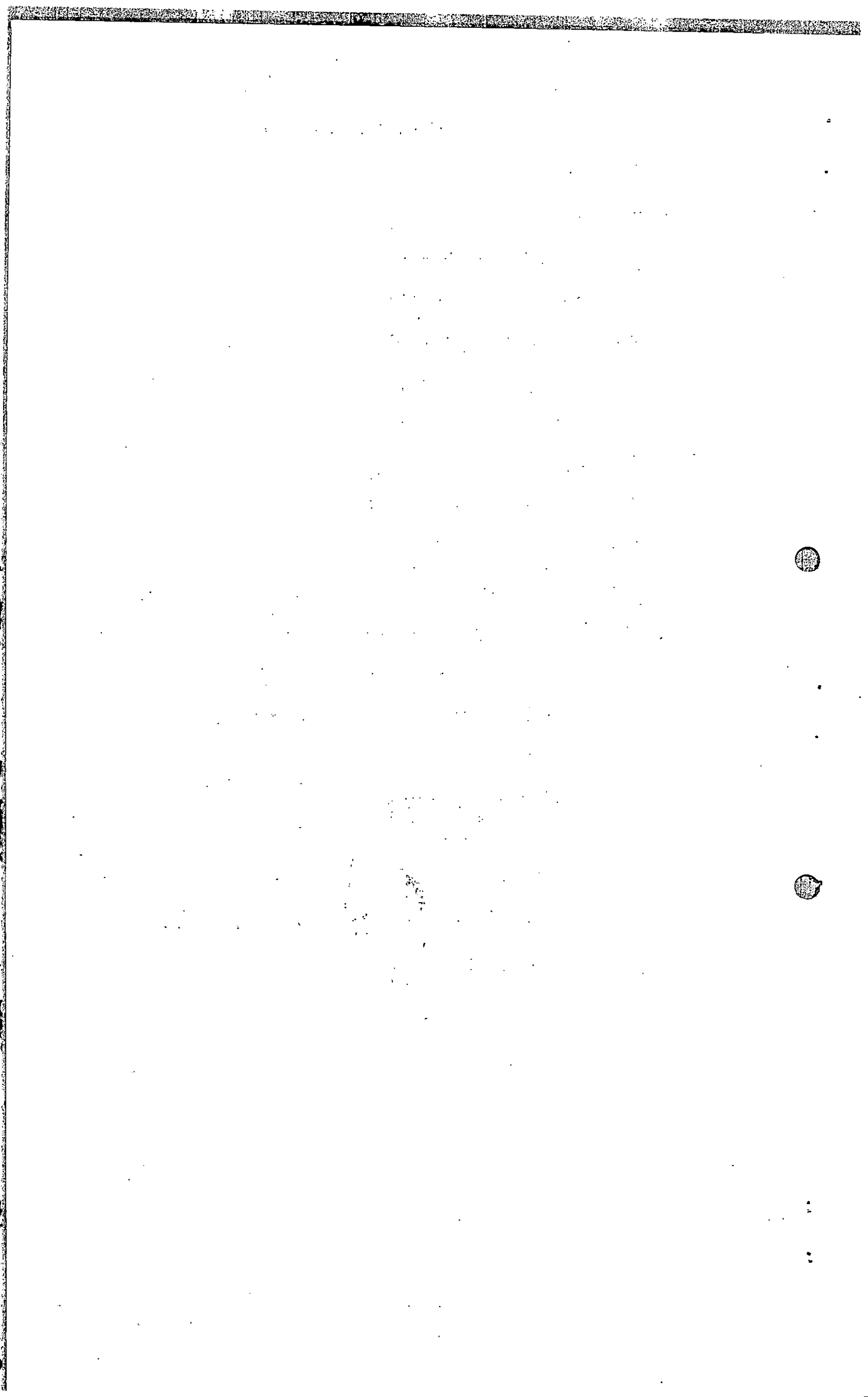
LIST OF AMENITIES

- ❖ High storey towers.
- ❖ 1 RK, 1 BHK Flats.
- ❖ Safe and Secure main door.
- ❖ Water base paints in entire flat.
- ❖ Sliding windows will be provided.
- ❖ Adequate Electric Points.
- ❖ Verified tiles flooring.
- ❖ Concealed electric fitting.
- ❖ Storage water tank in bathroom.
- ❖ Concealed Plumbing.
- ❖ Tiles till adequate height in bathroom.
- ❖ Tiles till adequate height in Kitchen.
- ❖ Kitchen provided with platform and S.S. sink.
- ❖ Excellent construction with structural safety.
- ❖ Impressive entrance lobby.
- ❖ Branded elevators.
- ❖ Fire Protection System.
- ❖ Parking Space.
- ❖ Rain Water Harvesting.
- ❖ Landscape Garden and Children's Park.
- ❖ All products will be branded and ISI Marked.



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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Apna Ghar Phase III**
Plot Bearing / CTS / Survey / Final Plot No.: S no. 1373,4,6,7,8, 1405,6, 1411B,2,3,5, 1421,3,5,6, 1431,2,3,4,5,6, 2214,5
and 2223 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107 registered with the regulatory authority vide project
registration certificate bearing No P51700016020 of

1. Seven Eleven Construction Private Limited having its registered office / principal place of business at **Tehsil: Thane, District: Thane, Pin: 401107.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) 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 (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **31/08/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- 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
- 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.



Dated: 11/12/2023

Place: Mumbai



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Signature valid

Digitally Signed by

Dr. Vasant Premchand Prabhu

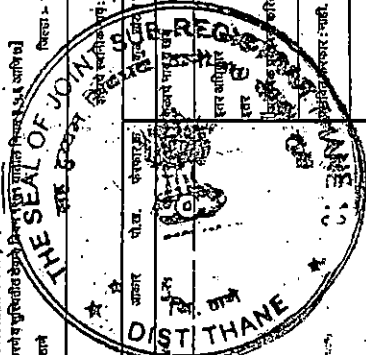
(Secretary, MahaRERA)

Date: 11-12-2023 16:55:20

Signature and seal of the Authorized Officer

Maharashtra Real Estate Regulatory Authority

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THE SEAL OF JOINT SECRETARY TO GOVERNMENT
DEPARTMENT OF REVENUE, DIST. THANE


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28/8/2028

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[मालवाहत प्रयोग करपावेकर आर्थिक कार्य सुविधा (आय कर व सुविधा वगैरे) दिवस 15वा आर्थिक दिवस 28]		दिनांक - 28/8/28	
मातृ - पोस्टमध्ये		मातृ - पोस्टमध्ये	
वर्ग	मातृ	वर्ग	मातृ
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टीप: 1 - दिवसानुसार घटक कराव्यात. 2 - याने मिळालेले 3 - अन्वय मिळेल



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गांधी मुद्रण कार्यालय (दिल्ली में स्थापित)
 मुद्रण कार्यालय का पता: गांधी चौक, दिल्ली-११०००१

प्रमाण पत्र क्र. १७५३

श्री. राजेश कुमार	पता: ९४, बंगला रोड, दिल्ली-११०००१
श्री. अमित कुमार	पता: ९४, बंगला रोड, दिल्ली-११०००१
श्री. सुनील कुमार	पता: ९४, बंगला रोड, दिल्ली-११०००१
श्री. आर्य कुमार	पता: ९४, बंगला रोड, दिल्ली-११०००१



THE SEAL OF THE DISTRICT REGISTRAR DELHI

पुस्तक का नाम: ...

मूल्य: ₹ १००.००

शुल्क: ₹ १०.००

कुल: ₹ ११०.००

मुद्रण: गांधी मुद्रण कार्यालय, दिल्ली-११०००१

दस्तावेज का क्रमांक: १७५३/२०१९

गांधी मुद्रण कार्यालय (दिल्ली में स्थापित)
 मुद्रण कार्यालय का पता: गांधी चौक, दिल्ली-११०००१

वर्ग	श्रेणी	व्यक्तिगत	व्यावसायिक	संबंधित	अन्य	कुल
(१)	(२)	(३)	(४)	(५)	(६)	(७)

टीका: १ - निशुल्क प्रतिलिपि, २ - प्रतिलिपि, ३ - प्रतिलिपि

मुद्रण: गांधी मुद्रण कार्यालय, दिल्ली-११०००१

दस्तावेज का क्रमांक: १७५३/२०१९

बहालवाली धारा (विक्रय विवरण)

[कलकत्ता नगरपालिकाका लागि नगरपालिकाको (संख्या ११९९) पत्राचार विवरण]

प्रमाणित गर्ने/अनुमोदित गर्ने: संख्या: ११९९/१९

प्राप्त गर्ने/अनुमोदित गर्ने: संख्या: ११९९/१९		
क्र.सं.	व्यक्ति/संस्था	पत्राचार विवरण
१	गौरीगंगा नगरपालिका	...
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बहालवाली धारा (विक्रय विवरण)

[कलकत्ता नगरपालिकाका लागि नगरपालिकाको (संख्या ११९९) पत्राचार विवरण]

प्रमाणित गर्ने/अनुमोदित गर्ने: संख्या: ११९९/१९

संस्था/व्यक्ति		विवरण				मिति	
क्र.सं.	नाम	पत्राचार क्र.सं.	मिति	पत्राचार विवरण	व्यक्ति	मिति	
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नोट: १ - विक्रय विवरण, २ - नगरपालिका, ३ - संख्या नम्बर

जनन - १०

९४७६
१०२४

९४७६/१०२४

THE SEAL OF JOINT SUB-REGISTRAR (TAHSE-10)
 वि. ठाने
 DIST. THANE

मिति: १९९९/१९/१९

प्रमाणित गर्ने/अनुमोदित गर्ने: संख्या: ११९९/१९

पत्राचार विवरण: १९९९/१९/१९

...




प्रमाणित गर्ने/अनुमोदित गर्ने: संख्या: ११९९/१९

पत्राचार विवरण: १९९९/१९/१९

...





 राज्य नमुना सार (अधिकार अधिनियम)

 [महाराष्ट्र अधिनियम क्रमांक ३६/१९६९]

 राज्य नमुना सार (अधिकार अधिनियम)

 [महाराष्ट्र अधिनियम क्रमांक ३६/१९६९]

पत्र - १ - पोस्टल
 सुधारण क्रमांक व प्रतियोगिता क्रमांक - १२४४

मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था


भा. सं. १ - पोस्टल
 सुधारण क्रमांक व प्रतियोगिता क्रमांक - १२४४

दिनांक २५/१२/२०१९

क्षेत्र, तालुका व जिल्हा मुंबई, तालुका मुंबई, जिल्हा मुंबई	क्षेत्र, तालुका व जिल्हा मुंबई, तालुका मुंबई, जिल्हा मुंबई
मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था	मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था
मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था	मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था
मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था	मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था
मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था	मालिक स्वामिनी संस्था मालिक स्वामिनी संस्था

ह न न - १०
 ९४७९/२०१९
 १९९०

THE SEAL OF JOINT SUB-REGISTRAR THANE-10



जि. नम.
DIST. THANE

मालिक स्वामिनी संस्था

राज्य नमुना सार (अधिकार अधिनियम)

 [महाराष्ट्र अधिनियम क्रमांक ३६/१९६९]

पत्र - १ - पोस्टल
 सुधारण क्रमांक व प्रतियोगिता क्रमांक - १२४४

दिनांक	मालिक स्वामिनी संस्था				मालिक स्वामिनी संस्था			
	मालिक स्वामिनी संस्था				मालिक स्वामिनी संस्था			
	दिनांक	पत्र	क्रमांक	मालिक स्वामिनी संस्था	दिनांक	पत्र	क्रमांक	मालिक स्वामिनी संस्था
२०१९-२०	१	१	१	१	१	१	१	१
२०२०-२१	१	१	१	१	१	१	१	१
२०२१-२२	१	१	१	१	१	१	१	१

दिनांक २५/१२/२०१९

टीप - १ - मालिक स्वामिनी संस्था, १ - पत्र, क्रमांक, १ - मालिक स्वामिनी संस्था

मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था

मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था

मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था




मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था

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मालिक स्वामिनी संस्था
 मालिक स्वामिनी संस्था





महाराष्ट्र सरकार
गणतंत्र महाराष्ट्र

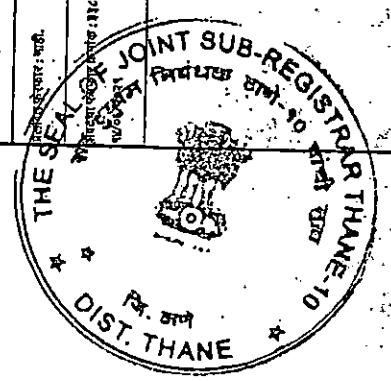
गाव समुहना सात (अभिवादन अर्थीक वारक)
[सातव्या वर्षीन बाहुल अर्थीक वारक व पुर्वीक वारक] दिनांक १९९९ सालीन दिनांक १५.५.९९ साली.

गाव - मोडवदर
मुद्रावत करानक व पुर्वीक वारक २२५५

वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.
वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.
१	२	३	४	५	६
७	८	९	१०	११	१२
१३	१४	१५	१६	१७	१८
१९	२०	२१	२२	२३	२४
२५	२६	२७	२८	२९	३०
३१	३२	३३	३४	३५	३६
३७	३८	३९	४०	४१	४२
४३	४४	४५	४६	४७	४८
४९	५०	५१	५२	५३	५४
५५	५६	५७	५८	५९	६०
६१	६२	६३	६४	६५	६६
६७	६८	६९	७०	७१	७२
७३	७४	७५	७६	७७	७८
७९	८०	८१	८२	८३	८४
८५	८६	८७	८८	८९	९०
९१	९२	९३	९४	९५	९६
९७	९८	९९	१००		

गाव समुहना सात (अभिवादन अर्थीक वारक)

दिनांक १९९९ साली



दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली



गाव समुहना सात (अभिवादन अर्थीक वारक)
[सातव्या वर्षीन बाहुल अर्थीक वारक व पुर्वीक वारक] दिनांक १९९९ सालीन दिनांक १५.५.९९ साली.

गाव - मोडवदर
मुद्रावत करानक व पुर्वीक वारक २२५५

वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	विषयवस्तुवरील वारक व पुर्वीक वारक						वै. क्र.		
						वै. क्र.		वै. क्र.		वै. क्र.			वै. क्र.	वै. क्र.
						वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.	वै. क्र.			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	२९	३०
३१	३२	३३	३४	३५	३६	३७	३८	३९	४०	४१	४२	४३	४४	४५
४६	४७	४८	४९	५०	५१	५२	५३	५४	५५	५६	५७	५८	५९	६०
६१	६२	६३	६४	६५	६६	६७	६८	६९	७०	७१	७२	७३	७४	७५
७६	७७	७८	७९	८०	८१	८२	८३	८४	८५	८६	८७	८८	८९	९०
९१	९२	९३	९४	९५	९६	९७	९८	९९	१००					

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली

दिनांक १९९९ साली



THE ESTATE INVESTMENT CO. PVT. LTD.

Seksaria Chambers, 4th Floor,
139, Nagindas Master Road,
Mumbai - 400 001.
Email : mail@govindgroup.net

EI/4C
The Tahsildar,
Thane.

31st January, 2022

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Mtr)
137	*NIL*	*5*	Ghodbunder	*200*

Name of Occupant : Smt. Ashrumatiben Bhogilal Dalal

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary but at cost and consequences of Smt. Ashrumatiben Bhogilal Dalal request we have issued this

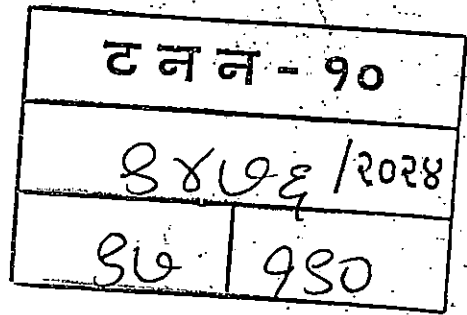
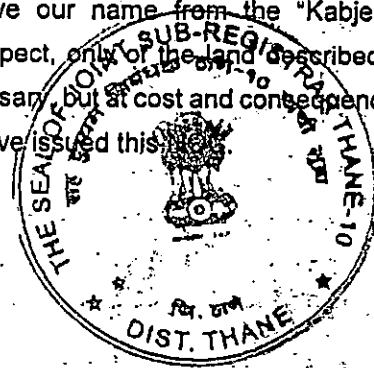
Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

c.c.: [1] The Collector,
Thane.

[2] The Commissioner,



CIN No.: U65990MH1945PTC004351

Phone : 2264 3344

tail@govindgroup.net

Phone 2264 3344 (4 Lines)
Fax 91 (022) 2264 3377

THE ESTATE INVESTMENT CO. PRIVATE LTD.

Sekarra Chambers, 4th Floor
139, Nagindas Master Road
Mumbai - 400 001

ET/49

13th May, 2013

The Tahsildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
138	*NIL*	*2*	Ghodbunder	*1720*
140	*NIL*	*1*	Ghodbunder	*610*
140	*NIL*	*12*	Ghodbunder	*180*
141	*NIL*	*2*	Ghodbunder	*180*
142	*NIL*	*1*	Ghodbunder	*610*

Name of Occupant R.N.A. Builder

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders, at whose request we have issued this NOC.

Yours faithfully

For THE ESTATE INVESTMENT CO. PVT. LTD.,

DIST. THANE

Constituted Attorney

c.c.: (1) The Collector,

Thane	
टनन - 90	
(2) The Commissioner,	88/98 12028
Mira Bhayander Municipal Corpn.	
8C	980



Email : eicpl@vsnl.com

Phone : 2264 3344 (4 Lines)
Fax : 91 (022) 2264 3377

THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksaria Chambers, 4th Floor,
139, NagIndas Master Road,
Mumbai - 400 001.

ED/167

9th December, 2011

~~The Consider~~
~~अनुसंधान~~

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No which is "SUTI" land

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
140	..	*8*	Ghodbunder	*130*
141	..	*18*	Ghodbunder	*2740*
141	..	*5*	Ghodbunder	*280*
146	..	*2*	Ghodbunder	*230*
203	..	*23 pt*	Ghodbunder	*655*

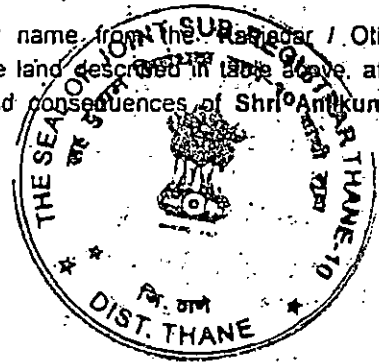
Name of Occupant Shri Ramchandra Narayan Kini & Ors.

We have therefore to request you to kindly remove our name from the "Sub-Record / Other Rights" column of the record of rights in respect of the land described in table above after following the due procedure as necessary but at cost and consequences of Shri Anilkumar Aggarwal & Ors. at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney



c.c.: [1] The Collector,
Thane.

[2] The Commissioner,

Mira Bhayander Municipal Corpn.

KRB/msg

ट न न - १०	
१४७६/२०२४	
९९	१३०



Email: alcp@vsnl.com

Phone : 2264 3344 (4 Lines)
Fax : 91 (022) 2264 3377

THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksaria Chambers, 4th Floor,
139, Nagindas Master Road,
Mumbai - 400 001.

9th December, 2011

ET/169-

The Collector
Thane

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

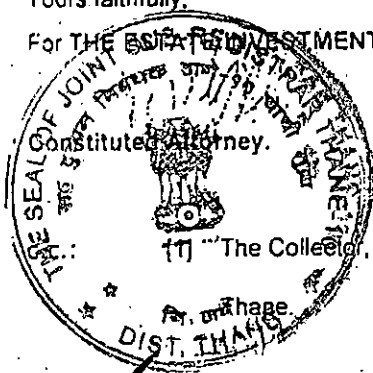
Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq. Metres)
136	..	2	Ghodbunder	1960
137	..	4	Ghodbunder	280
138	..	4	Ghodbunder	1260
140	..	3	Ghodbunder	610
140	..	5	Ghodbunder	2150
140	..	6	Ghodbunder	1010

Name of Occupant **Shri Ramchandra Narayan Kini & Ors.**

We have therefore to request you to kindly remove our name from the "Kabejar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of **Shri Anilkumar Aggarwal & Ors.** at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,



(2) The Commissioner,

टनन - 90

Mira Bhayander Municipal Corpn.

KRB/msg

880E / 2028

900 980



THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksaria Chambers 4th Floor
139, Nagindas Master Road
Mumbai 400 001

ET/50

13th May 2013

The Tahsildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
136	*NIL*	*4*	Ghodbunder	*180*
137	*NIL*	*6*	Ghodbunder	*880*
137	*NIL*	*7*	Ghodbunder	
137	*NIL*	*10*	Ghodbunder	
138	*NIL*	*1*	Ghodbunder	

Name of Occupant R.N.A. Builder

We have therefore to request you to kindly remove our name from "Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders at whose request we have issued this NOC

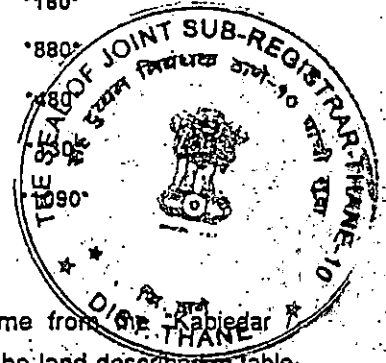
Yours faithfully,

THE ESTATE INVESTMENT CO. PVT LTD.,

Constituted Attorney

c.c.: [1] The Collector,
Thane

[2] The Commissioner,
Mira Bhayander Municipal Corpn.



ट न न - १०	
१४७६ / २०२४	
१०९	१३०



Email: mail@govindgroup.net

Phone: 2264 3344 (4 Lines)
Fax: 91 (022) 2264 3377

THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksana Chambers 4th Floor
139, Nagindas Master Road
Mumbai - 400 001

E-1/48

13th May, 2013

The Tahsildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
142	*NIL*	*3*	Ghodbunder	*580*
142	*NIL*	*5*	Ghodbunder	*1110*
142	*NIL*	*6*	Ghodbunder	*580*
143	*NIL*	*3*	Ghodbunder	*1110*
143	*NIL*	*4*	Ghodbunder	*910*

Name of Occupant R.N.A. Builder

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders, at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

DIST. THANE

Constituted Attorney

त न न - १०	(1) The Collector, Thane.
३४७६ / २०२४	(2) The Commissioner, Mira Bhayander Municipal Corpn.
१०२	१३०



THE ESTATE INVESTMENT CO. PRIVATE LTD.

Secretariat Chambers 4th Floor
100, Narayana Master Road
Mumbai - 400 001

FI/47

13th May, 2013

The Tansildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
143	*NIL*	*6*	Ghodbunder	*1190*
148	*NIL*	*6*	Ghodbunder	*280*
148	*NIL*	*8*	Ghodbunder	*530*
221	*NIL*	*4*	Ghodbunder	*180*
222	*NIL*	*3*	Ghodbunder	

Name of Occupant R.N.A. Builder

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders at whose request we have issued this NOC

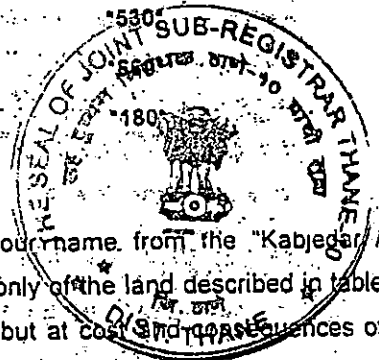
Yours faithfully,

FOR THE ESTATE INVESTMENT CO PVT LTD..

Constituted Attorney

c.c.: (1) The Collector,
Thane

(2) The Commissioner,
Mira Bhayander Municipal Corpn.



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THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksana Chambers 4th Floor
139, Nagindas Master Road
Mumbai - 400 001

EI/613

15th February, 2013

The Tahsildar,
Thane

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

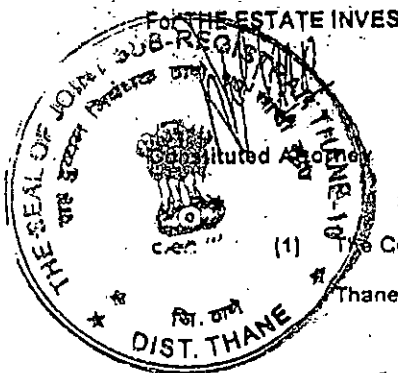
Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq. Metres)
141	*NIL*	*3*	Ghodbunder	*250*
130	*NIL*	*2*	Ghodbunder	*50*

Name of Occupant Smt. Usha Shashikant Gharat & Oths

We have therefore to request you to kindly remove our name from the "Kajedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of Smt. Usha Shashikant Gharat & Oths at whose request we have issued this NOC

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,



(1) The Collector,

Thane

(2) The Commissioner,

Mira Bhayander Municipal Corpn.

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THE ESTATE INVESTMENT CO. PVT. LTD.

Seksaria Chambers, 4th Floor,
139, Nagindas Master Road,
Mumbai - 400 001.
Email : bmg@govindgroup.net

ED/576

1st March, 2018

The Tahsildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Mtr.)
143	*NIL*	*2*	Ghodbunder	

Name of Occupant Shri Gajanan Jagannath Vaity & Ors.

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, we further say that we have no objection if N.A. and / or Development permission is granted by you yourself or an other Competent Authority, but at cost and consequences of M/s. Seven Eleven Construction Pvt. Ltd. at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

- c.c.: [1] The Collector,
Thane.
[2] The Commissioner,
Mira Bhayander Municipal Corpn.

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31.03/2018	
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THE ESTATE INVESTMENT CO. PVT. LTD.

Seksaria Chambers, 4th Floor,
139, Nagindas Master Road,
Mumbai - 400 001.
Email : bmg@govindgroup.net

EJ/583

6th March, 2018

The Tahsildar,
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Mtr.)
143	*NIL*	*1*	Ghodbunder	*430*
137	*NIL*	*8*	Ghodbunder	*230*

Name of Occupant **M/s. RNA CORP Pvt. Ltd.**

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, we further say that we have no objection if No. and / or Development permission is granted by your goodself or an other competent Authority, but at cost and consequences of **M/s. Seven Eleven Construction Pvt. Ltd.** at whose request we have issued this NOC.

Yours faithfully,

THE ESTATE INVESTMENT CO. PVT. LTD.,

Consent Attorney

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c.c.:	(1) The Collector
Thane	
8809	2028
The Commissioner,	
Mira Bhayander Municipal Corpn.	
909	980





SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocatetarunsharma10@gmail.com
99203 82482 | 79773 12178

FORMAT - A
(Circular No. 1 - 24/2022)

To,
Maha Res
Housefin Bhawan, Plot NO. C-21, E Block,
Bandra Kuria Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing (a) survey no. 137, Hissa No. 5, admeasuring 200 Sq. meters; (b) survey no. 137, Hissa No. 6, admeasuring 8.8 gunthans, equivalent to 880 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.

- (i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-
1. Plot of land bearing (a) survey no. 137, Hissa No. 5, admeasuring 200 Sq. meters; (b) survey no. 137, Hissa No. 6, admeasuring 8.8 gunthans, equivalent to 880 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane
 2. The documents of allotment of plot/
 3. 7/12 extract of property card issued by Talathi dated: 11.04.2022, mutation entry No. 2874



4. Search Report for 30 years from 1993 till 2022.

- (ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

- (iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Inclosed:

Annexure

Date: 29.04.2022

Advocate



4. Mr. Waman Raghunath Bhalraj had executed a Revocable General Power of Attorney, dated 26th December 2007 in favour of Mr. Shahnavaz A. Khan conferring upon him several powers inter-alia power to sell the said property to the person or persons of his choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.

5. By Deed of Confirmation dated 23rd September 2010, the said Smt. Ashumati Bhogilal Dalal through Power of Attorney Holder Mr. Waman Raghunath Bhalraj had confirmed the said irrevocable General Power of Attorney, dated 26th December 2007, which is duly registered in the office of Sub-Registrar of Assurances bearing as Document No. TNN4-17699-2010, dated 23rd September 2010.

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906/17699-2010

6. Mr. Shahnavaz A. Khan has agreed to sell the said property to M/s. Seven Eleven Construction Pvt. Ltd. and Shahnavaz A. Khan executed Power of Attorney dated 11th December 2021 registered in the Office of Sub-Registrar of Assurances bearing Document No. TNN4-17699-2021 in favour of Promoter herein in respect of Fourteenth Larger Property conferring upon him several powers inter-alia power to develop the said Fourteenth Larger property and sell the flats/shops and other premises in the buildings to be constructed on the said property to the prospective purchasers thereof and to receive the consideration price from the prospective purchasers and to appropriate the same for itself and execute an Agreement for Sale, Deeds and/or any other documents pertaining to



SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

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99203 82482 | 79773 12178

TO WHOMEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have investigated the title of the land bearing Survey No. 137, Hissa No. 5, admeasuring 200 sq. meters, situated, lying and being at Revenue Village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation, (hereinafter referred to as 'the said land'), owned by M/s. Seven Eleven Construction Pvt. Ltd. have to state as under:-

1. Smt. Ashumati Bhogilal Dalal was the owner of land bearing Survey No. 137, Hissa No. 5, admeasuring 200 sq. meters situated, lying and being at Revenue Village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation.
2. Smt. Ashumati Bhogilal Dalal had executed a Power of Attorney, dated 5th March 1991 in favour of Mr. Waman Raghunath Bhalraj conferring upon him several powers inter-alia power to sell the said property to the person or persons of his choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.
3. By an Agreement dated 19th March 2008, Mr. Waman Raghunath Bhalraj had agreed to sell the said property to Mr. Shahnavaz A. Khan at the price and on the terms and conditions stipulated therein.



SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

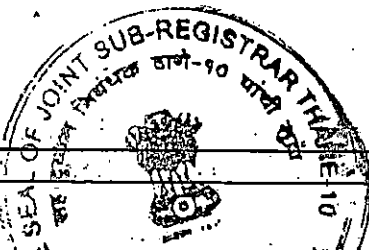
Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road, Mira Road (East), Dist. Thane - 401107 @ advocatetarunsharma10@gmail.com
92203 82492 @ 79773 12178

the flats/shops including power to execute a deed of conveyance in favour of proposed Co-operative housing Society/Societies and to lodge the same for registration in the office of registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

- In the premises aforesaid, M/s. Seven Eleven Construction Pvt. Ltd. is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property.
- The search is taken by Mr. P. Nikam in the office of Sub-Registrar of Assurance at Thane.
- In the aforesaid premises, and upon examination of the documents mentioned above, I confirm herein that, M/s. Seven Eleven Construction Pvt. Ltd. is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to and having clear and marketable title to the said land bearing Survey No. 137, Hissa No. 3, admeasuring 200 sq. meters, situate, lying and being at Revenue Village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation and M/s. Seven Eleven Construction Pvt. Ltd. has every right to develop the said properties subject to obtaining permissions from Mira Bhayander Municipal Corporation.

Date: 29 April 2022

Advocate



SHARMA ASSOCIATES Tarun S. Sharma
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Advocate - Bombay High Court

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- Whereas originally Mr. Mukund Valkya Tare, was the Owner of all that piece and parcel of properties bearing a) Survey No. 114, Hissa No. 6, admeasuring 1390 sq. meter, b) Survey No. 118, Hissa No. 8, admeasuring 810 sq. meter c) Survey No. 123, Hissa No. 8, admeasuring 300 sq. meter d) Survey No. 125, Hissa No. 7, admeasuring 1090 sq. meter e) Survey No. 126, Hissa No. 4, admeasuring 230 sq. meter f) Survey No. 126, Hissa No. 6, admeasuring 300 sq. meter g) Survey No. 128, Hissa No. 6, admeasuring 300 sq. meter h) Survey No. 129, Hissa No. 1, admeasuring 870 sq. meter i) Survey No. 135, Hissa No. 6, admeasuring 450 sq. meter j) Survey No. 136, Hissa No. 4, admeasuring 180 sq. meter k) Survey No. 137, Hissa No. 6, admeasuring 880 sq. meter situated lying and being at village Ghodbunder, Mira Road C, Tal. & dist. Thane within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane.
- And whereas the said Mr. Mukund Valkya Tare, expired in the year 1968, leaving behind surviving legal heirs daughter namely Mrs. Savitribai Shinwar Kini, who also expired leaving behind surviving legal heirs Mr. Anant Shinwar Kini and as such by virtue of Mutation entry no. 1089, dated 15/9/1984, the name of the said Mr. Abid Amin Patel was recorded in the 7/12/6/12 & 8-A Extract of the said property as the Owner thereof.

3. And whereas by an Agreement for sale & Subsequent Power of Attorney dated 25/09/2008, the said Mr. Anant Shinwar Kini and his family members namely 1) Mrs. Ramabai Anant Kini 2) Mr. Laxman

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SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road, Mira Road (East), Dist. Thane - 401107 @ advocatetarunsharma10@gmail.com
92203 82492 @ 79773 12178

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 137, Hissa No. 6, admeasuring 8.8 gunthas, equivalent to 880 Sq. meters, situated lying and being at revenue village: Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

Original Owners: M/s. RNA Corporation Pvt. Ltd.

As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA))

Present Purchasers: M/s. Seven Eleven Construction Pvt. Ltd.,
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 137, Hissa No. 6, admeasuring 8.8 Gunthas, equivalent to 880 Sq. meters, situated lying and being at revenue Village: Ghodbunder, Mira Road C, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.



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Advocate - Bombay High Court

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92203 82492 @ 79773 12178

1. Whereas originally Mrs. Nalini Laxman Kini 4) Mr. Krishna Anant Kini 5) Anant Kini 3) Mrs. Sushila Krishna Kini 6) Mr. Nalin Krishna Kini 7) Mrs. Chandrakala Sower Kini 8) Mr. Nagesh Anant Kini 9) Mr. Bhalchandra Anant Kini 10) Bhamini Anant Kini had agreed to assign, transfer & sell all their rights, titles, interests & shares in respect of the said above referred properties to M/s. Karmayogi who in turn vide Agreement for sale & subsequently power of attorney dated: 31/1/1994, sold the said properties to Mr. Harshad Poonamchand Doshi, at the price and on the terms & conditions therein contained.

4. And whereas subsequent the said Mr. Anant Shinwar Kini & others with the consent and confirmation of M/s. Karmayogi and Mr. Harshad Poonamchand Doshi vide Agreement for sale dated 10/11/2007 duly executed & registered Under Document Sr. No. TNN-2/1137/2008, Dated: 4/3/2008, at the office of Sub-Registrar Thane No.2 had agreed to assign, transfer & sell all their rights, titles, interests & Shares in respect of the above referred properties to M/s. RNA Builders (AA) at the price and on the terms & conditions therein contained. In Pursuance to the said Agreement for Sale dated 10/11/2007, the said Mr. Anant Shinwar Kini & others had separately executed Irrevocable power of Attorney dated 5/2/2008 duly executed and registered under Document Sr. No. TNN-2/250/2008, dated: 8/2/2008, in favour of M/s. RNA Builders (AA), conferring upon them several powers Inter-alla power to develop and/or sell and/or execute necessary deeds and documents



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Advocate - Bombay High Court

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92203 82492 @ 79773 12179

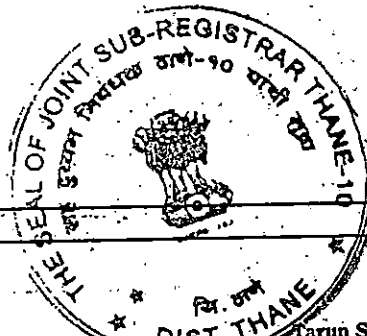
- in respect of the said referred properties in the name of any third parties.
- And Whereas the said Mr. Anant Shinwar Kini & others with the consent and confirmation of the confirming party i.e. M/s. Karmayogi & Mr. Hanishad Poonamchand Doshi, had vide Deed of conveyance dated 27/6/2009, duly executed & registered under Document Sr. No. TNN-2/5502-2009, dated : 27/6/2009 at the office of Sub-Registrar Thane No. 2, had assigned, transferred and sold the above referred properties to in favour of M/s. RNA Builders (AA) at the price and on the terms & conditions therein contained which is still valid and legal and subsisting and accordingly by virtue of Mutation Entry No.1874, the name of M/s. RNA Builders (AA), was recorded in the 7/12,6/12 & 8-A Extract of land revenue records as absolute owner.
 - And Whereas by an agreement for Sale dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11354-2016, dated : 23/8/2016 at the office of Sub-Registrar Thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), has Agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing survey No. 137, Hissa No. 6 admeasuring 880 sq.mtr of revenue Village Ghodbandar, mira Road E, Tal. & dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.
 - And whereas by an subsequently Deed of Conveyance dated 23/8/2016, duly executed & registered under Document Sr.No.



SHARMA ASSOCIATES Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Squares Academy, Deepak Hospital Lane, Off. Mrs Bhayander Road, Mira Road (East), Dist. Thane - 401107 @ advocatarunsharma10@gmail.com
92203 82492 @ 79773 12179

- TNN-7/11357-2016, dated 23/8/2016 at the office of Sub-Registrar Thane No. 7 the said M/s. RNA Corporation Pvt. Ltd. formerly known as M/s. RNA Builders (AA) had assigned, transferred & sold all their rights, titles, interest & shares in respect of the said property property bearing survey No. 137, Hissa No. 6 admeasuring 880 sq.mtr of revenue Village Ghodbandar, mira Road E, Tal. & dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained. Which is still valid legal & subsisting.
- In pursuance to the said Agreement for sale dated 23/8/2016 and subsequent Deed of Conveyance dated 23/8/2016, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub-Registrar of Assurance at Thane Under Document Sr.No. TNN-7/11358/2016 dated : 23/8/2016 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several inter-alia power to develop and/or sell the said property to the person or persons of their choice.
 - And whereas for the purpose of this report on title, I have relied upon the following.
 - Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
 - Copy of 7/12,6/12,8-A Extract in respect of the said property.



SHARMA ASSOCIATES Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Squares Academy, Deepak Hospital Lane, Off. Mrs Bhayander Road, Mira Road (East), Dist. Thane - 401107 @ advocatarunsharma10@gmail.com
92203 82492 @ 79773 12179

- Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.
 - Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.
- And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that
 - Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12,8-A Extract copies of the property, documents submitted to me.
 - That there have been no amendments or changes in the 7/12, 6/12,8-A extract copies of the property, documents examined by me.
 - The accuracy and completeness of all the factual representations made in the documents.
 - The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.
 - And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.



SHARMA ASSOCIATES Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Squares Academy, Deepak Hospital Lane, Off. Mrs Bhayander Road, Mira Road (East), Dist. Thane - 401107 @ advocatarunsharma10@gmail.com
92203 82492 @ 79773 12179

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talahi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 137, Hissa No. 6 admeasuring 880 Sq.meters, of revenue village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Date: 29.04.2022

Advocate **ट न न - 90**

880sq / 2028

903	980
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SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Sqaurs Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocatetarunsharma1@gmail.com
99203 82492 | 79773 12179

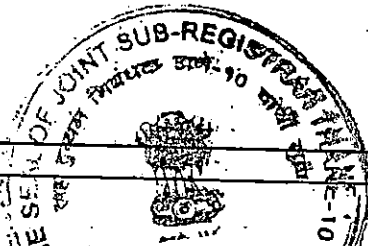
FORMAT - A
(Circular No. 1 - 28/2022)

To,
Maha Rera
Housefin Bhawan, Plot NO. C-21, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing survey no. 137, Hissa No. 7, admeasuring 4.8 gunthans, equivalent to 480 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.

- (i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents i.e. :
 - Plot of land bearing survey no. 137, Hissa No. 7, admeasuring 4.8 gunthans, equivalent to 480 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.
 - The documents of allotment of plot/
 - 7/12 extract of property card issued by Talathi dated: 11.04.2022, mutation entry No. 2876



SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Sqaurs Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocatetarunsharma1@gmail.com
99203 82492 | 79773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 137, Hissa No. 7, admeasuring 4.8 gunthans, equivalent to 480 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane, Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.

Original Owners : M/s. RNA Corporation Pvt. Ltd.

As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA)

Present Purchasers : M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane

This office has investigated the title in respect of all that piece and parcel of property bearing Survey No. 137, Hissa No. 7 admeasuring 4.8 Gunthas, equivalent to 480 Sq.meters, situated lying and being at revenue Village : Ghodbunder, Mira Road E, Tal. & Dist. Thane within the limits of

29/04/2022

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SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

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Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/ Mira/ Thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder:

- Whereas originally Mrs. Ramabal Bhimdev Kini was the Owner of all that property bearing Survey No. 137, Hissa No. 7, admeasuring 4.8 Chuntas, equivalent to 480 sq. meter, situated lying and being at village Ghodbunder, Mira Road E, Tal. & dist. thane within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/ Mira/ Thane.
- And whereas the said Mrs. Ramabal Bhimdev Kini, by a Deed of Conveyance dated 19/3/1962, had assigned transferred, sold and conveyed the said property bearing Survey no. 137, Hissa No. 7, admeasuring 4.8 Chuntas, equivalent to 480 sq. meter, situated lying and being at village Ghodbunder, Mira Road E, Tal. & dist. thane within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/ Mira/ Thane to Mr. Abid Amin Patel at the price and on the terms and

- Search Report for 30 years from 1993 till 2022.
- On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

- The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure

Dated: 29.04.2022

(Signature)
Advocate



SHARMA ASSOCIATES Tarun S. Sharma
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conditions therein contained and as such by virtue of Mutation entry no. 586, dated 17/8/1962, the name of the said Mr. Abid Amin Patel was recorded in the 7/12.6/12 & 8-A Extract of the said property as the Owner thereof.

3. And Whereas the said Mr. Abid Amin Patel died Intestate on 18/2/2002 leaving behind his widow by name Mrs. Hajirabai Abid Patel, Two Sons 1) Mr. Rafique Abid Patel 2) Mr. Irfan Abid Patel and three married daughters namely 1) Mrs. Merboona Afzar Paloha 2) Mrs. Roshan Lijakat Patel 3) Mrs. Shablin Aali Gazali as his legal heirs entitled to all that estates & properties of the deceased including the said property.

4. And whereas by an Agreement for sale dated 5/9/2007, along with Deed of Confirmation dated 31/12/2008, registered in the Office of Sub-Registrar of Assurance at Thane, Under Document Sr. No. TNN-10/11086/2008, Dated : 31/12/2008 the said Ms. Hajirabai Abid Patel & Others has agreed to sell the said property to M/s. RNA Builders (AA) at the price and on the terms & conditions stipulated therein. In Pursuance to the said Agreement for Sale dated 5/9/2007, the said Mrs. Hajirabai Abid Patel & others had also executed Irrevocable power of Attorney dated 31/12/2008 registered in the office of Sub-Registrar of



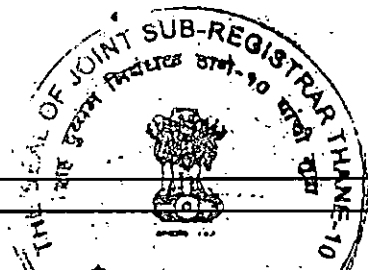
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Assurance at Thane under Document Sr. No. TNN-10/11087/2008, dated : 31/12/2008, In favour of the Partners of M/s. RNA Builders (AA), conferring upon them several powers Inter-alia power to develop and/or sell the said property to the person or persons of their choice.

5. And Whereas in furtherance to the said Agreement for sale dated 5/9/2007, the said Mrs. Hajirabai Abid Patel & Others, had also executed Deed of conveyance dated 4/7/2009, duly executed & registered under Document Sr. No. TNN-2/05478-2009, dated : 4/7/2009 at the office of Sub-Registrar Thane No. 2, in favour of M/s. RNA Builders (AA) and Accordingly by virtue of Mutation Entry No.1803, dated : 15/10/2009, the name of M/s. RNA Builders (AA), was recorded in the 7/12.6/12 & 8-A Extract of land revenue records as absolute owner.

6. And Whereas by an agreement for Sale dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11362-2016, dated : 23/8/2016 at the office of Sub-Registrar Thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), has Agreed to Assign, transfer & Sell all their rights, titles, Interests & shares In respect of the said property to M/s. Seven Eleven



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Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

7. And whereas by Deed of Conveyance dated 23/8/2016, duly executed & registered under Document Sr.No. TNN-7/11363-2016, dated 23/8/2016 at the office of Sub-Registrar Thane No. 77 the said M/s. RNA Corporation Pvt. Ltd. formerly known as M/s. RNA Builders (AA) had assigned, transferred & sold all their rights, titles, Interest & shares in respect of the said property to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained. Which is still valid legal & subsisting. In pursuance to the said Deed of Conveyance dated 23/8/2016, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub-Registrar of Assurance at Thane Under Document Sr.No. TNN-7/11364/2016 dated : 23/8/2016 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several Inter-alia power to develop and/or sell the said property to the person or persons of their choice.



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8. And whereas for the purpose of this report on title, I have relied upon the following.

- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
- (ii) Copy of 7/12.6/12.8-A Extract in respect of the said property.
- (iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law In India, Revenue Departments and/or the competent authorities.
- (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.

9. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:

(i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12.6/12.8-A Extract, copies of the property, documents submitted to me.

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- (ii) That there have been no amendments or changes in the 7/12 A/12B-A extract copies of the property, documents examined by me.
 - (iii) The accuracy and completeness of all the factual representations made in the documents.
 - (iv) The above referred Agreement Deeds, Deed of Confirmation, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.
10. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents



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examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 137, Hissa No. 7 admeasuring 4.8 Ghuntas, i.e., equivalent to 480 Sq.meters, of revenue village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Date: 19.04.2022

Advocate



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FORMAT - A
(Circular No. :- 29/2022)

To,
Maha Kera
House in Bhawan, Plot NO. C-21, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing survey no. 141, Hissa No. 2, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.

(I) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents Le.:-

1. Plot of land bearing bearing survey no. 141, Hissa No. 2, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.
2. The documents of allotment of plot/
3. 7/12 extract of property card issued by Talathi dated: 11.04.2022, mutation entry No. 3098
4. Search Report for 30 years from 1993 till 2022.



(II) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:
M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(III) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:
Annexure:
Date: 29/04/2022

Advocate



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TITLE CERTIFICATE
TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 141, Hissa No. 2, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

Original Owners: M/s. RNA Corporation Pvt. Ltd.
As per 7/12 Extract: (Formerly known as M/s. RNA Builders (AA))
Present Purchasers: M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 141, Hissa No. 2, admeasuring 1.8 Gunthas, equivalent to 180 Sq.meters, situated lying and being at revenue Village : Ghodbunder, Mira Road (E), Tal. & Dist. Thane, within the limits of



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Mira Bhayander Municipal Corporation, In the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as herunder.

1. Whereas originally Mr. Motiram Undir Tare was the Owner of all that property bearing a) Survey No. 140, Hissa No. 1; admeasuring 6.1 Gunthas, equivalent to 610 sq.meter and b) Survey No. 141, Hissa No.2, admeasuring 1.8 Gunthas, equivalent to 180 sq.meter situated lying and being at village Ghodbunder, Mira Road E, Tal. & dist. thane within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane.
2. And whereas the said Mr. Motiram Undir Tare, expired as on dated 21/9/1984, leaving behind surviving legal heirs 1) Mrs. Yamunabai Motiram Tare (Wife), 2) Mr. Hemchandra Motiram Tare (Son), 3) Mr. Ravindra Motiram Tare (Son), 4) Mr. Surendra Motiram Tare (Son), 5) Baby Motiram Tare (Daughter), and as such by virtue of Mutation entry

No. 1304 Dated 13/9/1992, their names appeared in the 7/12,6/12 & 8-A Extract of land revenue records as legal owners thereof.

3. And whereas the said Mr. Ravindra Motiram Tare, expired as on dated 11/1/2007, leaving behind surviving legal heirs 1) Mrs. Rejina Ravindra

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Tare (Wife), 2) Mr. Bhavesh Ravindra Tare (Son), 3) Mr. Sahil Ravindra Tare (Son), and as such by virtue of Mutation entry No. 1304, Dated : 20/9/2010, their names appeared in the 7/12, 6/12 & 8-A Extract of land Revenue records as absolute owners thereof.

4. And whereas the said Mrs. Yamunabai Motiram Tare, expired as on dated 11/3/2009, leaving behind surviving legal heirs 1) Mr. Hemchandra Motiram Tare, 2) Mr. Surendra Motiram Tare, 3) Baby Motiram Tare, 4) Mrs. Rejina Ravindra Tare, 5) Mr. Bhavesh Ravindra Tare, 6) Mr. Sahil Ravindra Tare who are entitled to all the undivided shares in the said properties of the deceased.

5. And whereas the said 1) Mr. Hemchandra Motiram Tare, 2) Mr. Surendra Motiram Tare, 3) Baby Motiram Tare, 4) Mrs. Rejina Ravindra Tare, 5) Mr. Bhavesh Ravindra Tare, 6) Mr. Sahil Ravindra Tare 7) Ms. Swati Hemchandra Tare, 8) Ms. Tejswani Hemchandra Tare, by an Agreement for sale dated 22/3/2011 duly executed & registered Under Document Sr. No. TNN-4/ 2492/2011, Dated : 22/3/2011 at the office of sub- Registrar Thane no. 4, had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said above referred properties to M/s. RNA Corporation Pvt. Ltd. at the price and on the terms & conditions therein contained. In Pursuance to the said Agreement for Sale dated 22/3/2011, the said Mr. Hemchandra



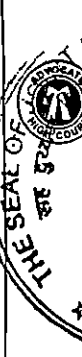
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Motiram Tare & others had separately executed deed of Conveyance dated : 22/3/2011, duly executed & registered under Document Sr. No. TNN-4/2493/2011, dated : 22/3/2011 at the office of Sub-Registrar of Assurance at Thane no. 4 in favour of M/s. RNA Corporation Pvt. Ltd. In respect of the said properties which is still valid legal & subsisting.

6. And Whereas in pursuance to the said Agreement for sale dated : 22/3/2011, and Deed of Conveyance dated : 22/3/2011 the said Mr. Hemchandra Motiram Tare & Others, had separately executed Irrevocable Power of Attorney dated 22/3/2011, duly executed & registered under Document Sr. No. TNN-4/2494-2011, dated : 22/3/2011 at the office of Sub- Registrar Thane No. 4, in favour of M/s. RNA Corporation Pvt. Ltd. conferring upon them several powers Inter- alia power to develop and or sell and/or execute necessary deeds and document in respect of the said above referred properties in the name of any third parties. And Accordingly by a Mutation Entry No. 2070, the name of M/s. RNA Corporation Pvt. Ltd., was recorded in the 7/12, 6/12 & 8-A Extract of the said properties as the owner thereof.

7. And whereas by an agreement for Sale dated 28/2/2018 duly executed & Registered under document Sr. No. TNN-7/3129-2018, dated : 28/2/2018 at the office of Sub- Registrar Thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders



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(AA) had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 141, Hissa No. 2, admeasuring 1/4 Sq. meter of Revenue Village : Ghodbendar, Mira Road (E), Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions

8. In pursuance to the said Agreement for Sale dated 28/2/2018, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 28/2/2018, registered in the office of Sub- registrar of Assurance at Thane Under Document Sr. No. TNN-7/3130/2018 dated : 28/2/2018 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several Inter- alia power to develop and/or sell the said property to the person or persons of their choice.

9. And whereas for the purpose of this report on title, I have relied upon the following.

(i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.

(ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said property.



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(iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.

(iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.

10. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

(i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12, 8-A Extract copies of the property, documents submitted to me.

(ii) That there have been no amendments or changes in the 7/12, 6/12, 8-A extract copies of the property, documents examined by me.

(iii) The accuracy and completeness of all the factual representations made in the documents.

(iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

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11. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 141, Hissa No. 2 admeasuring 180 Sq.meters, of revenue village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022

Advocate



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FORMAT - A
(Circular No. 1 - 28/2022)

To,
Maha Rera
House/In Bhawan, Plot NO. C-21, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to plot land bearing survey no. 141, Hissa No. 3, admeasuring 2.5 gunthans, equivalent to 250 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

(I) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents I see -

- 1. Piece of land bearing bearing survey no. 141, Hissa No. 3, admeasuring 2.5 gunthans, equivalent to 250 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.
- 2. The documents of allotment of plot/



3. 7/12 extract of property card issued by Talathi dated: 11.04.2022, mutative entry No. 3097

4. Search Report for 30 years from 1993 till 2022.

(II) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(III) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure:

Date: 29.04.2022

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SHARMA ASSOCIATES

Tarun S. Sharma
Advocate - Bombay High Court
B.COM, LL.B

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99203 82482 | 79773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 141, Hissa No. 3, admeasuring 2.5 gunthans, equivalent to 250 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.

Original Owners : 1) Mrs. Usha Shashikant Gharat
As per 7/12 extract : 2) Mrs. Dakshata Rajendra Thakur
3) Mr. Sanjog Shashikant Gharat
Through their constituted attorney
M/s. RNA Corporation Pvt. Ltd.

Present Purchasers: M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Manslon, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 141, Hissa No. 3, admeasuring 2.5



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99203 82482 | 79773 12179

Gunthas, equivalent to 250 Sq.meters, situated lying and being at revenue Village : Ghodbunder, Mira Road (E), Tal. & Dist. Thane , within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/ Mira/ thane , now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

- Whereas originally Mr. Shashikant Altwar Gharat was the Owner of all that property bearing a) Survey No. 130, Hissa No. 2, admeasuring 50 sq.meter and b) Survey No. 141, Hissa No.3, admeasuring 250 sq.meter situated lying and being at village Ghodbunder , Mira Road E, Tal. & dist. thane within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & sub- district Office of Bhayander/ Mira/ Thane.
- And whereas the said Mr. Shashikant Altwar Gharat, expired as on dated 13/10/2004, leaving behind his Widow Mrs. Usha Shastikant Gharat and one Daughter Mrs. Dakshata Rajendra Thakur and a son by name Mr. Sanjog Shashikant Gharat as his legal heirs and representatives entitled to all that estate & property of the deceased and as such by virtue of Mutation entry No. 1557, their names appeared in

2



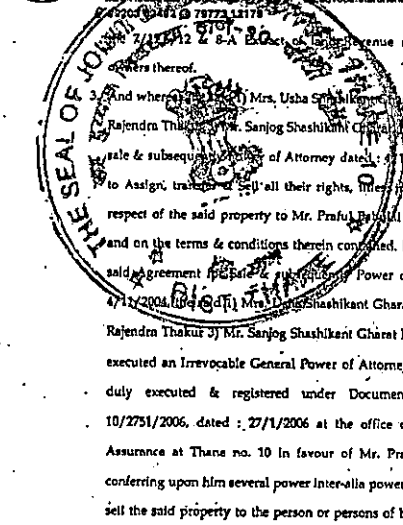
SHARMA ASSOCIATES

Tarun S. Sharma
Advocate - Bombay High Court
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99203 82482 | 79773 12179

7/12/2012 & S-A Extract of revenue records as absolute owners thereof.

And whereas Mrs. Usha Shashikant Gharat 2) Mrs. Dakshata Rajendra Thakur 3) Mr. Sanjog Shashikant Gharat by an Agreement for sale & subsequent execution of Attorney dated : 7/12/2004, had agreed to Assign, transfer & sell all their rights, titles interests & shares in respect of the said property to Mr. Praful Babulal Mehta, at the price and on the terms & conditions therein contained. In Pursuance to the said Agreement the said Mrs. Usha Shashikant Gharat 2) Mrs. Dakshata Rajendra Thakur 3) Mr. Sanjog Shashikant Gharat had Also separately executed an Irrevocable General Power of Attorney dated 27/1/2006, duly executed & registered under Document Sr. No. TNN-10/2751/2006, dated : 27/1/2006 at the office of Sub-Registrar of Assurance at Thane no. 10 In favour of Mr. Praful Babulal Mehta conferring upon him several power inter-alia power to develop and/or sell the said property to the person or persons of his choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub- Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.



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- And Whereas by Agreement for sale dated 7/2/2012, duly executed & registered under Document Sr. No. TNN-7/862-2012, dated : 7/2/2012 at the office of Sub- Registrar thane , the said 1) Mrs. Usha Shashikant Gharat 2) Mrs. Dakshata Rajendra Thakur 3) Mr. Sanjog Shashikant Gharat through their constituted Power of Attorney Mr. Praful Babulal Mehta agreed to sell the said property To M/s. RNA Corporation Pvt. Ltd. at the price and on the terms & conditions therein contained. In pursuance to be said Agreement for sale dated 7/2/2012 the said 1) Mrs. Usha Shashikant Gharat 2) Mrs. Dakshata Rajendra Thakur 3) Mr. Sanjog Shashikant Gharat has also an Irrevocable General Power of Attorney dated : 7/2/2012 duly executed & registered under Document Sr. No. TNN-7/863/2012, dated : 7/2/2012 at the office of Sub-Registrar thane, In favour of M/s. RNA corporation Pvt. Ltd. Conferring upon them several powers inter-alia power to develop and or sell the said property to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.
- And whereas by an agreement for Sale dated 28/2/2018 duly executed & Registered under document Sr. No. TNN-7/3132-2018, dated : 28/2/2018 at the office of Sub- Registrar thane No. 7, the said M/s.



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RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), has agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 141, Hissa No. 3, admeasuring 250 Sq.meter of Revenue Village : Ghodbandar, Mira Road (E), Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

6. In pursuance to the said Agreement for Sale dated 28/2/2018, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 28/2/2018, registered in the office of Sub- registrar of Assurance at Thane Under Document Sr.No. TNN-7/3135/2018 dated : 28/2/2018 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several Inter-alia power to develop and/or sell the said property to the person or persons of their choice.

7. And whereas for the purpose of this report on title, I have relied upon the following.

- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
- (ii) Copy of 7/12,6/12,8-A Extract in respect of the said property.



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(iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.

(iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.

8. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

- (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12,8-A Extract copies of the property, documents submitted to me.
- (ii) That there have been no amendments or changes in the 7/12, 6/12,8-A extract copies of the property, documents examined by me.
- (iii) The accuracy and completeness of all the factual representations made in the documents.
- (iv) The above referred Agreement Deeds, Power of Attorney, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.



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9. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talahi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 141, Hissa No. 3 admeasuring 250 Sq.meters, of revenue village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022

Advocate



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99203 82482 992773 12178

FORMAT - A
(Circular No. 1-29/2022)

To,

Maha Kers

Howells Khawan, Plot No. C-21, E Block,

Bandra Kurla Complex, Bandra (East), Mumbai - 400 031.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing survey no. 142, Hissa No. 1, admeasuring 6.1 gunthans, equivalent to 610 Sq. meters, situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane.

- (i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents i.e. -
 - 1. Plot of land bearing bearing survey no. 142, Hissa No. 1, admeasuring 6.1 gunthans, equivalent to 610 Sq. meters, situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane.
 - 2. The documents of allotment of plot/
 - 3. 7/12 extract of property card issued by Talathi dated: 20.01.2022, mutation entry No. 2872
 - 4. Search Report for 30 years from 1993 till 2022.
- (ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the

title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as an annexure.

Enclosed:

Annexure:

Date: 29.04.2022

Advocate



SHARMA ASSOCIATES Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Ch. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107. Advocate: tarunsharma10@gmail.com
99203 82482 992773 12178

TITLE CERTIFICATE:

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 142, Hissa No. 1, admeasuring 6.1 gunthans, equivalent to 610 Sq. meters, situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

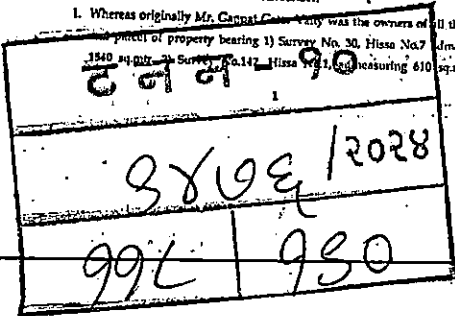
Original Owners : M/s. RNA Corporation Pvt. Ltd.

As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA))

Present Purchaser : M/s. Seven Eleven Construction Pvt. Ltd., Seven Eleven Mansion, Ideal Park, Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 142, Hissa No. 1, admeasuring 6.1 Gunthas, equivalent to 610 Sq.meters, situated lying and being at revenue Village : Chodbunder, Mira Road E, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally Mr. Ganpat Ganpat Vally was the owners of all that piece and parcel of property bearing 1) Survey No. 30, Hissa No.7 admeasuring 3540 sq.meter 2) Survey No.142, Hissa No.1, admeasuring 610 sq.meter 3)



SHARMA ASSOCIATES

Continuation Sheet

Survey No. 125, Hissa No. 4 Admeasuring 1310 Sq.mtr situated lying and being at village Chodbunder, Mira Road E, Tal. & dist. Thane within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane.

- 2. And whereas the said Mr. Ganpat Ganpat Vally, expired in the year 1969, leaving behind surviving legal heirs namely 1) Mr. Shanivar Ganpat Vally 2) Mr. Ramchandra Ganpat Vally 3) Mr. Sitaram Ganpat Vally 4) Mr. Pandharinath Ganpat Vally 5) Mr. Dhareji Ganpat Vally 6) Mrs. Anandi Mohan Kint, entitled to all that undivided shares in the estates and properties of the deceased.
- 3. And whereas the said Mr. Shanivar Ganpat Vally, expired as on dated 25/5/1984, leaving behind surviving legal heirs namely 1) Mr. Gajanan Shanivar Vally 2) Mr. Lalji Shanivar Vally 3) Mr. Dhanendra Shanivar Vally 4) Mr. Jagdish Shanivar Vally entitled to all that undivided shares in the estates and properties of the deceased.
- 4. And whereas the said Mr. Lalji Shanivar Vally, died intestate leaving behind surviving legal heirs namely 1) Mrs. Charulata Lalji Vally 2) Ms. Minakshi Lalji Vally 3) Mr. Shalish Lalji Vally as his heirs and legal representative entitled to all that undivided shares in the estates and properties of the deceased.
- 5. And whereas the said Mr. Ramchandra Ganpat Vally, died intestate leaving in or about 1982, leaving behind his married daughters 1) Mrs. Jayshree Motiram Kull 2) Mrs. Godhabal Prakash Tare and two sons namely 1) Mr. Madhukar Ramchandra Vally (since Deceased) 2) Mr. Manoj Ramchandra Vally (since Deceased) as his heirs and legal representative entitled to all that undivided shares in the estates and properties of the deceased.
- 6. And whereas the said Mr. Sitaram Ganpat Vally, died intestate on dated 1/1/2001, leaving behind his widow by name Mrs. Jayvaniti Sitaram Vally.

Four Sons namely 1) Mr. Vishwanath Sitaram Vaidy 2) Mr. Chandrakant Sitaram Vaidy 3) Mr. Hemchandra Sitaram Vaidy 4) Mr. Avinash Sitaram Vaidy and Two Married daughters namely 1) Mrs. Reshna-Ramesh Kini 2) Mrs. Naina Prakash Koli as his heirs and legal representative entitled in the undivided shares of the deceased in the said properties.

7. And whereas the said Mr. Dhanaji Ganpat Vaidy died intestate leaving behind his widow by name Mrs. Dhanmati Dhanaji Vaidy and two sons namely 1) Mr. Ravindra Dhanaji Vaidy 2) Mr. Rajan Dhanaji and Married daughter namely Mrs. Rajshree Dattaram Kini as his heirs and legal representative entitled in the undivided shares of the deceased in the said properties.
8. And Whereas the said Mrs. Anandl Mahadev Kini, had undivided share in the said properties and by virtue of Deed of Partition dated 21/6/2007 registered in the office of Sub- Registrar Thane under Sr. no. TNN-2/6967-2007, dated 24/6/2007 the said Mrs. Anandl Mahadev Kini has given up her share in the said properties in favour of the other legal heirs.
9. And whereas by an Agreement for sale dated 16/10/2007 duly executed & registered Under Document Sr. No. TNCV-2/7550/2007, Dated: 16/10/2007 at the office of sub- Registrar Thane no.2, the said Mr. Pandharinath Ganpat Vaidy & Others had agreed to Assign, transfer & Sell all their development rights, titles, interests & shares in respect of the said above referred properties to M/s. RNA Builders (AA) at the price and on the terms & conditions therein contained. In Pursuance to the said Agreement for sale dated 16/10/2007, the said Mr. Pandharinath Ganpat Vaidy & others, had separately executed Irrevocable Power of Attorney dated 16/10/2007, duly executed & registered under Document Sr. No. TNN-2/1006-2007, dated 18/10/2007 in favour of M/s. RNA Builders (AA) conferring upon them several powers inter-alia power to develop and or sell and/or execute necessary deeds and document

In respect of the said above-referred properties in the name of any third parties.

10. And whereas subsequently the said Mr. Pandharinath Ganpat Vaidy & Others had vide Deed of Conveyance dated 19/4/2008 duly executed & Registered under document Sr. No. TNN-2/3734-2008, dated: 19/4/2008, at the office of Sub- Registrar Thane No. 2 assigned, transferred & Sold all the above referred property to M/s. RNA Builders (AA), at the price and on the terms & conditions therein contained, which is still valid legal & subsisting, which is still valid legal and subsisting. And Accordingly by a Mutation Entry No. 1930 the name of M/s. RNA Builder (AA), appear in the 7/12/5/12 & B-A Extract of land revenue record as absolute owners thereof.
10. And whereas by an agreement for Sale dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11359-2016, dated: 23/8/2016 at the office of Sub- Registrar Thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 142, Hissa No. 1, admeasuring 610 Sq. meter of Revenue Village: Ghodbandar, Mira Road (E), Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.
11. And Whereas by an subsequent Deed of Conveyance dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11360-2016, dated: 23/8/2016 at the office of Sub- Registrar Thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 142, Hissa No. 1, admeasuring 610 Sq. meter of Revenue Village: Ghodbandar, Mira Road (

E), Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

12. In pursuance to the said Agreement for Sale dated 23/8/2016 and subsequent Deed of Conveyance dated 23/8/2016, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub- Registrar of Assurance at Thane Under Document Sr. No. TNN-7/11361/2016 dated: 23/8/2016 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several inter-alia power to develop and/or sell the said property to the person or persons of their choice.
13. And whereas for the purpose of this report on title, I have relied upon the following:
 - (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
 - (ii) Copy of 7/12/5/12B-A Extract in respect of the said property.
 - (iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.
 - (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.
14. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:
 - (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12B-A Extract copies of the property, documents submitted to me.

- (ii) That there have been no amendments or changes in the 7/12, 6/12B-A extract copies of the property, documents examined by me.
- (iii) The accuracy and completeness of all the factual representations made in the documents.
- (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

15. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No. 1, 2, 3, 4, 5, 7 & 10, Talash Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 142, Hissa No. 1 admeasuring 610 Sq. meters of revenue village Ghodbandar, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022

Advocate

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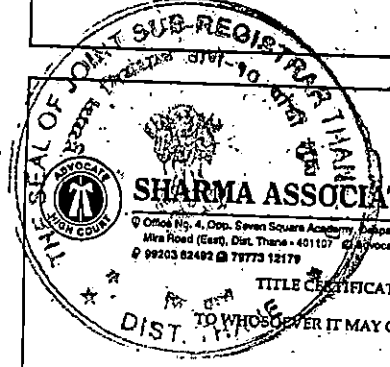
FORMAT - A
 (Circular No. 1 - 28/2022)

To,
 Maha Reva
 House/In Bhawan, Plot NO. C-21, E Block,
 Bandra Kurli Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to plot land bearing survey no. 142, Hissa No. 3, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

- (i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-
1. Plot of land bearing survey no. 142, Hissa No. 3, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.
 2. The documents of allotment of plot/



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TITLE CERTIFICATE
 TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 142, Hissa No. 3, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

Original Owners : M/s. RNA Corporation Pvt. Ltd.
 As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA))
 Present Purchasers : M/s. Seven Eleven Construction Pvt. Ltd.
 Seven Eleven Mansion, Ideal Park,
 Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 141, Hissa No. 3, admeasuring 5.8 Gunthas, equivalent to 580 Sq.meters, situated lying and being at revenue Village : Ghodbunder, Mira Road (E), Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/Mira/Thane, the same is now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and

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 99203 82492 97773 12179

marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally 1) Mr. Chinta Sukur Vaity 2) Mr. Narayan Sukur Vaity 3) Mrs. Mankubai Harishchandra Kini, 4) Mrs. Laddkubai Sukur Vaity 5) Mrs. Gangabai Vishnu Kini were the owners of all that piece and parcel of property bearing Survey No. 142, Hissa No. 3, admeasuring 580 sq.meter situated lying and being at village Ghodbunder, Mira Road E, Tal. & dist. thane within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane.
2. And whereas by virtue of partition of the land effected among the said 1) Mr. Chinta Sukur Vaity 2) Mr. Narayan Sukur Vaity 3) Mrs. Mankubai Harishchandra Kini, 4) Mrs. Laddkubai Sukur Vaity 5) Mrs. Gangabai Vishnu Kini, the said property was apportioned to the share of Mrs. Mankubai Harishchandra Kini, by a Mutation entry No. 834, Dated : 23/7/1972, in the name of Mrs. Mankubai Harishchandra Kini, was recorded in the 7/12,6/12 & 8-A Extract of the said property as owner thereof.
3. And whereas by an Agreement for sale dated 27/12/2007 duly executed & registered Under Document Sr. No. TNN-10/11396/2007, Dated : 27/12/2007 at the office of sub-Registrar Thane no.2, the said 1) Mrs. Mankubai Harishchandra Kini, 2) Mr. Kishor Harishchandra Kini, 3) Mrs. Nutan Devram Bhandary 4) Mrs. Aruna Dinesh Gokhale,

3. 7/12 extract of property cord issued by Talathi dated: 11.04.2022, mutation entry No. 3097
4. Search Report for 30 years from 1993 till 2022.

(ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:
 M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure:

Date: 29.04.2022

(Signature)
 Advocate



SHARMA ASSOCIATES
 Tarun S. Sharma
 Advocate - Bombay High Court

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 99203 82482 79773 12179

had agreed to Assign, transfer & Sell all their development rights, titles, interests & shares in respect of the said above referred properties to Mr. Roshan Maloo at the price and on the terms & conditions therein contained. In Pursuance to the said Development Agreement dated 27/12/2007, the said 1) Mrs. Mankubai Harishchandra Kini, 2) Mr. Kishor Harishchandra Kini, 3) Mrs. Nutan Devram Bhandary 4) Mrs. Aruna Dinesh Gokhle had separately executed Irrevocable Power of Attorney dated 29/12/2009, duly executed & registered under Document Sr. No. TNN-2/677-2009, dated : 29/12/2009 in favour of Mr. Roshan Maloo conferring upon them several powers inter-alia power to develop and or sell and/or execute necessary deeds and document in respect of the said above referred properties in the name of any third parties.

4. And whereas subsequently the said 1) Mrs. Mankubai Harishchandra Kini, 2) Mr. Kishor Harishchandra Kini, 3) Mrs. Nutan Devram Bhandary 4) Mrs. Aruna Dinesh Gokhle through their constituted power of attorney Mr. Roshan Maloo, had vide an agreement for Sale dated 29/12/2009 duly executed & Registered under document Sr. No. TNN-2/12800-2009, dated : 29/12/2009 at the office of Sub- Registrar thane No. 2 assigned, transferred & Sold all the above referred property to M/s. RNA Builders (AA), at the price and on the terms & conditions therein contained, which is still valid legal & subsisting. In pursuance to the said Development Agreement dated 27/12/2007, the said 1) Mrs.



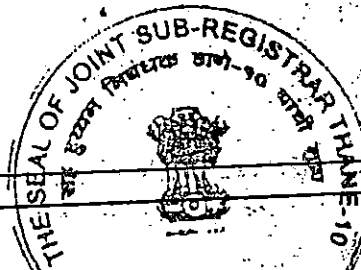
SHARMA ASSOCIATES
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Mankubai Harishchandra Kini, 2) Mr. Kishor Harishchandra Kini, 3) Mrs. Nutan Devram Bhandary 4) Mrs. Aruna Dinesh Gokhle had separately executed Irrevocable Power of Attorney dated 29/12/2009 duly executed & registered under Document Sr. No. TNN-2/677-2009, dated : 29/12/2009 in favour of M/s RNA Builders (AA) M/s RNA Builders (AA) conferring upon him several powers inter-alia power to develop and/or sell and/or execute necessary deeds and documents on respect of the said above referred property in the name of third parties.

5. And Whereas subsequently the said 1) Mrs. Mankubai Harishchandra Kini, 2) Mr. Kishor Harishchandra Kini, 3) Mrs. Nutan Devram Bhandary 4) Mrs. Aruna Dinesh Gokhle through their constituted power of attorney Mr. Roshan Maloo, with the consent and confirmation of Mr. roshna Maloo had vide Deed of Conveyance dated : 29/12/2009 duly executed & registered under Document Sr. No. TNN-2/12801-2009, dated : 29/12/2009 at the office of Sub- Registrar thane No. 2 had assigned, transferred & sold all their rights, titles, interest and shares in respect of the said property to M/s. RNA Builders (AA) at the price and on th terms & conditions therein contained, which is still valid legal and subsisting. And Accordingly by a Mutation Entry No.1999 the name of M/s. RNA Builder (AA), appear in the 7/12,6/12 & 8-A Extract of land revenue record as absolute owners thereof.

6. And whereas by an agreement for Sale dated 28/2/2018 duly executed & Registered under document Sr. No. TNN-7/3125-2018, dated :



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28/2/2018 at the office of Sub- Registrar thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 142, Hissa No. 3, measuring 580 Sqmeter of Revenue Village : Ghodbandar, Mira Road (E), Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

7. In pursuance to the said Agreement for Sale dated 28/2/2018, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 28/2/2018, registered in the office of Sub- registrar of Assurance at Thane Under Document Sr.No. TNN-7/3128/2018 dated : 28/2/2018 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several inter-alia power to develop and/or sell the said property to the person or persons of their choice.

8. And whereas for the purpose of this report on title, I have relied upon the following.

- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
- (ii) Copy of 7/12,6/12,8-A Extract in respect of the said property.



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(iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.

(iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.

9. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

- (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12,8-A Extract copies of the property, documents submitted to me.
- (ii) That there have been no amendments or changes in the 7/12, 6/12,8-A extract copies of the property, documents, examined by me.
- (iii) The accuracy and completeness of all the factual representations made in the documents.
- (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

10. And Whereas I am not certifying the boundaries of the said property and the physical condition of the said property as I have not visited the said property.

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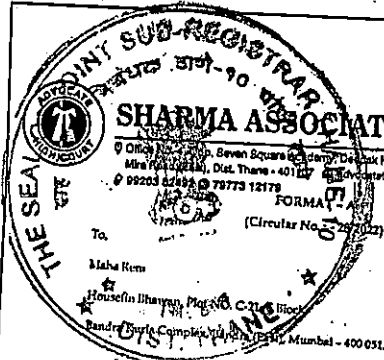


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On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 142, Hissa No. 3 admeasuring 580 Sq.meters, of revenue village Chodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022
[Signature]
Advocate



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Advocate - Bombay High Court

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98203 82482 73773 12179

FORMA
(Circular No. 22/2022)

To: Maha Item
House No. 11, Mira Road, C-11, Block
Bandra East Complex, Mira Road, Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing a) survey no. 142, Hissa No. 3, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 4, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters, situated lying and being at revenue village: Chodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-districts Office of Bhayander/Mira/Thane.

(i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents i.e.:-

- Plot of land bearing bearing a) survey no. 142, Hissa No. 3, admeasuring, 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 4, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters, situated lying and being at revenue village of Chodbunder, Mira road (East), Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation.

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- Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.
- The documents of allotment of plot/
- 7/12 extract of property card issued by Talathi dated: 31.01.2022, mutation entry No. 2078;
- Search Report for 30 years from 1993 till 2022.

(ii) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:
M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:
Annexure
Dated: 29.04.2022

[Signature]



SHARMA ASSOCIATES Tarun S. Sharma
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TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing a) survey no. 142, Hissa No. 6, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 6, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters, situated lying and being at revenue village: Ghodbandar, Mira road (East), Tal. & Dist. Thane, Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

Original Owners: M/s. RNA Corporation Pvt. Ltd.

As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA))

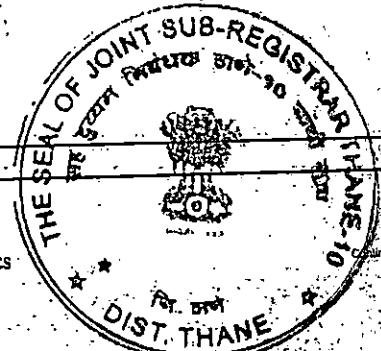
Present Purchasers: M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing a) survey no. 142, Hissa No. 6, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 6, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters, situated lying and being at revenue Village: Ghodbandar, Mira Road C. Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ Thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd. and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

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Continuation Sheet

- Whereas originally Mrs. Prabhavati Sowar was the owner of all that properties bearing a) Survey No. 138, Hissa No.2 admeasuring 1720 sq.mtr. b) Survey No.22 Hissa No.3, admeasuring 580sq.meter c) survey no. 142, Hissa No. 6, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 4, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters situated lying and being at village Ghodbandar, Mira Road C. Tal. & dist. thane
- And Whereas the said Mrs. Prabhavati Sowar, had made an application to the Revenue authorities to transfer the said properties in the name of her brother Mr. Ramchandra Dadu Patil and Accordingly, the name of the said, Mr. Ramchandra Dadu Patil was recorded in the 7/12A/12B-A extract, of the said properties vide a Mutation entry No. 528 dated: 27/10/1957.
- And whereas the said Mr. Ramchandra Dadu Patil, died intestate on 23/11/1974, leaving behind his Widow by name Mrs. Gangabai Ramchandra Patil (Since Deceased), three sons namely 1) Mr. Gopinath Ramchandra Patil (Since deceased) 2) Mr. Dwarakanath Ramchandra Patil 3) Mr. Sharad Ramchandra Patil and four married daughters namely 1) Mrs. Kashibai Mahadev Bhoir 2) Mrs. Ramabai Laxman Patil 3) Mrs. Laxmibai Gopinath Gharat, as his heirs and legal representative entitled to estates of the deceased and accordingly by Mutation Entry No. 1115, dated 12/6/1987 the name of the said 1) Mrs. Gangabai Ramchandra Patil (Since Deceased) 2) Mr. Gopinath Ramchandra Patil (Since deceased) 3) Mr. Dwarakanath Ramchandra Patil 4) Mr. Sharad Ramchandra Patil 5) Mrs. Kashibai Mahadev Bhoir 6) Mrs. Ramabai Laxman Patil 7) Mrs. Laxmibai Gopinath Gharat were recorded in the 7/12.6/12B-A extract, of the said properties.
- And whereas the said Mr. Gopinath Ramchandra Patil, one of the son of Late Mr. Ramchandra Dadu Patil, died intestate on dated 10/7/1989, leaving



SHARMA ASSOCIATES

Continuation Sheet

behind his widow Mrs. Hirabai Gopinath Patil, two sons namely 1) Mr. Suresh Gopinath Patil 2) Mr. Chanshyam Gopinath Patil and two married daughters 1) Mrs. Vijaya Abhimanyu Gharat 2) Mrs. Sulochana Keshrinath Patil (since Deceased) as his heirs and legal representative entitled to the share of the deceased in the said properties.

3. And whereas the said Mrs. Sulochana Keshrinath Patil, died intestate on 23/8/2002 leaving behind her widower Mr. Keshrinath Patil and a daughter by name miss Jagruti Keshrinath Patil as her heirs and legal representative entitled to the undivided shares of the deceased in the said properties.

4. And whereas the said 1) Mrs. Hirabai Gopinath Patil 2) Mr. Suresh Gopinath Patil 3) Mr. Chanshyam Gopinath Patil 4) Mr. Dwarakanath Ramchandra Patil 5) Mr. Devidas Dwarakanath Patil 6) Mr. Sharad Ramchandra Patil 7) Mr. Milind Sharad Patil 8) Mr. Tushar Sharad Patil 9) Mrs. Kashibai Mahadev Bhoir 10) Mrs. Ramabai Laxman Patil 11) Mrs. Laxmibai Gopinath Gharat 12) Mrs. Smitha shalendra Patil 13) Mrs. Geeta Umakant Patil 14) Mrs. Vijaya Abhimanyu Gharat 15) Mr. Keshrinath Patil 16) Ms. Jagruti Keshrinath Patil, were entitled to all that undivided shares in the said properties of the deceased.

7. And whereas by an Agreement for sale dated 8/5/2007 registered in the office of Sub-registrar of Assurance at thane Under Sr. No. TNN-10/0423/2007, Dated: 8/5/2007, the said Mrs. Hirabai Gopinath Patil & Others had agreed to Assign, transfer & Sell all their development rights, Hises, interests & shares in respect of the said above referred properties to M/s. RNA Builders (AA) at the price and on the terms & conditions therein contained. In Pursuance to the said Agreement for sale dated 8/5/2007, the said Mrs. Hirabai Gopinath Patil & others, had separately executed Irrevocable General Power of Attorney in favour of M/s. RNA Builders (AA) conferring upon them several powers inter-alia power to develop and or sell and/or

SHARMA ASSOCIATES

Continuation Sheet

execute necessary deeds and documents in respect of the said above referred properties in the name of any third parties.

10. In furtherance to the said Agreement for sale dated: 8/5/2007, the said Mrs. Hirabai Gopinath Patil & Others had sold, transferred & conveyed the said properties to M/s. RNA Builders (AA), vide Deed of Conveyance dated 6/5/2008 registered in the office of Sub- Registrar of Assurance at thane under sr. No. TNN-2/4302-2008, dated: 8/3/2008, and Accordingly by a Mutation Entry No.1798 dated: 15/10/2008 the name of M/s. RNA Builder (AA), appear in the 7/12.6/12 & 8-A Extract of land revenue record as absolute owners thereof.

8. And whereas by an agreement for Sale dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11365-2016, dated: 23/8/2016 at the office of Sub- Registrar thane No. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), had agreed to Assign, transfer & Sell all their rights, Hises, interests & shares in respect of the said property bearing a) survey no. 142, Hissa No. 6, admeasuring 5.8 gunthans, equivalent to 580 Sq. meters, b) survey no. 143, Hissa No. 4, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters of Revenue Village: Ghodbandar, Mira Road (E), Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

9. And whereas subsequent the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA), vide Deed of Conveyance dated 23/8/2016 duly executed & Registered under document Sr. No. TNN-7/11365-2016, dated: 23/8/2016 at the office of Sub- Registrar thane No. 7, had agreed to Assign, transfer & Sold all their rights, Hises, interests & shares in respect of the said above referred properties to M/s. Seven Eleven Construction

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Pvt. Ltd. at the price and on the terms & conditions therein contained, in pursuance to the said Deed of Conveyance dated 23/8/2016, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub-registrar at Thane Under Document No. TNN-7/11267/2016 dated 23/8/2016 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several inter-alia powers to develop and/or sell the said property to the person or persons of their choice.

10. And whereas for the purpose of this report on title, I have relied upon the following:

- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
 - (ii) Copy of 7/12/12B-A Extract in respect of the said property.
 - (iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.
 - (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.
11. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:
- (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12B-A Extract copies of the property, documents submitted to me.
 - (ii) That there have been no amendments or changes in the 7/12, 6/12B-A extract copies of the property, documents examined by me.

- (iii) The accuracy and completeness of all the factual representations made in the documents.
- (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

12. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

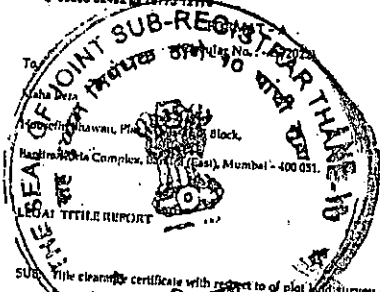
On the whole from the search taken out by Owners/Purchasers Search Clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing a) survey no. 142, Hissa No. A, admeasuring 5.8 gunthans, equivalent to 380 Sq. meters, b) survey no. 143, Hissa No. 4, admeasuring 9.1 gunthans, equivalent to 910 Sq. meters, c) survey no. 221, Hissa No. 4, admeasuring 6.6 gunthans, equivalent to 660 Sq. meters, of revenue village Chodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022
Advocate



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Advocate - Bombay High Court

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92203 02482 @ 28770 12171



Sub: Title certificate with respect to plot bearing survey no. 143, Hissa No. 2, admeasuring 9.1 gunthans, equivalent to 1390 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-

- 1. Plot of land bearing bearing survey no. 143, Hissa No. 2, admeasuring 13.9 gunthans, equivalent to 1390 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.
- 2. The documents of allotment of plot

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- 3. 7/12 extract of property card issued by Talathi dated: 11.04.2022, mutation entry No. 3097
- 4. Search Report for 30 years from 1993 till 2022.

(ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:
M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure:

Date: 29.04.2022

Advocate



SHARMA ASSOCIATES Tarun S. Sharma
B. COM, LL.B.
Advocate - Bombay High Court

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99203 82482 97773 12178

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 143, Hissa No. 2, admeasuring 13.9 gunthas, equivalent to 1390 Sq. meters, situated laying and being at revenue village: Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

Original Owners: Mr. Gajanan Jagannath Vaitly & others

As per 7/12 Extract: Through their constituted Attorney
M/s. RNA Corporation Pvt. Ltd.
(Formerly known as M/s. RNA Builders (AA))

Present Purchasers: M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 143, Hissa No. 2, admeasuring 13.9 Gunthas, equivalent to 1390 Sq. meters, situated lying and being at revenue Village: Ghodbunder, Mira Road E, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub-district Office of Bhayander/ Mira/ thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and

SHARMA ASSOCIATES

Continuation Sheet

marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

- Whereas originally 1) Mr. Jagannath (Jagan) Budhaji Vaitly 2) Mr. Gajanan Jagannath (Jagan) Vaitly 3) Mrs. Yashodabai Gajanan Vaitly 4) Mr. Kamalakar Jagannath Vaitly 5) Mrs. Bhagirathi Kamalakar Vaitly 6) Mr. Jaywant Jagannath Vaitly 7) Mrs. Jayshree Jaywant Vaitly 8) Mrs. Krishnabai Waman Koli 9) Mrs. Hirabai Naresh Tare were the Owners of all that properties bearing a) Survey No. 118, Hissa No. 1, admeasuring 1920 sq. meter b) Survey No. 118, Hissa No. 2, admeasuring 2360 sq. meter c) Survey No. 118, Hissa No. 3, admeasuring 400 sq. meter d) Survey No. 143, Hissa No. 2, admeasuring 1390 sq. meter situated lying and being at village Ghodbunder, Mira Road E, Tal. & dist. thane.
- And Whereas the said Mr. Jagannath (Jagan) Budhaji Vaitly & Others by an Agreement for development cum sale dated 12/12/1994 has agreed to assign, transfer, & sell all their rights, titles, interests & shares in respect of the said properties to M/s. Vinson Project India Pvt. Ltd. at the price and on the terms & conditions therein contained. In pursuance to the said Agreement for development cum sale dated 12/11/1994 the said Mr. Jagannath (Jagan) Budhaji Vaitly & Others, had also executed an Irrevocable General Power of Attorney dated 12/11/1994 in favour of M/s. Vinson Project India Pvt. Ltd. conferring upon them several powers inter-alia power to develop and or sell the said properties to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-registrar of Assurance and subsequently Deed of Confirmation dated: 7/6/2006, the said Mr. Jagannath (Jagan) Budhaji Vaitly others had



SHARMA ASSOCIATES

Continuation Sheet

confirmed the said agreement for development cum sale & subsequently power of attorney dated 12/11/1994, in favour of M/s. Vinson Project India Pvt. Ltd.

- In pursuance to the said Agreement for development cum Sale dated 12/11/1994, the said Mr. Jagannath (Jagan) Budhaji Vaitly & Others has also executed an Irrevocable General Power of Attorney dated 12/11/1994 in favour of M/s. Vinson Project India Pvt. Ltd. conferring upon them several powers inter-alia power to develop and or sell the said properties to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-registrar of Assurance and admit the execution thereof before the Sub-Registrar of Assurance dated 12/11/1994, the said Mr. Jagannath (Jagan) Budhaji Vaitly others had executed an Irrevocable General Power of Attorney dated 12/11/1994 in favour of M/s. Vinson Project India Pvt. Ltd. conferring upon them several powers inter-alia power to develop and or sell the said properties to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-registrar of Assurance and admit the execution thereof before the Sub-Registrar of Assurance.

- And Whereas subsequently the said Mr. Jagannath (Jagan) Budhaji Vaitly & Others vide deed of Confirmation dated 12/1/2010 duly executed & registered under document Sr. No. TNN-2/00573/2010 dated 12/1/2010 at the office of Sub-Registrar Thane No 2 had once again confirmed the said Agreement for development cum sale &

SHARMA ASSOCIATES

Continuation Sheet

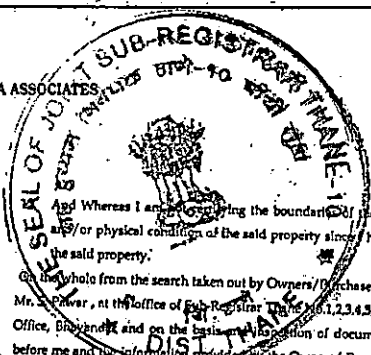
subsequently Power of Attorney dated 12/11/1994 in favour of M/s. Vinson Project India Pvt. Ltd.

- And Whereas by an Agreement for development cum sale dated 23/10/2009 duly executed & registered under document Sr. No. TNN-2/02106/2010 dated 15/2/2010 at the office of Sub-registrar Thane No 2 the said M/s. Vinson Project India Pvt. Ltd. in its turn agreed to assign, transfer & sell the said properties to M/s. RNA Builders (AA) at the price and on the terms & conditions stipulated therein.
- And whereas subsequently the said Mr. Gajanan Jagannath Vaitly & Others, as the Owners with the consent and confirmation of M/s. Vinson Projects India Pvt. Ltd. as the confirming party, vide deed of conveyance dated 22/4/2013 duly executed & registered, under document Sr. No. TNN-7/3106/2013 dated 22/4/2013, at the office of Sub-registrar Thane no. 7 has assigned, transferred & sold all their rights, titles, interests & shares in respect of the referred properties to M/s. RNA Corporation Pvt. Ltd. at the price and on the terms and conditions therein contained. In pursuance to the said Deed of Conveyance dated 22/4/2013 the said Mr. Gajanan Jagannath Vaitly & Others has separately executed Irrevocable Power of Attorney dated 22/4/2013 duly executed & registered Under Document Sr. No. TNN-7/3107/2013 dated 22/4/2013 at the office of Sub-registrar Thane No. 7 in favour of M/s. RNA Corporation Pvt. Ltd. conferring upon them several powers inter-alia power to develop and or sell and/or execute necessary deeds and documents in respect of the said above referred properties in the name of any third parties.

30/04/2022	
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7. And whereas subsequently the said Mr. Gajanan Jagannath Vaidy & others, had also executed Irrevocable Power of Attorney dated 22/4/2013, duly executed & registered Under Document Sr. No. TNN-7/3108/2013 dated 22/4/2013 at the office of Sub-registrar Thane No. 7 in favour of M/s. RNA Corporation Pvt. Ltd. conferring upon them several powers Inter-alia power to develop and/or sell and/or execute necessary deeds and document in respect of the said above referred properties in the name of any third parties.
8. And whereas by an agreement for sale dated 5/3/2018, duly executed & registered under document Sr. No. TNN-7/3399/2018 dated : 5/3/2018 at the office of Sub-registrar Thane No 7 the said M/s. RNA Corporation Pvt. Ltd formerly know as M/s. RNA Builders (AA) has agreed to assign, transfer & sell all their rights, titles, interests & shares of the said property bearing Survey No. 143, Hissa No. 2 admeasuring 1390 Sq.mtr of revenue village Ghodbandar, Mira Road E, Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms and conditions therein contained.
9. And whereas in pursuance to the said agreement for sale dated 5/3/2018 the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 5/3/2018, registered in the office of Sub-registrar of Assurance at Thane Under Document Sr.No. TNN-7/3400/2018 dated : 5/3/2018 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several Inter-alia power to develop and/or sell the said property to the person or persons of their choice.

10. And whereas for the purpose of this report on title, I have relied upon the following:
- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
 - (ii) Copy of 7/12.6/12.8-A Extract in respect of the said property.
 - (iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.
 - (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.
11. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :
- (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12.8-A Extract copies of the property, documents submitted to me.
 - (ii) That there have been no amendments or changes in the 7/12, 6/12.8-A extract copies of the property, documents examined by me.
 - (iii) The accuracy and completeness of all the factual representations made in the documents.
 - (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.



And Whereas I am not verifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Ghodbandar and on the basis of perusal of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 143, Hissa No. 2 admeasuring 1390 Sq.meters, of revenue village Ghodbandar, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Date: 29.04.2022

Advocate	
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SHARMA ASSOCIATES

Tarun S. Sharma
B.COM, LL.B.
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Old Mira Bhandar Road,
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92203 82482 | 79773 12179

FORMAT - A

(Circular No. :- 29/2022)

To,

Maha Kera

House in Bhawan, Plot No. C-31, E Block,

Bandra Kurla Complex, Bandra (East), Mumbai - 400 031.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to plot land survey no. 143, Hissa No. A, admeasuring 11.9 gunthas, equivalent to 1190 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District and Sub-district Office of Bhandar/Mira/Thane.

(I) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-

- Plot of land bearing bearing survey no. 143, Hissa No. A, admeasuring 11.9 gunthas, equivalent to 1190 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District and Sub-district Office of Bhandar/Mira/Thane.
- The documents of allotment of plot/
- 7/12 extract of property card issued by Talathi dated: 11.04.2022 mutation entry No. 2973



4. Search Report for 30 years from 1993 till 2022.

- (II) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

- (III) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure:

Dated: 29.04.2022

(Signature)
Advocate



SHARMA ASSOCIATES

Tarun S. Sharma
B.COM, LL.B.
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Old Mira Bhandar Road,
Mira Road (East), Dist. Thane - 401107 | advocatatrunsharma10@gmail.com
92203 82482 | 79773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 143, Hissa No. A, admeasuring 11.9 gunthas, equivalent to 1190 Sq. meters, situated lying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District and Sub-district Office of Bhandar/Mira/Thane.

Original Owners : M/s. RNA Corporation Pvt. Ltd.
As per 7/12 Extract : (Formerly known as M/s. RNA Builders (AA))

Present Purchasers : M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 143, Hissa No. A, admeasuring 11.9 Gunthas, equivalent to 1190 Sq. meters, situated lying and being at revenue Village : Ghodbunder, Mira Road C, Tal. & Dist. Thane, within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District & sub-district Office of Bhandar/Mira/thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

- Whereas originally Mr. Motiram Undir Tare was the Owner of all that piece and parcel of properties bearing a) Survey No. 126 Hissa No. 2, admeasuring



SHARMA ASSOCIATES

Continuation Sheet

610 square meter and b) Survey No. 143, Hissa No. A, admeasuring 1190 square meter situated lying and being at village Ghodbunder, Mira Road C, Tal. & dist. thane within the limits of Mira Bhandar Municipal Corporation, in the area of Registration District & sub-district Office of Bhandar/Mira/Thane.

- And whereas the said Mr. Motiram Undir Tare, expired as on dated 21/9/1984, leaving behind surviving legal heirs 1) Mrs. Yamunabal Motiram Tare (Wife), 2) Mr. Hemchandra Motiram Tare (Son), 3) Mr. Ravindra Motiram Tare (Son), 4) Mr. Surendra Motiram Tare (Son), 5) Baby Motiram Tare (Daughter), and as such by virtue of Mutation entry No. 1304, Dated: 3/9/1992, their names appeared in the 7/12/12 & 8-A Extract of land Revenue records as absolute owners thereof.

- And whereas the said Mr. Ravindra Motiram Tare, expired as on dated 11/1/2007, leaving behind surviving legal heirs 1) Mrs. Rejina Ravindra Tare (Wife), 2) Mr. bhavesh Ravindra Tare (Son), 3) Mr. Sahil Ravindra Tare (Son), and as such by virtue of Mutation entry No. 1304, Dated: 20/9/2010, their names appeared in the 7/12/12 & 8-A Extract of land Revenue records as absolute owners thereof.

- And whereas the said Mrs. Yamunabal Motiram Tare, expired as on dated 11/3/2009, leaving behind surviving legal heirs 1) Mr. Hemchandra Motiram Tare, 2) Mr. Surendra Motiram Tare, 3) Baby Motiram Tare, 4) Mrs. Rejina Ravindra Tare, 5) Mr. Bhavesh Ravindra Tare, 6) Mr. Sahil Ravindra Tare who are entitled to all the undivided shares in the said properties of the deceased.

- And whereas the said 1) Mr. Hemchandra Motiram Tare, 2) Mr. Surendra Motiram Tare, 3) Baby Motiram Tare, 4) Mrs. Rejina Ravindra Tare, 5) Mr. Bhavesh Ravindra Tare, 6) Mr. Sahil Ravindra Tare, 7) Ms. Swati Hemchandra Tare, 8) Ms. Tejswani Hemchandra Tare, by an Agreement for

57/90

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920 980

sale dated 15/9/1994 and subsequently Power of Attorney dated 15/9/1994 had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said above referred properties to M/s. Vinson Project India Pvt. Ltd. at the price and on the terms & conditions therein contained, which is still valid & subsisting.

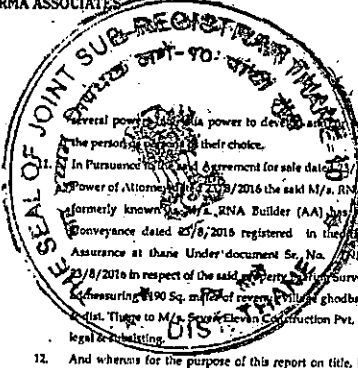
6. And whereas the said M/s. Vinson Project India Pvt. Ltd. by an Agreement for sale dated 25/3/1995 and subsequently Power of Attorney dated 15/9/1994 had agreed to Assign, transfer & Sell all their rights, titles, interests & shares in respect of the said above referred properties to M/s. Marks Project. Through its Proprietor Mr. Sayyad Muzaffer Hussain, at the price and on the terms & conditions therein contained, which is still valid & subsisting.

7. And, whereas by an agreement for Sale dated 22/3/2011 registered in the office of Sub-Registrar of Assurance at Thane under document Sr. No. TNN-4/2496-2011, dated : 22/3/2011 the said Mr. Hemchandra Motiram Tare & others as Vendors with the consent and confirmation of M/s. Vinson Project India Pvt. Ltd. and M/s. Marks Project through its Proprietor Mr. Sayyad Muzaffer Hussain, had agreed to sell the said properties to M/s. RNA Corporation Pvt. Ltd. at the price and on the terms & conditions stipulated therein. In pursuance to the said Agreement for Sale dated 22/3/2011, the said Mr. Hemchandra Motiram Tare & others as Vendors with the consent and confirmation of M/s. Vinson Project India Pvt. Ltd. and M/s. Marks Project through its Proprietor Mr. Sayyad Muzaffer Hussain, had also executed Power of Attorney dated 22/3/2011, duly executed & registered under document Sr.no. TNN-4/2499/ 2011 dated 22/3/2011 in favour of M/s. RNA Corporation Pvt. Ltd., conferring upon them several powers inter-alia powers to develop and/or sell the said Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

8. And whereas in pursuance to the said Agreement for sale dated 22/3/2011 the said Mr. Hemchandra Motiram Tare & others as Vendors with the consent and confirmation of M/s. Vinson Project India Pvt. Ltd. and M/s. Marks Project through its Proprietor Mr. Sayyad Muzaffer Hussain, has separately executed Deed of Conveyance dated 22/3/2011 duly executed & registered under Document No. TNN-4/2497/2011 dated 22/3/2011 at the office of Sub-Registrar Thane No. 4 in respect of the said properties bearing a) Survey No. 125 Hissa No. 2, admeasuring 610 sq. meter and b) Survey No. 143, Hissa No. 6, admeasuring 1190 sq. meter of revenue village : Ghodbandar, Mira road C Tal & Dist. Thane in favour of M/s. RNA Corporation Pvt. Ltd. accordingly by a Mutation Entry No. 2071 in the name of M/s. RNA Corporation Pvt. Ltd. was recorded in the 7/12, 6/12B-A Extract of the said properties as the owner thereof.

9. And whereas by an agreement for sale dated 23/8/2016, duly executed & registered under document Sr. no. TNN-7/11346/2016 dated : 23/8/2016 at the office of Sub-Registrar Thane No. 7 the said M/s. RNA Corporation Pvt. Ltd. formerly known as M/s. RNA Builder (AA) has agreed to assign, transfer & sell all their rights, titles, interest & shares in respect of the said property bearing Survey No. 143, Hissa No. 6 admeasuring 1190 Sq. meter of revenue village ghodbandar, Mira Road C Tal. & dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms & conditions therein contained.

10. In pursuance to the said Agreement for sale dated 23/8/2016 the said M/s. RNA Corporation Pvt. Ltd. formerly known as M/s. RNA Builder (AA) has also executed Irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub-Registrar of Assurance at Thane under Document Sr.no. TNN-7/11348/2016 dated : 23/8/2016 in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them



several powers inter-alia power to develop and/or sell the said property to the persons of their choice.

11. In Pursuance to the said Agreement for sale dated 23/8/2016 and Subsequent Power of Attorney dated 23/8/2016 the said M/s. RNA Corporation Pvt. Ltd. formerly known as M/s. RNA Builder (AA) has also executed Deed of Conveyance dated 23/8/2016 registered in the office of Sub-Registrar of Assurance at Thane Under document Sr. No. TNN-7/11347/2016 dated 23/8/2016 in respect of the said property bearing Survey No. 143, Hissa No. 6 admeasuring 1190 Sq. meter of revenue village ghodbandar, Mira Road C Tal. & Dist. Thane to M/s. Seven Eleven Construction Pvt. Ltd. which is still valid legal & subsisting.

12. And whereas for the purpose of this report on title, I have relied upon the following.

- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
- (ii) Copy of 7/12, 6/12B-A Extract in respect of the said property.
- (iii) Information by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any Court of law in India, Revenue Departments and/or the competent authorities.
- (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.

13. And Whereas even through this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that

- (i) Of the legal capacity of all natural persons genuineness of all signatures, authenticity of 7/12, 6/12B-A Extract copies of the property documents submitted to me.

Handwritten notes and stamps: '8X104 / 2028' and '926 / 950' in a box.

- (i) That there have been no amendments or changes in the 7/12, 6/12B-A extract copies of the property, documents examined by me.
- (ii) The accuracy and completeness of all the factual representations made in the documents.
- (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

14. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No. 1, 2, 3, 4, 5, 7 & 10, Talathi Office, Bhayander and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice to my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 143, Hissa No. 6 admeasuring 1190 Sq. meters, of revenue village Ghodbandar, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 29.04.2022

Advocate



SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 @ advocatarunsharma10@gmail.com
99203 82492 @ 79773 12179

FORMAT - A
(Circular No. 7 - 29/2022)

To,

Maha Kura

House/In Bhawan, Plot NO. C-21, E Block,

Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title of-rawan certificate with respect to of plot land survey no. 222, Hissa No. 3, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.

(I) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following Documents Let:-

1. Plot of land bearing survey no. 222, Hissa No. 3, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira



Bhayander Municipal Corporation, in the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.

2. The documents of allotment of plot/
3. 7/12 extract of property card issued by Talahil dated: 11.04.2022, mutation entry No. 3100
4. Search Report for 30 years from 1993 till 2022.

(II) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

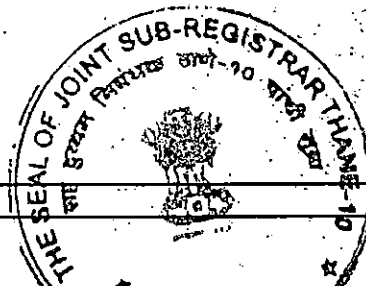
(III) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure

Date: 29.04.2022

Advocate



SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 @ advocatarunsharma10@gmail.com
99203 82492 @ 79773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022

Ref: All the piece and parcel of property bearing survey no. 222, Hissa No. 3, admeasuring 1.8 gunthans, equivalent to 180 Sq. meters, situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub- district Office of Bhayander/Mira/Thane.

Original Owners : M/s. RNA Corporation Pvt. Ltd.

As per 7/12 Extract: (Formerly known as M/s. RNA Builders (AA)

Present Purchasers : M/s. Seven Eleven Construction Pvt. Ltd.
Seven Eleven Mansion, Ideal Park,
Mira Road East, Tal. & Dist. Thane.

This is certify that I have investigated the title in respect of all that piece and parcel of property bearing Survey No. 222, Hissa No. 3, admeasuring 1.8 Gunthas, equivalent to 180 Sq.meters, situated lying and being at revenue Village : Ghodbunder, Mira Road C, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/



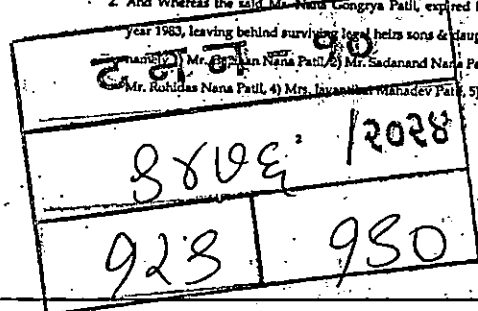
SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
Advocate - Bombay High Court

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Mira/thane, now owned by M/s. Seven Eleven Construction Pvt. Ltd., and have found the same to be clear and marketable and free encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally Mr. Nana Congriya Patil, was the owner of all that piece and parcel of properties a) Survey No. 123, Hissa No. 8, admeasuring 400 sq. meter b) survey No.124, Hissa No. 2, admeasuring 510 sq. meter, c) Survey No. 146, Hissa No. 5, admeasuring 530 sq. meter, d) Survey No. 222, Hissa No.3, admeasuring 180 sq. meter, e) Survey No. 148, Hissa No. 6, admeasuring 280 sq. meter, f) Survey No. 132, Hissa No. 6, admeasuring 300 sq. meter, g) Survey No. 132, Hissa No. 13, admeasuring 660 sq. meter, h) Survey No. 132, Hissa No.10, admeasuring 130 sq. meter, situated lying and being at revenue Village : Ghodbunder, Mira Road C, Tal. & Dist. Thane, within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & sub- district Office of Bhayander/ Mira/ Thane.

2. And Whereas the said Mr. Nana Congriya Patil, expired in the year 1963, leaving behind surviving legal heirs sons & daughters namely (1) Mr. Bhanu Nana Patil, (2) Mr. Sadanand Nana Patil, (3) Mr. Rohidas Nana Patil, (4) Mrs. Jayantibai Mahadev Patil, (5) Mrs.





SHARMA ASSOCIATES Tarun S. Sharma
B.COM, LL.B
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Shantibai Parshuram Bhoir, and as such by virtue of Mutation Entry No. 1067, Dated 15/4/1986, their names appeared on the 7/12/6/12, B-A extract, of 1 and Revenue records as absolute owners thereof.

- And Whereas by an agreement for sale & Subsequent Power of Attorney dated 4/9/1994, the said 1) Mr. Gajanan Nana Patil, 2) Mr. Sadanand Nana Patil, 3) Mr. Rohidas Nana Patil, 4) Mrs. Jayantibai Mahadev Patil, 5) Mrs. Shantibai Parshuram Bhoir, had agreed to assign, transfer & sell all their rights, titles, interests and shares in respect of the said above referred properties to 1) Mr. Ahmed Hussain J. Thim, 2) Mr. Mohd. Salim Mohd. Yasim Belim, 3) Mr. Amin Haji Yusuf Mukhi, 4) Mr. Raees Abdul Razak Mukhi, at the price and on the terms & conditions therein contained.
- And whereas by an Agreement for sale & Subsequent Power of Attorney dated 20/4/1995, the said 1) Mr. Ahmed Hussain J. Thim, 2) Mr. Mohd. Salim Mohd. Yasim Belim, 3) Mr. Amin Haji Yusuf Mukhi, 4) Mr. Raees Abdul Razak Mukhi has agreed to assign, transfer & sell all their rights, titles, interests and shares in respect of the said above referred properties to M/s. Marks Project, represented by its Proprietors Mr. Sayyad Muzaffer



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Hussain, at the price and on the terms & conditions therein contained.

- And Whereas the said Mr. Gajanan Nana Patil, expired as on dated 22/12/2001, leaving behind surviving legal heirs Mr. Naresh Gajanan Patil and the said Mrs. Shantibai Parshuram Bhoir, expired as on dated 26/8/2006, without leaving any surviving legal heirs and as such her undivided shares devolved upon the other co-owners.
- And Whereas subsequently the said Mr. Sadanand Nana Patil & others, with the consent and confirmation of 1) Mr. Ahmed Hussain J. Thim, 2) Mr. Mohd. Salim Mohd. Yasim Belim, 3) Mr. Amin Haji Yusuf Mukhi, 4) Mr. Raees Abdul Razak Mukhi and M/s. Marks Project, represented by its Proprietors Mr. Sayyad Muzaffer Hussain, vide agreement for sale dated 20/12/2010, duly executed & registered under documents Sr.No. TNN-7/1271-2011, dated 15/2/2011, at the office of Sub-Registrar Thane No.7 had agreed to assign, transfer & sell all their rights, titles, interests and shares in respect of the said above referred properties to M/s. RNA Builders(AA) at the price and on the terms & conditions therein contains therein obtained, in pursuance to the said Agreement for Sale dated 20/12/2010, the

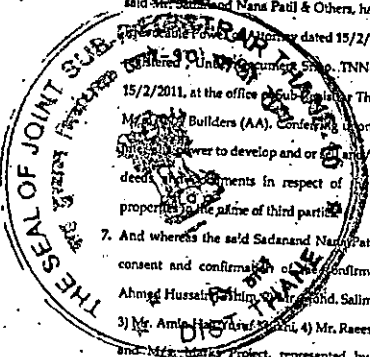


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said Mr. Sadanand Nana Patil & Others, had separately executed Irrevocable Power of Attorney dated 15/2/2011, duly executed & registered Under document Sr.No. TNN-7/1272/2011, dated 15/2/2011, at the office of Sub-Registrar Thane No.7, in favour of M/s. RNA Builders (AA). Confering upon them several powers and authority to develop and or sell land/or executed necessary deeds and documents in respect of the said above referred properties on the name of third parties.

- And whereas the said Sadanand Nana Patil & Others, with the consent and confirmation of the confirming party i.e., 1) Mr. Ahmed Hussain J. Thim, 2) Mr. Mohd. Salim Mohd. Yasim Belim, 3) Mr. Amin Haji Yusuf Mukhi, 4) Mr. Raees Abdul Razak Mukhi and M/s. Marks Project, represented by its Proprietors Mr. Sayyad Muzaffer Hussain, has vide Deed of Conveyance Dated 20/12/2010, duly executed and registered, Under Document Sr.No. TNN-7/1273-2011, dated 15/2/2011, at the office of Sub-Registrar Thane No.7, assigned, transferred & Sold all that above referred properties to M/s. RNA Builders (AA), at the price and on the terms & conditions therein contained, which is still valid legal & subsisting and accordingly by virtue of Mutation Entry No. 930 the name of M/s. RNA Builders (AA), appear in the



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7/12/6/12, B-A extract, of land Revenue records as absolute owners thereof.

- And whereas subsequently the said M/s. Marks Project, represented by its Proprietors Mr. Sayyad Muzaffer Hussain, had executed separately Irrevocable Power of Attorney dated 15/2/2011, duly executed & registered Under Document Sr.No. TNN-7/1274-2011, dated 15/2/2011, at the office of Sub-Registrar Thane No.7, in favour of M/s. RNA Builder (AA) confering upon them several powers inter alia power to develop and or sell and /or executed necessary deeds and document in respect of the said above referred properties on the name of any third parties.
- And whereas by an agreement for sale dated 28/2/2018, duly executed & registered Under document Sr.No. TNN-7/3138-2018, dated 28/2/2018 at the office of Sub - registrar thane Sr.no. 7, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s RNA Builders (AA) had agreed to assign, transfer & sell all their rights, titles, interests & shares in respect of the said property bearing Survey No. 222, Hissa No. 3, admeasuring 180 Sq. meter of revenue village Ghodbander, Mira Road (E), Tal. & Dist. thane to M/s. Seven Eleven Construction Pvt. Ltd, at the price and on the terms and conditions therein contained.



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10. In pursuance to the said agreement for sale dated 28/2/2018, the said M/s. RNA Corporation Pvt. Ltd., formerly known as M/s. RNA Builders (AA) had also executed Irrevocable General Power of Attorney dated 28/2/2018, registered in the office of Sub-Registrar of Assurance at Thane Under Document Sr.No. TNN-7/3139-2018 dated : 28/2/2018, in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd. conferring upon them several inter-alia power to develop and/or sell the said property to the person or persons of their choice.
11. And whereas for the purpose of this report on title, I have relied upon the following.
- (i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/ Purchasers.
 - (ii) Copy of 7/12,6/12,8-A Extract in respect of the said property.
 - (iii) Information by the Owners/ Purchasers that the said property is no. subject matter of any suit/litigation in any Court of Law in India, Revenue Departments and/or the competent authorities.



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- (iv) Search taken out by the Owners/ Purchaser search Clerk Mr. S. Pawar.
12. And Whereas even through this documents is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:
- (i) Of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12,8-A Extract copies of the property, documents submitted to me.
 - (ii) That there have been no amendments or changes in the 7/12, 6/12,8-A extract copies of the property, documents examined by me.
 - (iii) The accuracy and completeness of all the factual representations made in the documents.
 - (iv) The above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.
13. And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.



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On the whole from the search taken out by Owners/Purchasers Search clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No.1,2,3,4,5,7 & 10, Talathi Office, Bhandar and on the basis and inspection of documents produced before me and the information provided by the Owners/ Purchasers that the said property is not subject matter of any suit/litigation in any court of law in India, revenue department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me. Considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled subject to what is stated above without prejudice in my opinion the title of the Owners/ Purchasers in respect of the said property bearing Survey No. 222, Hissa No. 3 admeasuring 180 Sq.meters, of revenue village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Date: 23/04/2022

Advocate



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SHARMA ASSOCIATES

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FORMAT - A

(Circular No. : -28/2022)

To,

Maha Hera

Housefin Bhawan, Plot NO. C-21, E Block,

Randri Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to plot land bearing a) survey no. 142, Hissa No. 5, admeasuring 11.1 gunthas, equivalent to 1110 Sq. meters, b) survey no. 143, Hissa No. 3, admeasuring 11.1 gunthas, equivalent to 1110 Sq. meters, situated lying and being at revenue village: Chodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.

(i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents i.e.:-

1. Plot of land bearing bearing a) survey no. 142, Hissa No. 5, admeasuring 11.1 gunthas, equivalent to 1110 Sq. meters, b) survey no. 143, Hissa No. 3, admeasuring 11.1 gunthas, equivalent to 1110 Sq. meters, situated lying and being at revenue village: Chodbunder, Mira road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District and Sub-district Office of Bhayander/Mira/Thane.



2. The documents of allotment of plot
3. 12 extract of property card issued by Talathi dated: 20.01.2022, mutation entry No. 2877
4. Search Report for 30 years from 1993 till 2022.

(ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure:

Dated: 29.04.2022

Advocate



SHARMA ASSOCIATES

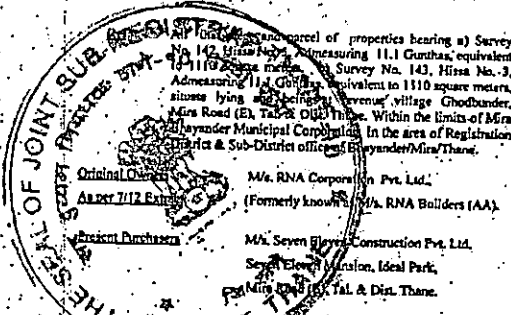
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TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Date: 29/04/2022



This is to certify that I have investigated the title in respect of all that piece and parcel of properties bearing a) Survey No. 142, Hissa No. 5, Admeasuring 11.1 Gunthas, equivalent to 1110 square meters, b) Survey No. 143, Hissa No. 3, Admeasuring 11.1 Gunthas, equivalent to 1110 square meters, situated lying and being at revenue village: Chodbunder, Mira Road (East), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District Office of Bhayander/Mira/Thane, now owned by M/s. Seven Eleven

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SHARMA ASSOCIATES

Construction Sheet

Construction Pvt. Ltd., and have found the same to be clear and marketable and free from all encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally Mr. Maniklal Damodardas, was the owner of all that properties bearing a) Survey No. 116, Hissa No. 1, Admeasuring 910 square meters, b) Survey No. 129, Hissa No. 2, Admeasuring 660 square meters, c) Survey No. 133, Hissa No. 6, Admeasuring 330 square meters, d) Survey No. 134, Hissa No. 2, Admeasuring 560 square meters, e) Survey No. 142, Hissa No. 5, Admeasuring 1110 square meters, f) Survey No. 143, Hissa No. 3, Admeasuring 1110 square meters, lying and being at revenue village: Chodbunder, Mira Road (E), Tal. & Dist. Thane. However Mr. Kashinath Kashay Tare, was the Protected Tenant prior to 1/4/1957, and as such his name also appeared in the first-His-Side of 7/12 - Extract of Land Revenue Records, as Protected Tenant / Kul.

2. And Whereas the said Kashinath Kashay Tare, expired in the Year 1958, leaving behind his widow Mrs. Budihal Kashinath Tare and two daughters namely 1) Dwartabai Kashinath Tare, 2) Mrs. Thakubai Pandurang Tare; and as per the Tenancy Case No. 292 of 1964, the Additional Tahsilkar and Agricultural Land Tribunal had Under Section 320 of the Bombay Tenancy Act declared Mrs. Budihal Kashinath Tare & Mrs. Thakubai Pandurang Tare, as the absolute owner and as such by virtue of Mutation

Entry No. 662, Dated 21/12/1964, the name of Mr. Maniklal Damodardas, was deleted and the name of Mrs. Budibai Kashinath Tare & Mrs. Thakubai Pandurang Tare, was recorded absolute owners thereof.

3. And Whereas Mrs. Budibai Kashinath Tare, expired in the Year 1971, leaving behind surviving legal heirs 1) Mrs. Thakubai Pandurang Tare, 2) Mrs. Haurubai Mukund Mokashi, and as per the oral partition in respect of the several properties between the said Mrs. Thakubai Pandurang Tare and Mrs. Haurubai, Mukund Mokashi, by virtue of the said oral partition the said properties were apportioned to the share of Mrs. Thakubai Pandurang Tare, and accordingly the name of Mrs. Thakubai Pandurang Tare, was recorded in the 7/12, 6/12 & B-A Extract of land revenue records of the said properties vide a Mutation Entry No. 1044, Dated 12/6/1984, as absolute owner thereof.

4. And Whereas the said 1) Mrs. Thakubai Pandurang Tare and her family members 1) Mrs. Neerubai A. Kiri, 2) Miss Usha Pandurang Tare, 3) Mr. Ramesh Pandurang Tare, 4) Anita Ramesh Tare, 5) Ranjita Ramesh Tare, 6) Jitesh Ramesh Tare, 7) Bharat Ramesh Tare, 8) Mr. Chandrakant Pandurang Tare, 9) Mr. Nandlal Pandurang Tare, 10) Mrs. Hirabai Jagannath Vaity, by an Agreement for sale dated 23/1/1989, had agreed to assign, transfer & sell all their rights, titles, interests & shares in respect of the said properties to M/s. Karmayogi, at the price and on the terms & conditions therein contained. In pursuance to the said Agreement for sale dated 23/1/1989, the said Mrs. Thakubai Pandurang Tare & Others, had also

executed an Irrevocable General Power of Attorney dated 23/1/1989, in favour of the partners of M/s. Karmayogi, conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.

5. And Whereas by an Agreement for sale dated 31/1/1994, the said M/s. Karmayogi, in its turn agreed to sell the said properties to Mr. Harshad Poonamchand Doshi, at the price and on the terms & conditions therein contained. In pursuance to the said Agreement for sale dated 31/1/1994, the said M/s. Karmayogi, had also executed an Irrevocable General Power of Attorney dated 31/1/1994, in favour of Mr. Harshad Poonamchand Doshi, conferring upon him several powers inter-alia power to develop and/or sell the said properties to the person or persons of his choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.

6. And Whereas by an Agreement for sale dated 5/9/2007, the said 1) Mrs. Thakubai Pandurang Tare and her family members as Vendors with the consent and confirmation of M/s. Karmayogi, And Mr. Harshad Poonamchand Doshi, agreed to sell the said properties to M/s. RNA Builders (AA), at the price and on the terms & conditions stipulated therein. In pursuance to the said

Agreement for sale dated 5/9/2007, the said Mrs. Thakubai Pandurang Tare & Others, Alongwith M/s. Karmayogi, And Mr. Harshad Poonamchand Doshi, had also executed to Power of Attorneys dated 15/4/2009 & 22/4/2008 in favour of M/s. RNA Builders (AA), conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.

7. And Whereas by a Deed of Confirmation dated 15/4/2009, registered in the office of Sub-Registrar of Assurances at Thane, Under Sr. No. TNN-2/2900-2009, Dated 15/4/2009, the said Mrs. Thakubai Pandurang Tare and her family members 1) Mrs. Neerubai A. Kiri, 2) Miss Usha Pandurang Tare, 3) Mr. Ramesh Pandurang Tare, 4) Anita Ramesh Tare, 5) Ranjita Ramesh Tare, 6) Jitesh Ramesh Tare, 7) Bharat Ramesh Tare, 8) Mr. Chandrakant Pandurang Tare, 9) Mr. Nandlal Pandurang Tare, 10) Mrs. Hirabai Jagannath Vaity, confirmed and ratified the document dated 5/9/2007, executed by and between the parties thereto in respect of the said properties.

8. And Whereas subsequently the said Mrs. Thakubai Pandurang Tare & her family members had separately executed Irrevocable Power of Attorney dated 15/4/2009, registered in the office of Sub-Registrar of Assurances at

Thane and Document Sr. No. TNN-2/1611-2009, Dated 15/4/2009, in favour of the M/s. RNA Builders (AA), conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

9. And Whereas the Sub-Divisional Officer, Thane has also granted Sale Permission Under Section 43 of the Bombay Tenancy & Agricultural Land Act, 1948, in respect of the said properties Vide an Order No. TD/T-6/Tenancy/V.P.S.R.-161/2009, Dated 22/5/2009.

10. In furtherance to the said Agreement for sale dated 5/9/2007, And Deed of Confirmation dated 15/4/2009, the said 1) Mrs. Thakubai Pandurang Tare and her family members as Vendors with the consent and confirmation of M/s. Karmayogi, And Mr. Harshad Poonamchand Doshi, had also executed Deed of Conveyance dated 30/6/2009, registered in the office of Sub-Registrar of Assurances at Thane, Under Sr. No. TNN-2/15504/2009, Dated 30/6/2009, in respect of the said properties in favour of M/s. RNA Builders (AA), and accordingly by virtue of Mutation Entry No. 1873, the name of M/s. RNA Builders (AA), was recorded in the 7/12, 6/12 & B-A Extract of land revenue records as absolute owners of the said properties.

11. And Whereas by an Agreement for sale dated 23/2/2016, duly executed & registered, Under Document Sr. No. TNN-7/1349-2016, Dated 23/2/2016, at the office of Sub-Registrar, Thane No. 70, the said M/s. RNA Corporation Pvt. Ltd. Formerly known as M/s. RNA Builders (AA), had agreed to assign

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transfer & sell all their rights, titles, interests & shares in respect of the said properties bearing a) Survey No. 142, Hissa No. 5, Admeasuring 1110 square meters, b) Survey No. 143, Hissa No. 3, Admeasuring 1110 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Seven Eleven Construction Pvt. Ltd., at the price and on the terms and conditions therein contained.

12. And Whereas by an Deed of Conveyance dated 23/8/2016, duly executed & registered, Under Document Sr. No. TNN-7/11350-2016, Dated 23/8/2016, at the office of Sub-Registrar Thane No. - 7, the said M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), had assigned, transferred & sold all their rights, titles, interests & shares in respect of the said properties bearing a) Survey No. 142, Hissa No. 5, Admeasuring 1110 square meters, b) Survey No. 143, Hissa No. 3, Admeasuring 1110 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Seven Eleven Construction Pvt. Ltd., at the price and on the terms & conditions therein contained, which is still valid legal & subsisting. In pursuance to the said Deed of Conveyance dated 23/8/2016, the said M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), had also executed irrevocable General Power of Attorney dated 23/8/2016, registered in the office of Sub-Registrar of Assurances at Thane, Under Document St. No. TNN-7/11351/2016, Dated 23/8/2016, in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd., conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

13. And Whereas for the purpose of this report on title, I have relied upon the following:

- i) Information relating to floage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/Purchasers.
- ii) Copy of 7/12, 6/12 & B-A Extract in respect of the said properties.
- iii) Information by the Owners/Purchasers that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, and/or the competent authorities.
- iv) Search taken out by the Owners/Purchasers Search Clerk Mr. S. Pawar.

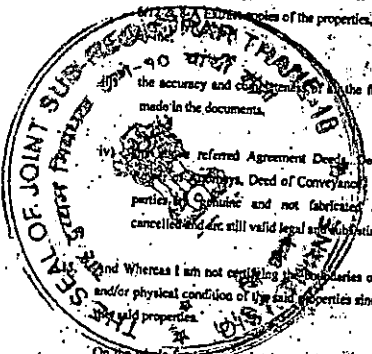
14. And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that:

- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & B-A Extract copies of the properties, documents submitted to me,

ii) that there have been no amendments or changes in the 7/12, 6/12 & B-A Extract copies of the properties, documents examined the accuracy and correctness of the factual representations made in the documents.

iii) the referred Agreement Deed, Deed of Confirmation, Deeds of Conveyance of all the concerned parties is genuine and not fabricated and/or forged and/or cancelled and etc still valid legal and subsisting.

And Whereas I am not certifying the boundaries of the said properties and/or physical condition of the said properties since I have not visited the said properties.



On the whole, for the search taken out by Owners/Purchasers Search Clerk, Mr. S. Pawar, at the office of Sub-Registrar Thane No. - 1, 2, 4, 5, 7 & 10, Talathi Office, Eghyander, and on the basis and inspection of documents produced before me and the information provided by the Owners/Purchasers that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me, considering the

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above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners/Purchasers in respect of the said properties bearing a) Survey No. 142, Hissa No. 5, Admeasuring 1110 square meters, b) Survey No. 143, Hissa No. 3, Admeasuring 1110 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, are absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated 23/04/2022

Advocate



SHARMA ASSOCIATES

Tarun S. Sharma
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FORMAT - A
(Circular No. 1 - 28/2022)

To,

Maha Rera
House in Bhawan, Plot NO. C-21, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUB: Title clearance certificate with respect to of plot land bearing (a) survey no. 137, Hissa No. 8, admeasuring 2.3 gunthans, equivalent to 230 Sq. meters, (b) survey no. 143, Hissa No. 1, admeasuring 4.3 gunthans, equivalent to 430 Sq. meters, situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane.

(i) I have investigated the title of the said plot on the request of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-

1. Plot of land bearing bearing (a) survey no. 137, Hissa No. 8, admeasuring 2.3 gunthans, equivalent to 230 Sq. meters, (b) survey no. 143, Hissa No. 1, admeasuring 4.3 gunthans, equivalent to 430 Sq. meters, situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane situated laying and being at revenue village : Chodbunder, Mira road (East), Tal. & Dist. Thane.
2. The documents of allotment of plot/



3. 7/12 extract of property card issued by Talahil dated: 11.04.2022, mutative entry No. 3097
4. Search Report for 30 years from 1993 till 2022.

(ii) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of M/s. SHYUN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(iii) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:

Annexure

Date: 29.04.2022

Advocate



SHARMA ASSOCIATES

Tarun S. Sharma
B.COM, D.B.
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocate.tarunsharma10@gmail.com
92253 82492 | 78773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

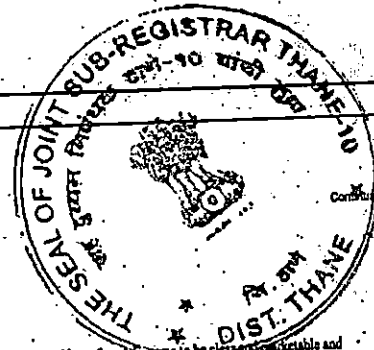
Date: 29/04/2022

Ref :- All that parcel and parcel of properties bearing: a) Survey No. 137, Hissa No. 8, Admeasuring 2.3 Gunthas, equivalent to 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 4.3 Gunthas, equivalent to 430 square meters, situated lying and being at revenue village Chodbunder, Mira Road (E), Tal. & Dist. Thane, Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

Original Owner :- M/s. RNA Corporation Pvt. Ltd.,
As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA).
Present Purchaser :- M/s. Seven Eleven Construction Pvt. Ltd.,
Seven Eleven Mission, Ideal Park,
Mira Road (E), Tal. & Dist. Thane.

This is to certify that I have investigated the title in respect of all that parcel and parcel of properties bearing a) Survey No. 137, Hissa No. 8, Admeasuring 2.3 Gunthas, equivalent to 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 4.3 Gunthas, equivalent to 430 square meters, situated lying and being at revenue village Chodbunder, Mira Road (E), Tal. & Dist. Thane, Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District Office of Bhayander/Mira/Thane, now owned by M/s. Seven Eleven

SHARMA ASSOCIATES



Construction Pvt. Ltd. and have found the title to be clear, marketable and free from all encumbrances and reasonable doubts; and have to state as hereunder.

1. Whereas originally Mr. Chintaman Nandoo Vaidy, was the owner of all that piece and parcel of properties bearing a) Survey No. 137, Hissa No. 8, Admeasuring 232.66 square meters, b) Survey No. 137, Hissa No. 1, Admeasuring 1456.65 square meters, c) Survey No. 133, Hissa No. 5, Admeasuring 513.94 square meters, d) Survey No. 143, Hissa No. 1, Admeasuring 434.97 square meters, situated lying and being at revenue village Chodbunder, Mira Road (E), Tal. & Dist. Thane, Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

2. And Whereas the said Mr. Chintaman Nandoo Vaidy, vide Agreement Deed & Subsequent Power of Attorney Dated-29/9/1987, And Subsequent Supplementary Agreement dated 10/2/1992, had agreed to assign, transfer & sell all his rights, titles, interests & shares in respect of the said properties to Mr. Hiji Kanji Savla, at the price and on the terms & conditions therein contained. And Subsequently the said-1) Mr. Laximbal Chintaman Vaidy, 2) Mr. Devendra Chintaman Vaidy, 3) Mr. Pravinand Chintaman Vaidy, 4) Mr. Shobha Nandkumar Mukadam Alias Shobha Arun Mukadam, 5) Mr. Chintaman Chintaman Vaidy Alias Chintamale Deepak Thacker, 6) Mr. Mohal Chintaman Vaidy Alias Mohal Deepak Bhosary, had confirmed the

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above said Agreement Deeds & Power of Attorney and Subsequently executed Power of Attorney dated 12/8/1995, in favour of Mr. Hiji Kanji Savla, conferring upon him several powers inter-alia power to develop and/or sell the said properties to the person or persons of his choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurances and to admit the execution thereof before the Sub-Registrar of Assurances.

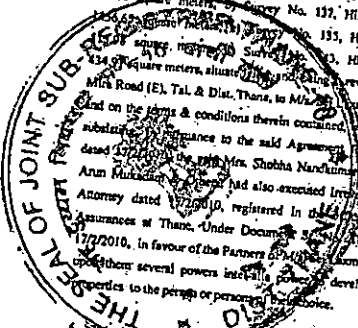
3. And Whereas the said Mr. Chintaman Nandev Vaity, expired as on dated 7/4/2008, leaving behind surviving legal heirs 1) Mrs. Laxmibal Chintaman Vaity, 2) Mr. Devendra Chintaman Vaity, 3) Mr. Premnand Chintaman Vaity, 4) Mrs. Shobha Nandkumar Mukadam Alias Shobha Arun Mukadam, 5) Ms. Charushela Chintaman Vaity Alias Charushela Deepak Thanekar, 6) Ms. Mohini Chintaman Vaity Alias Mohini Deepak Bhandary, and as such by virtue of Mutation Entry No. 1829, Dated 13/1/2009, their names appeared in the 7/12, 6/12 & B-A Extract, of Land Revenue Records as absolute owners thereof.

4. And Whereas the said 1) Mrs. Laxmibal Chintaman Vaity, 2) Mr. Devendra Chintaman Vaity, 3) Mr. Premnand, Chintaman Vaity, Through their Constituted Attorney Mr. Hiji Kanji Savla, vide Agreement for sale cum development dated 27/10/2009, duly executed & registered, Under Document Sr. No. TNN-7/05706-2009, Dated 27/10/2009, had assigned, transferred and

sold all that properties bearing a) Survey No. 137, Hissa No. 2, Admeasuring 232.66 square meters, b) Survey No. 137, Hissa No. 1, Admeasuring 1456.65 square meters, c) Survey No. 135, Hissa No. 5, Admeasuring 515.98 square meters, d) Survey No. 143, Hissa No. 1, Admeasuring 434.97 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Sej Laxmi Developers, Represented by its Partners 1) Mr. Raj Motiram Charwa, 2) Mr. Deepak Motiram Charwa, 3) Mr. Jayesh Hiji Savla, 4) Mr. Hiji Kanji Savla, at the price and on the terms & conditions therein contained, which is still valid, legal & subsisting. In pursuance to the said Agreement for sale cum development dated 27/10/2009, the said Mrs. Laxmibal Chintaman Vaity & Others, had also executed Irrevocable General Power of Attorney dated 27/10/2009, registered in the office of Sub-Registrar of Assurances at Thane, Under Document Sr. No. TNN-7/05707-2009, Dated 27/10/2009, in favour of the Partners of M/s. Sej Laxmi Developers, conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

5. And Whereas the said 1) Mrs. Shobha Nandkumar Mukadam Alias Shobha Arun Mukadam, 2) Ms. Charushela Chintaman Vaity Alias Charushela Deepak Thanekar, 3) Ms. Mohini Chintaman Vaity Alias Mohini Deepak Bhandary, Through their Constituted Attorney Mr. Hiji Kanji Savla, vide Agreement for sale cum development dated 17/2/2010, duly executed & registered, Under Document Sr. No. TNN-4/1381-2010, Dated 17/2/2010,

at the office of Sub-Registrar Thane No. -4, had assigned, transferred & sold all that properties bearing a) Survey No. 137, Hissa No. 2, Admeasuring 232.66 square meters, b) Survey No. 137, Hissa No. 1, Admeasuring 1456.65 square meters, c) Survey No. 135, Hissa No. 5, Admeasuring 515.98 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Sej Laxmi Developers, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting. In pursuance to the said Agreement for sale cum development dated 17/2/2010, the said Mrs. Shobha Nandkumar Mukadam Alias Shobha Arun Mukadam & Others, had also executed Irrevocable General Power of Attorney dated 17/2/2010, registered in the office of Sub-Registrar of Assurances at Thane, Under Document Sr. No. TNN-4/1382-2010, Dated 17/2/2010, in favour of the Partners of M/s. Sej Laxmi Developers, conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.



6. And Whereas the said 1) Mrs. Laxmibal Chintaman Vaity, 2) Mr. Devendra Chintaman Vaity, 3) Mr. Premnand Chintaman Vaity, 4) Mrs. Shobha Nandkumar Mukadam Alias Shobha Arun Mukadam, 5) Ms. Charushela Chintaman Vaity Alias Charushela Deepak Thanekar, 6) Ms. Mohini Chintaman Vaity Alias Mohini Deepak Bhandary, Through their Constituted Attorney Mr. Hiji Kanji Savla, had vide Deed of Conveyance dated 17/2/2010, duly executed & registered, Under Document Sr. No.

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TNN-4/1180-2010, Dated 9/12/2010, at the office of Sub-Registrar Thane No. -4, had assigned, transferred & sold all that properties bearing a) Survey No. 137, Hissa No. 2, Admeasuring 232.66 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 434.97 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Sej Laxmi Developers, at the price and on the terms & conditions therein contained, and as such by virtue of Mutation Entry No. 2159, their names appeared in the 7/12, 6/12 & B-A Extract, of Land Revenue Records as absolute owners thereof.

7. And Whereas by an Agreement for development dated 15/4/2011, duly executed & registered, Under Document Sr. No. TNN-4/3440-2011, Dated 25/4/2011, at the office of Sub-Registrar Thane No. -4, the said M/s. Sej Laxmi Developers, Represented by its Partners 1) Mr. Raj Motiram Charwa, 2) Mr. Deepak Motiram Charwa, 3) Mr. Jayesh Hiji Savla, 4) Mr. Hiji Kanji Savla, had agreed to assign, transfer & sell all their development rights, titles, interests & shares in respect of the said properties bearing a) Survey No. 137, Hissa No. 2, Admeasuring 232.66 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 434.97 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to PINK Spaces Development Pvt. Ltd. (Formerly known as PINK Spaces Redevelopment Pvt. Ltd.) at the price and on the terms and conditions therein contained. In pursuance to the said Agreement for

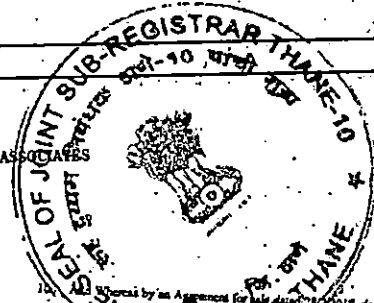
development dated 15/4/2011, the said M/s. Sej Laxmi Developers, Represented by its Partners 1) Mr. Raj Mohram Charvia, 2) Mr. Deepak Mohram Charvia, 3) Mr. Jayesh Hiji Savla, 4) Mr. Hiji Kanji Savla, had executed Irrevocable Power of Attorney dated 25/4/2011, duly executed & registered, Under Document Sr. No. TNM-47441-2011, Dated 25/4/2011, at the office of Sub-Registrar Thane No. -4, in favour of Directors of PNK Spaces Redevelopment Pvt. Ltd. (Formerly known as PNK Spaces Redevelopment Pvt. Ltd.) conferring upon them several powers inter-alia power to develop and or sell and/or execute necessary deeds and document in respect of the said above referred properties in the name of any third parties.

8. And Whereas subsequently the said 1) Mrs. Laxmibai Chintaman Vaity, 2) Mr. Devendra Chintaman Vaity, 3) Mr. Premnand Chintaman Vaity, 4) Mrs. Shobha Neendekar Mukadam Alias Shobha Arun Mukadam, 5) Mr. Charubhai Chintaman Vaity Alias Charubhai Deepak Thacker, 6) Mr. Mohini Chintaman Vaity Alias Mohini Deepak Bhandary, with the consent and confirmation of Confirming Party Mr. Hiji Kanji Savla, Vide Deed of Conveyance dated 2/1/2014, duly executed & registered, Under Document Sr. No. TNM-7460-2014, Dated 2/1/2014, at the office of Sub-Registrar Thane No. -7, had assigned, transferred & sold all that properties bearing a) Survey No. 143, Hissa No. 1, Admeasuring 434.97 square meters, b) Survey No. 135, Hissa No. 3, Admeasuring 515.98 square meters, c) Survey No. 137, Hissa No. 1, Admeasuring 1456.63 square meters, d) Survey No. 137, Hissa No. 8,

Admeasuring 232.66 square meters, situate lying and being in revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Sej Laxmi Developers, Represented by its Partners 1) Mr. Raj Mohram Charvia, 2) Mr. Deepak Mohram Charvia, 3) Mr. Jayesh Hiji Savla, 4) Mr. Hiji Kanji Savla, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting. In pursuance to the said Deed of Conveyance dated 2/1/2014, the said Mrs. Laxmibai Chintaman Vaity & 5 Others, And Confirming Party i.e. Mr. Hiji Kanji Savla, had also executed Irrevocable General Power of Attorney dated 2/1/2014, registered in the office of Sub-Registrar of Assurances at Thane, Under Document Sr. No. TNM-7461-2014, Dated 2/1/2014, in favour of the Partners of M/s. Sej Laxmi Developers, conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

9. And Whereas the said RNA Corporation Pvt. Ltd. (Formerly known as M/s. RNA Builders (AA), were entitled to all that properties bearing a) Survey No. 136, Hissa No. 2, Admeasuring 1960 square meters, b) Survey No. 135, Hissa No. 4, Admeasuring 450 square meters, c) Survey No. 136, Hissa No. 4, Admeasuring 180 square meters, in all total admeasuring 2590 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. And M/s. Sej Laxmi Developers And PNK Spaces Redevelopment Pvt. Ltd. (Formerly known as PNK Spaces Redevelopment Pvt. Ltd.) were entitled to all

the properties bearing a) Survey No. 137, Hissa No. 8, Admeasuring 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 430 square meters, c) Survey No. 148, Hissa No. 1, Admeasuring 530 square meters, d) Survey No. 134, Hissa No. 1, Admeasuring 860 square meters, in all total admeasuring 2050 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, have Vide Deed of Exchange dated 26/4/2017, duly executed & registered, Under Document Sr. No. TNM-471804-2017, Dated 23/2/2017, at the office of Sub-Registrar Thane No. -4, exchanged the above referred properties whereas M/s. RNA Corporation Pvt. Ltd. (Formerly known as M/s. RNA Builders (AA), was entitled to all that properties bearing a) Survey No. 137, Hissa No. 8, Admeasuring 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 430 square meters, c) Survey No. 148, Hissa No. 1, Admeasuring 530 square meters, d) Survey No. 134, Hissa No. 1, Admeasuring 860 square meters, in all total admeasuring 2050 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, as absolute owners of the said properties. Similarly 1) M/s. Sej Laxmi Developers, 2) PNK Spaces Redevelopment Pvt. Ltd. (Formerly known as PNK Spaces Redevelopment Pvt. Ltd.) were entitled to all that properties bearing a) Survey No. 136, Hissa No. 2, Admeasuring 1960 square meters b) Survey No. 135, Hissa No. 4, Admeasuring 450 square meters, c) Survey No. 136, Hissa No. 4, Admeasuring 180 square meters, in all total admeasuring 2590 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, as absolute owners of the said properties.



10. And Whereas by an Agreement for sale dated 28/2/2018, duly executed & registered, Under Document Sr. No. TNM-73147-2018, Dated 28/2/2018, at the office of Sub-Registrar Thane No. -7, the said M/s. RNA Corporation Pvt. Ltd. (Formerly known as M/s. RNA Builders (AA)) had agreed to assign, transfer & sell all their rights, titles, interests & things in respect of the said properties, bearing a) Survey No. 137, Hissa No. 8, Admeasuring 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 430 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Seven Eleven Construction Pvt. Ltd., at the price and on the terms and conditions therein contained.

11. In pursuance to the said Agreement for sale dated 28/2/2018, the said M/s. RNA Corporation Pvt. Ltd. (Formerly known as M/s. RNA Builders (AA)) had also executed Irrevocable General Power of Attorney dated 28/2/2018, registered in the office of Sub-Registrar of Assurances at Thane No. 7, Under Document Sr. No. TNM-73147-2018, Dated 28/2/2018, in favour of the Directors of M/s. Seven Eleven Construction Pvt. Ltd., conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

12. And Whereas for the purpose of this report on title, I have relied upon the following:

1) Information relating to fitness of the land as provided to me by the said Owners/Purchasers, copies of the documents provided to me by the said Owners/Purchasers.


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- ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said properties.
 - iii) Information by the Owners/Purchasers that the said properties are not subject matter of any suit/litigation, in any Court of Law in India, Revenue Department, and/or the competent authorities.
 - iv) Search taken out by the Owners/Purchasers Search Clerk Mr. S. Pawar.
13. And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :
- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & 8-A Extract copies of the properties, documents submitted to me.
 - ii) that there have been no amendments or changes in the 7/12, 6/12 & 8-A Extract copies of the properties, documents examined by me.
 - iii) the accuracy and completeness of all the factual representations made in the documents.
 - iv) the above referred Agreement Deeds, Power of Attorney, Deed of Conveyance, Deed of Exchange of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

14. And Whereas I am not certifying the boundaries of the said properties and/or physical condition of the said properties since I have not visited the said properties.

On the whole from the search taken out by Owners/Purchasers Search Clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No. - 1, 2, 4, 5, 7 & 10, Thane Office, Bhandar, and on the basis and inspection of documents produced before me and the information provided by the Owners/Purchasers that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners/Purchasers in respect of the said properties bearing a) Survey No. 137, Hissa No. E, Admeasuring 230 square meters, b) Survey No. 143, Hissa No. 1, Admeasuring 432 square meters, of revenue village Chodbourdi, Mira Road (E), Tal. & Dist. Thane, are absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated 29.04.2022


Advocate



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SHARMA ASSOCIATES

Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocatetarunsharma10@gmail.com
98203 82492 | 79773 12179

FORMAT-A

(Circular No. :- 28/2022)

To,

Maha Rera

Housefin Bhawan, Plot NO. C-21, E Block,

Bandra Kurla Complex, Bandra (East), Mumbai - 400 051.

LEGAL TITLE REPORT

SUBJ: Title clearance certificate with respect to of plot land bearing (a) survey no. 137, Hissa No. 4, admeasuring 2.8 gunthas, equivalent to 280 Sq. meters, (b) survey no. 140, Hissa No. 5, admeasuring 21.5 gunthas, equivalent to 2150 Sq. meters, (c) survey no. 140, Hissa No. 6, admeasuring 10.1 gunthas, equivalent to 1010 Sq. meters, (d) survey no. 141, Hissa No. 1B, admeasuring 27.4 gunthas, equivalent to 2740 Sq. meters (e) survey no. 141, Hissa No. 5, admeasuring 2.8 gunthas, equivalent to 280 Sq. meters situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.

(I) I have investigated the title of the said plot on the request of M/s SEVEN ELEVEN CONSTRUCTION PVT. LTD. And following documents are:-

1. Plot of land bearing bearing (a) survey no. 137, Hissa No. 4, admeasuring 2.8 gunthas, equivalent to 280 Sq. meters, (b) survey no. 140, Hissa No. 5, admeasuring 21.5 gunthas, equivalent to 2150 Sq. meters, (c) survey no. 140, Hissa No. 6, admeasuring 10.1 gunthas, equivalent to 1010 Sq. meters, (d) survey no. 141, Hissa



- No. 1B, admeasuring 27.4 gunthas, equivalent to 2740 Sq. meters survey no. 141, Hissa No. 5, admeasuring 2.8 gunthas, equivalent to 280 Sq. meters situated laying and being at revenue village : Ghodbunder, Mira road (East), Tal. & Dist. Thane.
- The documents of allotment of plot/
- 3- 7/12 extract of property card issued by Talathi dated: 11.06.2022, mutation entry No. 2818
4. Search Report for 30 years from 1993 till 2022.

(II) On Perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of 'M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. (following owner / promoter / developer / company) is clear marketable and without any encumbrances.

Owners of the Land:

M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(III) The report reflecting the flow of the title of M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD. The owner and promoter on the said land is enclosed herewith as annexure.

Enclosed:-

Annexure:

Date: 29.04.2022

[Signature]
Advocate



SHARMA ASSOCIATES

Tarun S. Sharma
Advocate - Bombay High Court

Office No. 4, Opp. Seven Square Academy, Deepak Hospital Lane, Off. Mira Bhayander Road,
Mira Road (East), Dist. Thane - 401107 | advocatetarunsharma10@gmail.com
98203 82492 | 79773 12179

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

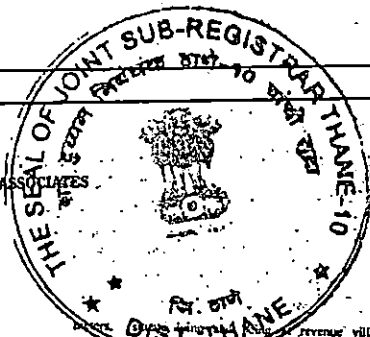
Date: 29/04/2022

Ref :- All that piece and parcel of properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 21.5 Gunthas, equivalent to 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 10.1 Gunthas, equivalent to 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 27.4 Gunthas, equivalent to 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

Owners :- M/s. RNA Corporation Pvt. Ltd.,
As per 7/12 Extract (Formerly known as M/s. RNA Builders (AA).)

This is to certify that I have investigated the title in respect of all that piece and parcel of properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 21.5 Gunthas, equivalent to 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 10.1 Gunthas, equivalent to 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 27.4 Gunthas, equivalent to 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 2.8 Gunthas, equivalent to 280 square

SHARMA ASSOCIATES



Continuation Sheet

Whereas originally Mr. Narayan Keni, was the owner of several properties alongwith properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 21.5 Gunthas, equivalent to 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 10.1 Gunthas, equivalent to 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 27.4 Gunthas, equivalent to 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District office of Bhayander/Mira/Thane, now owned by M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (AA)) and have found the same to be clear and marketable and free from all encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally Mr. Narayan Keni, was the owner of several properties alongwith properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 21.5 Gunthas, equivalent to 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 10.1 Gunthas, equivalent to 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 27.4 Gunthas, equivalent to 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 2.8 Gunthas, equivalent to 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, in the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

2. And Whereas the said Mr. Narayan Keni, expired in the Year 1967, leaving behind surviving legal heirs 1) Mr. Hanubai Narayan Keni, 2) Mr. Dadasai Narayan Keni, 3) Mr. Ramchandra Narayan Keni, 4) Mr. Laxman

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Narayan Keni, 5) Mr. Harishchandra Narayan Keni, 6) Mrs. Nanubai Bhauro Vaity, 7) Mrs. Vitthalbai Chavathya Koli, 8) Mrs. Yamuna Yashwan Keni, as his only legal heirs and legal representatives under the Hindu Succession Act 1956. However the name of Mr. Dadaji Narayan Keni, being the elder son of Late. Mr. Narayan Keni, was recorded in the 7/12, 6/12 & B-A Extract, of Land Revenue Records as absolute owners thereof.

3. And Whereas the said Mr. Dadaji Narayan Keni, expired as on dated 7/8/1964, leaving behind only surviving legal heir Mrs. Kesarbai Dadaji Keni (Widow) And Mrs. Halhulbai Narayan Keni, expired in the Year 1970, leaving behind surviving legal heirs 1) Mrs. Kesarbai Dadaji Keni, 2) Mr. Ramchandra Narayan Keni, 3) Mr. Laxman Narayan Keni, 4) Mr. Harishchandra Narayan Keni, 5) Mrs. Nanubai Bhauro Vaity, 6) Mrs. Vitthalbai Chavathya Koli, 7) Mrs. Yamuna Yashwan Keni, entitled to all that undivided shares in the estates and properties of the deceased.

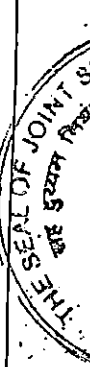
4. And Whereas the said 1) Mrs. Kesarbai Dadaji Keni, 2) Mr. Ramchandra Narayan Keni, 3) Mr. Laxman Narayan Keni, 4) Mr. Harishchandra Narayan Keni, 5) Mrs. Nanubai Bhauro Vaity, 6) Mrs. Vitthalbai Chavathya Koli, 7) Mrs. Yamuna Yashwan Keni, by an Agreement for sale & Subsequent Power of Attorney dated 26/8/1994, had agreed to sell all those piece and parcel of properties including the properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140,

Hissa No. 6, Admeasuring 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane (More particularly described in the schedule of the Agreement Deed) to M/s. Vinson Projects India Pvt. Ltd., Represented by its Director Mr. Vinesh R. Shah, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting.

5. And Whereas Vide Agreement for sale cum development & Subsequent Power of Attorney dated 25/3/1995, the said M/s. Vinson Projects India Pvt. Ltd., had agreed to sell all that piece and parcel of properties including the properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane (More particularly described in the schedule of the Agreement Deed) to M/s. Marks Projects, Represented by its Proprietor Mr. Sayed Muzaffar Hussain, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting.

6. And Whereas vide Agreement Deed dated 15/11/2007, duly executed & registered under Sr. No. TNN-10/1004-2007, Dated 15/11/2007, by the said Mrs. Kesarbai Dadaji Keni & Others, Through their Constituted Attorney Mr. Sayed Muzaffar Hussain, had agreed to assign, transfer & convey all that part portion of properties, Mira Road / Garden Reservation forming part portion of properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to Mira Bhaoynder Municipal Corporation, in order to obtain TDR/DR. HOWEVER the same was denied by the MBMC but the Deed of Cancellation by and between Mrs. Kesarbai Dadaji Keni & Others And Mira Bhaoynder Municipal Corporation, was prepared & registered.

7. And Whereas Mrs. Kesarbai Dadaji Keni, died intestate as on dated 26/8/1996, and subsequently Mrs. Parvatibai Dadaji Keni & Mr. Digamber Dadaji Keni, had obtained Letter of Administration / Probate of purported last will and testament of the said Mrs. Kesarbai Dadaji Keni, on 16/2/2001, which was duly challenged by the other co-owners and the said Civil Judge (S.D.) Thane, in Misc. Application No. 203/2001, was pleased to pass order as on dated 5/10/2009, granting the grounds specific revocation and cancellation of the Probate Certificate dated 16/2/2001.



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8. And Whereas the said Mrs. Parvatibai Dadaji Keni & Mr. Digamber Dadaji Keni, on or before the Order in Misc Application No. 203/2003, Dated 5/10/2009, had by purported Deed of Conveyance dated 14/5/2009, duly executed & registered, Under Document Sr. No. TNN-403677-2009, Dated 15/5/2009, at the office of Sub-Registrar Thane No. - 4, had assigned, transferred & sold part portion of properties out of larger properties admeasuring 9960 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to Mr. Mihir Vijay Desai, HOWEVER the other Co-Owners And M/s. Vinson Project India Pvt. Ltd., had filed Special Civil Suit No. 243/2010, in the Court of Civil Judge (S.D.) Thane against the said 1) Mrs. Parvatibai Dadaji Keni, 2) Mr. Digamber Dadaji Keni And Mr. Mihir Vijay Desai. And accordingly Civil Judge (S.D.) Thane had passed order to that effect revoking & cancelling the said Deed of Conveyance dated 14/5/2009.

9. And Whereas the said original owners i.e. Mrs. Kesarbai Dadaji Keni & Others, with the consent & confirmation of the Confirming Parties i.e. M/s. Vinson Projects India Pvt. Ltd. And M/s. Marks Projects, by an Agreement for sale dated 30/4/2011, duly executed & registered, Under Document Sr. No. TNN-404324-2011, Dated 21/5/2011, at the office of Sub-Registrar Thane No. - 4, had agreed to sell all those piece and parcel of properties including the properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 1010 square meters,

d) Survey No. 141, Hissa - No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. (More particularly described in the schedule of the Agreement Deed) to M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), at the price and on the terms & conditions therein contained, which is still valid legal & subsisting. In pursuance to the said Agreement for sale cum development dated 30/4/2011, the said Mrs. Kesarbai Dadaji Keni & Others, with the consent & confirmation of the Confirming Parties i.e. M/s. Vinson Projects India Pvt. Ltd. And M/s. Marks Projects, had also executed Irrevocable General Power of Attorney dated 30/4/2011, registered in the office of Sub-Registrar of Assurances at Thane, Under Document Sr. No. TNN-404325-2011, Dated 21/5/2011, in favour of Partners of M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

10. And Whereas by an subsequent Deed of Conveyance dated 30/4/2011, duly executed & registered, Under Document Sr. No. TNN-404326-2011, Dated 21/5/2011, at the office of Sub-Registrar Thane No. - 4, the said original owners i.e. Mrs. Kesarbai Dadaji Keni & Others, with the consent & confirmation of the Confirming Parties i.e. M/s. Vinson Projects India Pvt. Ltd. And M/s. Marks Project, had assigned, transferred & sold all their rights,

titles, interests & shares in respect of the said properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), at the price and on the terms and conditions therein contained.

11. And Whereas the said original owners i.e. 1) Mr. Ramchandra Narayan Keni, 2) Mr. Anandibai Ramchandra Keni, 3) Mr. Rohan Ramchandra Keni, 4) Mr. Laxman Narayan Keni, 5) Mrs. Sugandhaji Laxman Keni, 6) Mrs. Ananya Kesariqah Keni, 7) Mrs. Damayanti Mohan Bhandari, 8) Mrs. Rajjara Parbhakar Bhandari, 9) Mrs. Parvati Bai Harichandra Keni, 10) Mr. Dayanand Harichandra Keni, 11) Mrs. Pooja Vilas Koli, 12) Mrs. Nalini Prabhakar Sharma, 13) Ms. Bhagyashree Kailash Patil, 14) Mr. Sarej Kailash Patil, 15) Mrs. Nandini Bhanusa Vaitly, 16) Mrs. Vinubai Charvathya Koli, 17) Mrs. Yamuna Yashwanth Keni, in pursuance to the Deed of Conveyance dated 21/5/2011, had separately executed Irrevocable Power of Attorney dated 21/5/2011, duly executed & registered, Under Document Sr. No. TNN-404327-2011, Dated 21/5/2011, at the office of Sub-Registrar Thane No. - 4, in favour of Partners of M/s. RNA Corporation Pvt. Ltd., Formerly

known as M/s. RNA Builders (AA), conferring upon them several powers inter-alia power to develop and/or sell the said properties to the person or persons of their choice.

12. And Whereas the said Mr. Sayed Muzaffar Hussain And Mr. Ramchandra Narayan Keni & Others, had separately executed Irrevocable Power of Attorney dated 18/5/2011, duly executed & registered, Under Document Sr. No. TNN-404328-2011, Dated 23/5/2011, at the office of Sub-Registrar Thane No. - 4, in favour of M/s. RNA Corporation Pvt. Ltd., Through Directors 1) Mr. Anilkumar Agrawal, 2) Mr. Anubhav Agrawal, 3) Mr. Saranga Agrawal, 4) Mr. Gokul Agrawal, to do all other acts, deeds, matters & things in respect of the said properties on their behalf, which shall be binding on them and their legal heirs, which is still valid legal & subsisting.

13. And Whereas by an Deed of Conveyance dated 12/8/2013, duly executed & registered, Under Document Sr. No. TNN-76230-2013, Dated 14/8/2013, at the office of Sub-Registrar Thane No. - 7, the said Mrs. Kesarbai Dadaji Keni, Through her Constituted Attorney M/s. Vinson Projects India Pvt. Ltd., And Mr. Ramchandra Narayan Keni & Others, Through their Constituted Attorney Mr. Anilkumar Agrawal, And M/s. Vinson Project India Pvt. Ltd., Through their Constituted Attorney Mr. Sayed Muzaffar Hussain, Through his Constituted Attorney Mr. Anilkumar Agrawal, had assigned, transferred & sold the balance portion of the said property bearing

a) Survey No. 140, Hissa No. 1, Admeasuring 5500 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, to all admeasuring 5500 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. RNA Corporation Pvt. Ltd., Formerly known as M/s. RNA Builders (AA), at the price and on the terms and conditions therein contained.

14. And Whereas for the purpose of this report on title, I have relied upon the following:-

- i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners/Purchasers.
- ii) Copy of 7/12, 4/12 & 8-A Extract in respect of the said properties.
- iii) Information by the Owners/Purchasers that the said properties are not subject matter of any litigation in my Court of Law in India, Revenue Department, and/or the competent authorities.

iv) Search taken up by the Owners/Purchasers Search Clerk

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15. And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & 8-A Extract copies of the properties, documents submitted to me,
- ii) that there have been no amendments or changes in the 7/12, 6/12 & 8-A Extract copies of the properties, documents examined by me.
- iii) the accuracy and completeness of all the factual representations made in the documents,
- iv) the above referred Agreement Deeds, Power of Attorneys, Deed of Conveyance, of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

16. And Whereas I am not certifying the boundaries of the said properties and/or physical condition of the said properties since I have not visited the said properties.

On the whole from the search taken out by Owners/Purchasers Search Clerk Mr. S. Pawar, at the office of Sub-Registrar Thane No. - 1, 2, 4, 5, 7 & 10, Talathi Office, Bhayander, and on the basis and inspection of documents produced before me and the information provided by the Owners/Purchasers that the said properties are not subject matter of any litigation in any Court of Law in India, Revenue Department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners/Purchasers in respect of the said properties bearing a) Survey No. 137, Hissa No. 4, Admeasuring 280 square meters, b) Survey No. 140, Hissa No. 5, Admeasuring 2150 square meters, c) Survey No. 140, Hissa No. 6, Admeasuring 1010 square meters, d) Survey No. 141, Hissa No. 1B, Admeasuring 2740 square meters, e) Survey No. 141, Hissa No. 5, Admeasuring 280 square meters, situate lying and-being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, are absolutely clear and marketable, free from all encumbrances and reasonable doubts.

Dated: 23/04/2022

Advocate



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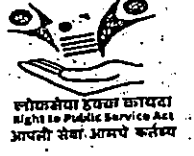


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmic.gov.in



जा.क्र. :- मनपा/नर/ ४६२९/२०२१-२०२२

दिनांक :- ३१/३/२०२२

प्रति,

अधिकार पत्रधारक :- मे.सेवन इलेवन कन्स्ट्रक्शन प्रा.लि.

व्दारा - सल्लागार अभियंता - मे. तेजस कन्सल्टंट



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - घोडबंदर येथील
सर्वे क्र/ हिस्सा क्र. 137/3,4,5,6,7,8, 140/5,6, 141/1,2,23,5, 142/1,3,5,6
143/1 ते 6, 221/4,5, 222/3 या जागेतील इमारत प्रकार अ-1 (पार्ट तळ व 11
ते 22), अ-2 (पार्ट तळ व 11 ते 22), अ-3 (पार्ट तळ व 10 ते 22), बी-1 (पार्ट
तळ व 10 ते 22), बी-2 (पार्ट तळ व 12 ते 22), अ-4,बी-3(पार्ट तळ व 15 ते
22), सी-3 (पार्ट तळ व 12 ते 22), सी-4 (पार्ट तळ व 12 ते 22) तसेच नविन
प्रस्तावित इमारत प्रकार अ-5 (पार्ट तळ + 22), अ-6 (पार्ट तळ +22), अ-7 (पार्ट
तळ + 7), सी-5 (पार्ट तळ + 7) या नियोजित बांधकामास सुधारीत नकाशे
मंजुरीसह सुधारीत बांधकाम परवानगी देणेबाबत.

- संदर्भ :-
- (1) आपले दि. 04/03/2022 व दि.31/03/2022 रोजीचे अर्ज
 - (2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश
 - 1) क्र. युएलसी/ टिए/एटीपी/कलम-20/एसआर1620/207/2020 दि.09/03/2020, युएलसी विभागा कडील कलम 10(3) 10(5) च्या कार्यवाही झालेली नसलेबाबत विकासकाने दि.01/11/2021 रोजीचे क्र. 300 चे हमीपत्र व बंधपत्र व आदेश.
 - 2) क्र. युएलसी/ टिए/एटीपी/कलम-20/एसआर-1764/206/2020 दि.09/03/2020 अन्वये कलम -20 खालील आदेशाच्या अनुषंगाने नाहरकत दाखला.
 - (3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश
 - 1) क्र. महसुल/क-2/टे-2/जमिनबाबा/कावि-108/2020 दि.12/03/2020 अन्वये रूपांतरीत कर भरणा दाखला व पावती.
 - 2) क्र. महसुल/क-1/टे-2/जमिनबाबा/कावि-10747/2017 दि.16/06/2017 अन्वये रूपांतरीत कर भरणा दाखला व पावती
 - 3) क्र. महसुल/क-1/टे-2/जमिनबाबा/कावि-10747/2017 दि.16/06/2017 अन्वये रूपांतरीत कर भरणा दाखला व पावती.
 - 4) क्र. महसुल/क-1/टे-2/जमिनबाबा/कावि-10747/2017 दि.16/06/2017 अन्वये रूपांतरीत कर भरणा दाखला व पावती,
 - 5) क्र. महसुल/क-1/टे-2/एसआर-77/2018 दि.09/03/2018 अन्वये रूपांतरीत कर भरणा दाखला व पावती.

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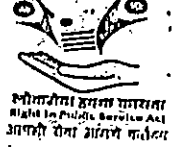


मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 8E27 2022 - 2022

दिनांक :- 30/3/2022

- 6) क्र. महसुल/क-1/टे-2/जमिनबाब/कावि-5720/2017 दि.02/06/2017 अन्वये रूपांतरित कर भरणा दाखला.
- 7) क्र. महसुल/ जमिनबाब/कावि-185/2021 दि.09/04/2021 अन्वये रूपांतरित कर भरणा दाखला व पावती.
- (4) दि इस्टेट इनवेस्टमेंट कंपनीकडील नाहरकत दाखला.
 - 1) क्र. ईआय/46 दि.31/01/2022
 - 2) क्र.ईआय/48 दि.13/05/2013
 - 3) क्र.ईआय/169 दि.09/12/2011
 - 4) क्र.ईआय/167 दि.09/12/2011
 - 5) क्र.ईआय/47 दि.13/05/2013
 - 6) क्र.ईआय/614 दि.15/02/2013
 - 7) क्र.ईआय/49 दि.13/05/2013
 - 8) क्र.ईआय/583 दि.06/03/2018,
 - 9) क्र.ईआय/576 दि.01/03/2018
 - 10) क्र.ईआय/575 दि.01/03/2018
- (5) महानगरपालिकेच्या अग्निशन विभागाकडील पत्र क्र. मनपा/अग्नि/979/2021-22 दि.18/11/2021 अन्वये प्राथमिक नाहरकत दाखला
- (6) महानगरपालिकेकडील पत्र क्र. मनपा/नर/1315/2020-21 दि.19/10/2020 अन्वये बांधकाम परवानगी.
- (7) विकासकाचे दि.28/03/2022 रोजीचे हमीपत्र.



:- सुधारीत बांधकाम परवानगी :- (सुधारीत नकाशे मुंजीरसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र नगररचना अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपूर्वी मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजक्या घोडबंदर सि.सि.नु./सर्वे क्र./हिस्सा क्र. स.क्र.137/3,4,5, 6,7,8, 140/5,6, 141/1व,23,5, 142/1,2,5,6, 143/1 ते 16, 221/4,5, 222/3 या जागेतील प्रस्तावित इमारत प्रकार अ-1 (पार्ट तळ व 11 ते 22), अ-2 (पार्ट तळ व 11 ते 22), अ-3 (पार्ट तळ व 10 ते 22), बी-1 (पार्ट तळ व 10 ते 22), बी-2 (पार्ट तळ व 10 ते 22), अ-4,बी-3(पार्ट तळ व 15 ते 22), सी-3 (पार्ट तळ व 12 ते 22), सी-4 (पार्ट तळ व 12 ते 22) तसेच इमारत प्रकार अ-5 (पार्ट तळ + 22), अ-6 (पार्ट तळ +22), अ-7 (पार्ट तळ + 7), सी-5 (पार्ट तळ + 7) या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अन्वये आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

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सुधारीत



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ ४६२१/ २०२१-२०२२

दिनांक :- ३१/३/२०२२

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास / वाणिज्य वापरासाठीच करता येणार आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणताही बांधकाम करू नये असे नमूद केलेले आहे. याबाबतची जागेवर कोणताही बांधकाम करू नये असे नमूद केलेले आहे.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उप अधीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये ठेविल्याची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियम 1976 च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये धारक झालेल्या वास्तुविशारद इतर वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पांच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.

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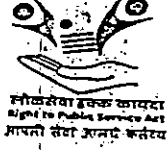


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जा.क्र. :- मनपा/नर/ ४६२१/२०२१-२०२२

दिनांक :- 30/3/2022

11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व स्वच्छता व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करण्यापूर्वी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पावण्याची व्यवस्था करणे आपणावर बंधनकारक राहिल.

अर्जदाराने स.क्र. / हि.क्र. मॉजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

17) महानगरपालिकेकडून मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.

DIS मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावित असलेली जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियमित केलेल्यास.

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३४७६	२०२१
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मिरा भाईंदर महानगरपालिका

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जा.क्र :- मनपा/नर/ 8E27/2029-2022

दिनांक :- 31/3/2022

- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात घुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 246 अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Sillt) प्रस्तावित केले असल्यास स्टिल्टचा उंचीमंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) विषयाधीन प्रस्तावा मधील खुली जागा व अंतर्गत रस्ते हे कायमस्वरुपाची खुले, सोपळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास UDCPR मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारप्रवाहक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित असल्याबाबत आपण प्रतिज्ञापत्र दि.22/11/2019 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयाने झगडाबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 8227 2022 - 2022

दिनांक :- 30/3/2022

26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	अ-1	1	(पार्ट तळ व 11 ते 22)	3311.10
2	अ-2	1	(पार्ट तळ व 11 ते 22)	3182.12
3	अ-3	1	(पार्ट तळ व 10 ते 22)	4517.59
4	बी-1	1	(पार्ट तळ व 10 ते 22)	4134.38
5	बी-2	1	(पार्ट तळ व 12 ते 22)	3412.73
6	अ-4, बी-3	1	(पार्ट तळ व 15 ते 22)	3516.69
7	सी-3	1	(पार्ट तळ व 12 ते 22)	2939.92
8	सी-4	1	(पार्ट तळ व 12 ते 22)	2713.43
9	अ-5	1	(पार्ट तळ + 22)	5590.55
10	अ-6	1	(पार्ट तळ + 22)	4979.33
11	अ-7	1	(पार्ट तळ + 7)	1520.17
12	सी-5	1	(पार्ट तळ + 7)	736.38
एकूण				40554.39 चौ.मी.

27) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

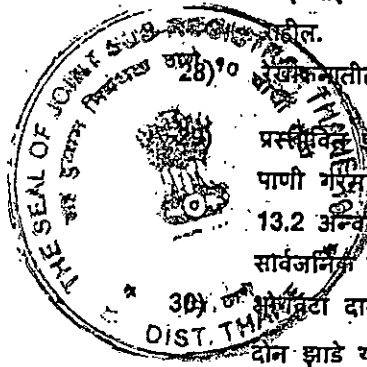
28) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.

प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वयेत Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

30) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

31) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

32) विषयांकित जागेसाठी रुपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.



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C.G. (Regd) 2022 (3)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmc.gov.in



जा.क्र. :- मनपा/नर/ ४६२८/ 2029 - 2022

दिनांक :- 39/3/2022

- 33) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला बंधनकारक राहिल.
- 34) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांच्यासह राबविण्यात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पान कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 35) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 36) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक इमारतीना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जीवित याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 37) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माण करणे आपणावर बंधनकारक राहिल.
- 38) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली मधील विनियम दि. 28/03/2022 रोजीच्या हमीपत्रानुसार प्रस्तावाखालील जागेतील विकासकावर बंधनकारक राहिल.
- 39) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली मधील विनियम 7.7.1 मधील अटीशर्तीचे पालन करणे विकासकावर बंधनकारक राहिल.
- 40) मौजे घोडबंदर, स.क्र. 137/5 या जागेतील इतर हक्कातील नोंद रद्द करून त्याप्रमाणेचा निर्विवाद 7/12 उतारा पुढील 60 दिवसात सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल. तसेच सर्व्हे क्रमांक 137/3, 137/4, 140/5, 140/6, 141/5, 143/2, 143/5, 221/5 या जमिनीच्या भोगवटादार सदरी 7/11 कन्स्ट्रक्शन कंपनी च्या नावासह 7/12 उतारा 90 दिवसांत सादर करणे विकासक व सल्लागार अभियंता यांच्यावर बंधनकारक राहिल.

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C.C. (Legal) 2022 (3)

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : ip@mbmc.gov.in



लोकसेवा इत्येतक प्रकाश
Right to Public Service Act
आपती सेवा आमचे कर्त

जा.क्र :- मनपा/नर/४६२५/२०२१ - २०२२

दिनांक :- ३१/३/२०२२

- 41) बांधकाम परवानगी प्राप्त झाल्यापासून पुढील 90 दिवसात प्रस्तावाखालील जागेबात उप अधीक्षक भूमी अभिलेख, ठाणे यांचेकडील अद्यावत मोजणी नकाशा सादर करून त्याप्रमाणे काही बदल असल्यास सुधीरत नकाशे मंजूर करून घेणे विकासकावर व सल्लागार अभियंता यांचेवर बंधनकारक राहिल.
- 42) रेखांकनातील प्रस्तावित वाहनतळांमध्ये इलेक्ट्रिक वाहनांकरिता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 43) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 44) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणाऱ्या परवानग्या / नाहरकत दाखले प्राप्त करणे घेणेची जबाबदारी विकासकाची राहिल.
- 45) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 46) भोगवटा दाखल्यापूर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.



(मा. आयुक्त सो. याल्या मंजूरीने)

सह - माहितीस्वरूप पुढील कार्यवाहीस्तव
विभाग प्रमुख



(Signature)

(हे. रा. ठाकूर)

सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

2) कर निर्धारक व संकलक अधिकारी

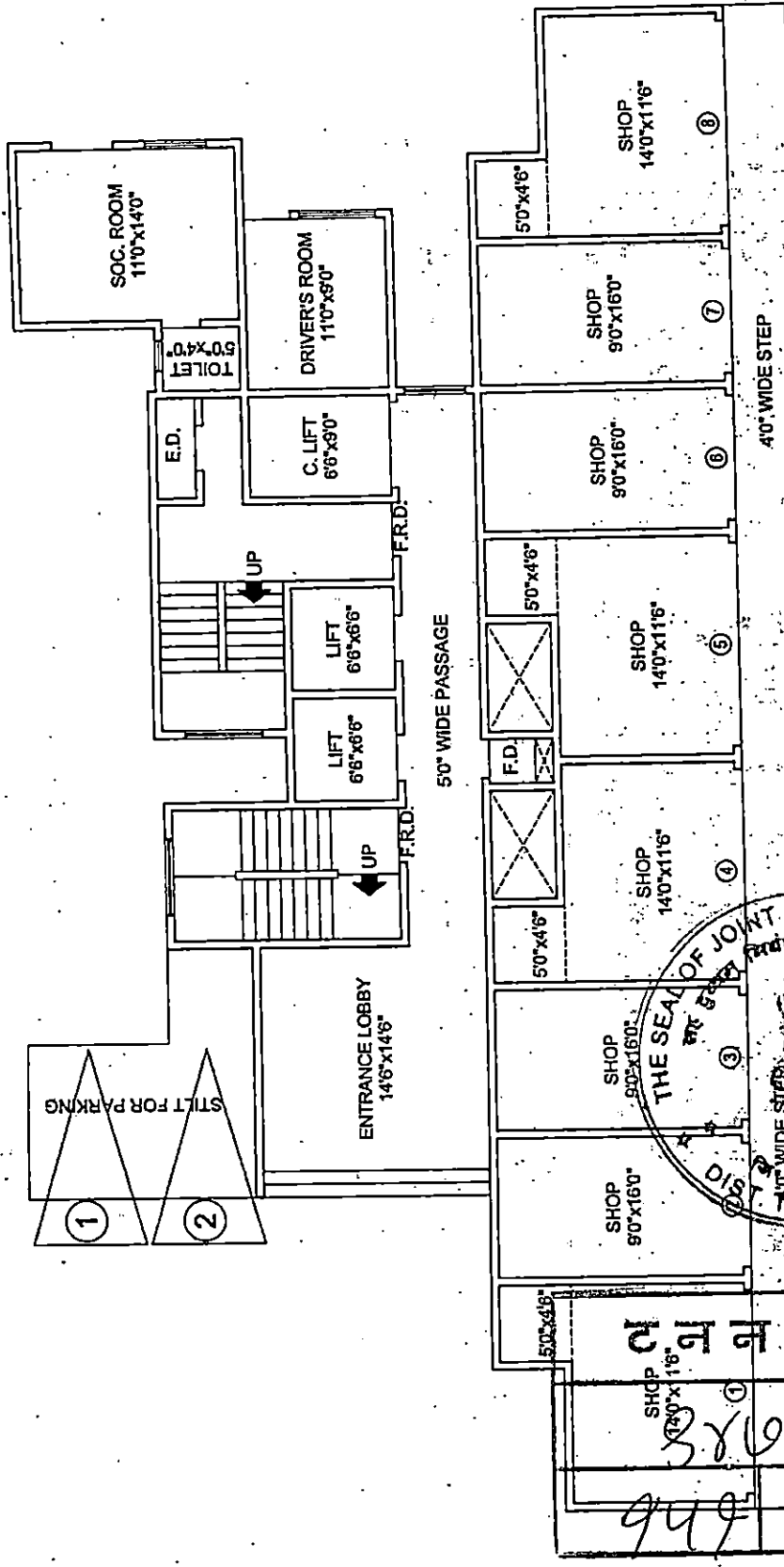
कर विभाग

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APNA GHAR PHASE - III



CONSULTING CIVIL ENGINEER

Tep's

CONSULTANTS
 1002, SUKAZARA, WING, MIDCO BARRAGE BRANCH,
 MIDCO, DISTRICT THANE, MAHARASHTRA.
 TEL: 1 1880/1871



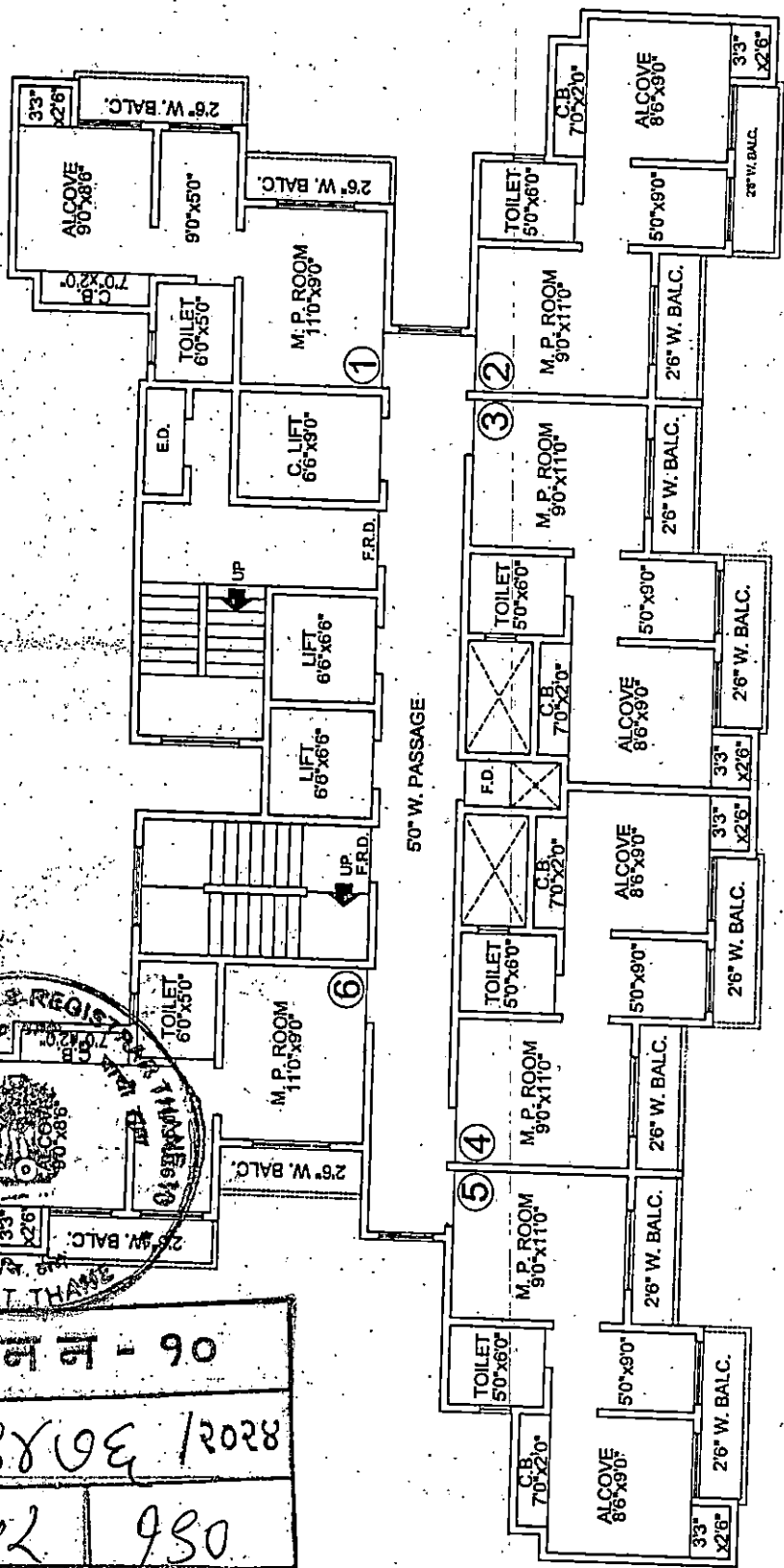
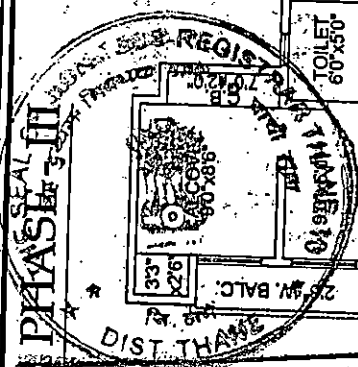
WING-GROUND FLOOR PLAN

PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 4, 5, 6; S.NO. 143/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER, TAL & DIST. - THANE.

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DEVELOPERS:
 M/S SEVEN ELEVEN
 CONSTRUCTION PVT. LTD.
 PHONE: 8425-894-711 / 8425-865-711

APNA GHAR PHASE III
 942 980
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 DIST. THANE



DEVELOPERS:

M/S SEVEN ELEVEN
 CONSTRUCTION PVT. LTD.
 PHONE: 8425-894-711 / 8425-865-711

WING

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TYPICAL FLOOR PLAN

PROPOSED BUILDING ON LAND BEARINGS S.NO.
 137/3,4,5,6,7,8; S.NO.140/5,6; S.NO.141/1,2,3,5;
 S.NO.142/1,3,5,6; S.NO.143/1,2,3,4,5,6; S.NO.221/4,5
 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER,
 TAL & DIST. THANE.

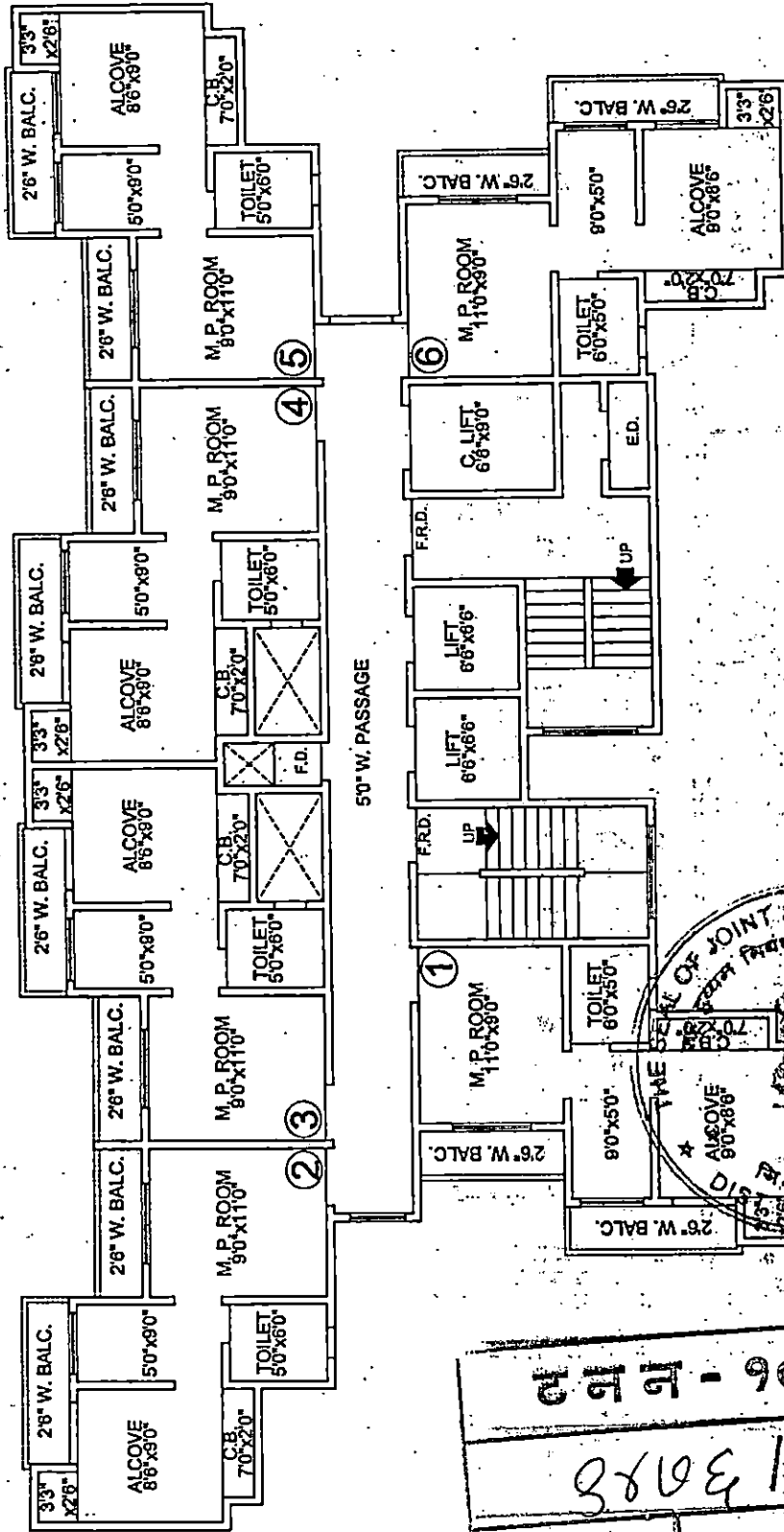


CONSULTING CIVIL ENGINEER

Tej's

CONSULTANTS
 M/S. TEJ'S CONSULTANTS
 101, BANGALORE ROAD, PUNE-411 004

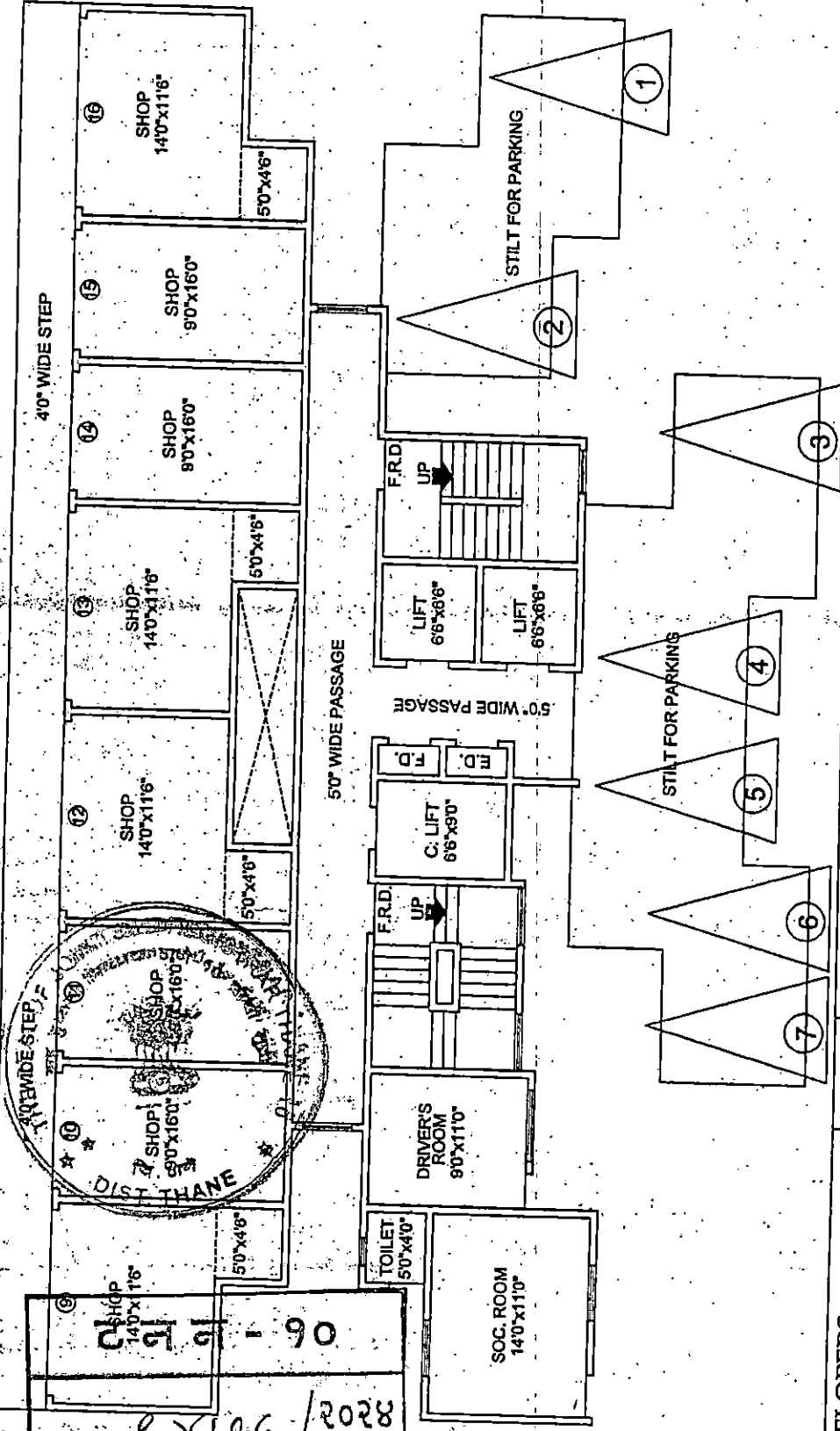
APNA GHAR PHASE - III



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<p>DEVELOPERS: M/S SEVEN ELEVEN CONSTRUCTION PVT. LTD. PHONE: 6025-894-711 / 6025-865-711</p>	<p>WING A2</p>	<p>TYPICAL FLOOR PLAN PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/9, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 145/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.</p>		<p>CONSULTING CIVIL ENGINEER <i>Jeji's</i> CONSULTANTS 1400-ANANDRAO, VIKRAM, HANOVER MALL, MARATHI, BLDG. NO. 10, CHANDRANAGAR, BELLA BUNGLOWS, BANGALORE, INDIA TEL: 1 - 800-000-1111</p>
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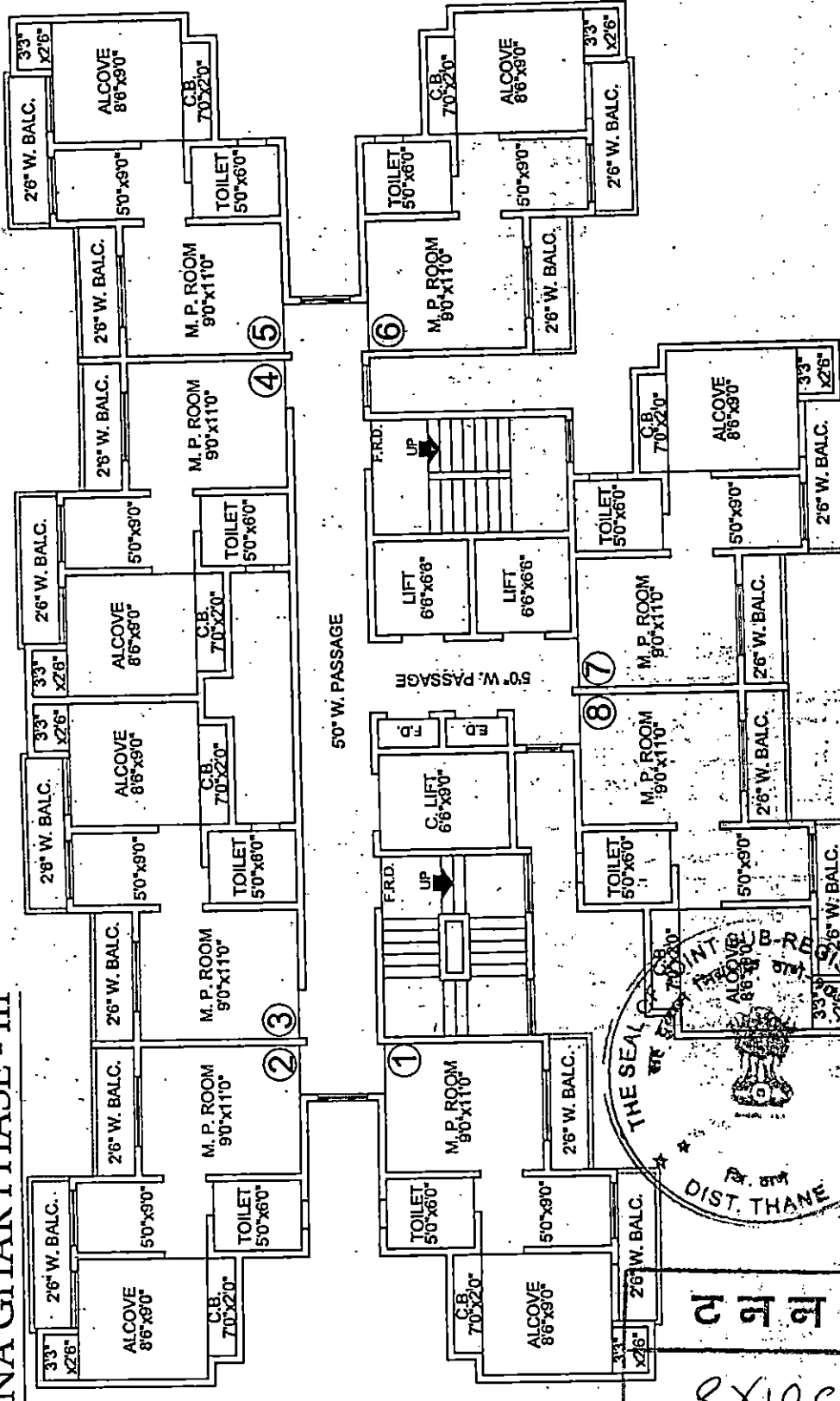
APNA GHAR PHASE - III



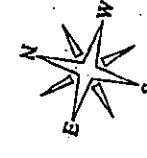
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8202/366/2028
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<p>DEVELOPERS: M/S SEVEN ELEVEN CONSTRUCTION PVT. LTD. PHONE: 8425-894-711 / 8425-665-711</p>	<p>WING A3</p>	<p>GROUND FLOOR PLAN PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3,4,5,6,7,8; S.NO.140/5,6; S.NO.141/1,2,3,5; S.NO.142/1,3,5,6; S.NO.143/1,2,3,4,5,6; S.NO.221/4,5 & S.NO. 222/3 AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.</p>		<p>CONSULTING CIVIL ENGINEER <i>Tej's</i> CONSULTANTS REGISTRATION NO. 14548 100, P. W. ROAD, VILLAGE BHALE BHOIRVA, DIST. THANE, MUMBAI.</p>
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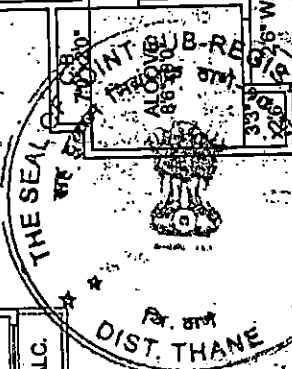
APNA GHAR PHASE - III



CONSULTING CIVIL ENGINEER
Sej's
 CONSULTANTS
 103-A, 103-B, 103-C, 103-D, 103-E, 103-F, 103-G, 103-H, 103-I, 103-J, 103-K, 103-L, 103-M, 103-N, 103-O, 103-P, 103-Q, 103-R, 103-S, 103-T, 103-U, 103-V, 103-W, 103-X, 103-Y, 103-Z



TYPICAL FLOOR PLAN
 PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 143/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.



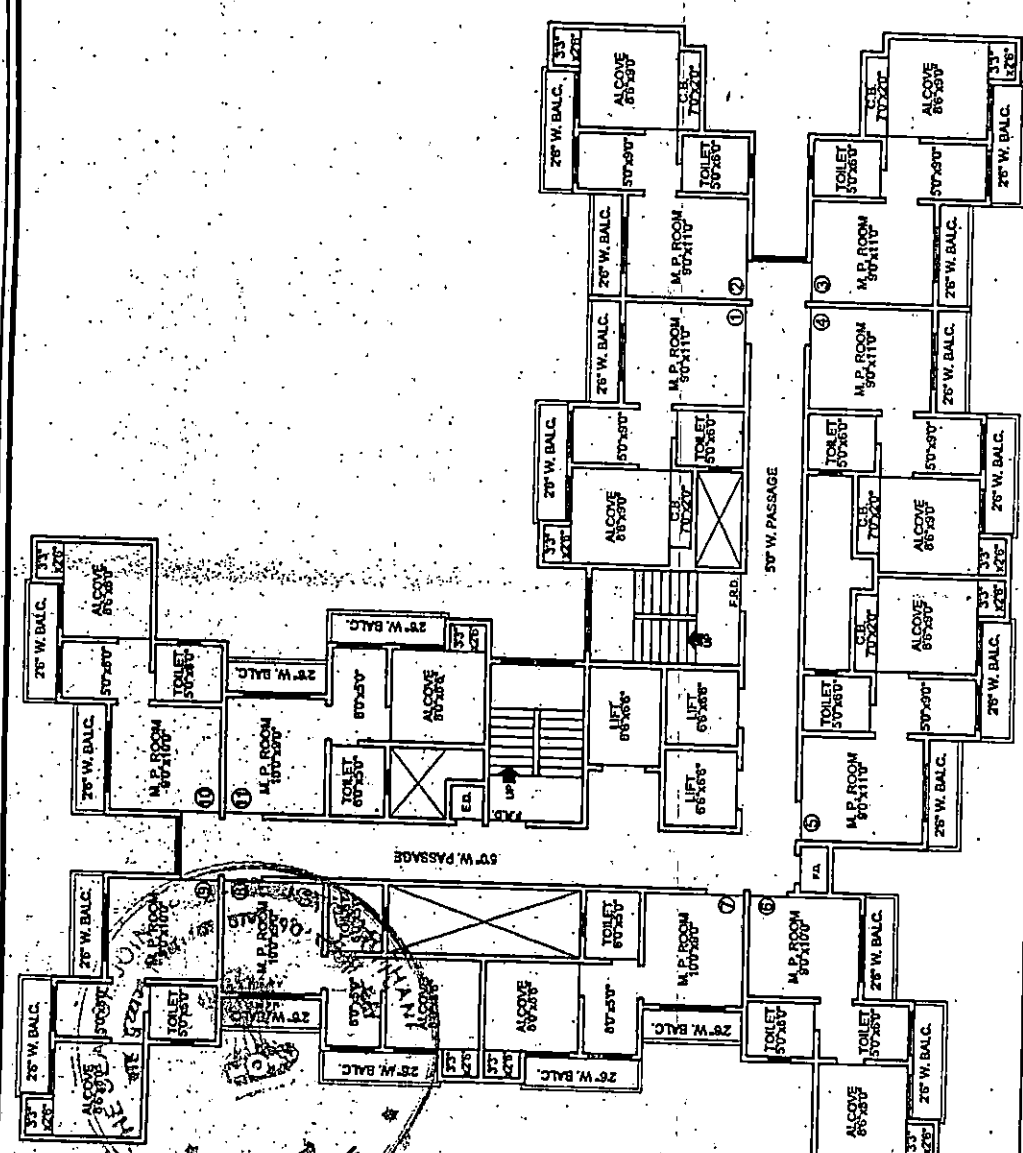
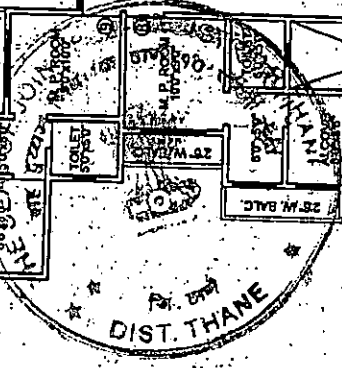
A3

DEVELOPERS:
 M/S SEVEN ELEVEN
 CONSTRUCTION PVT. LTD.
 PHONE 9425-894711 / 9425-865-711

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APNA GHAR PHASE - III

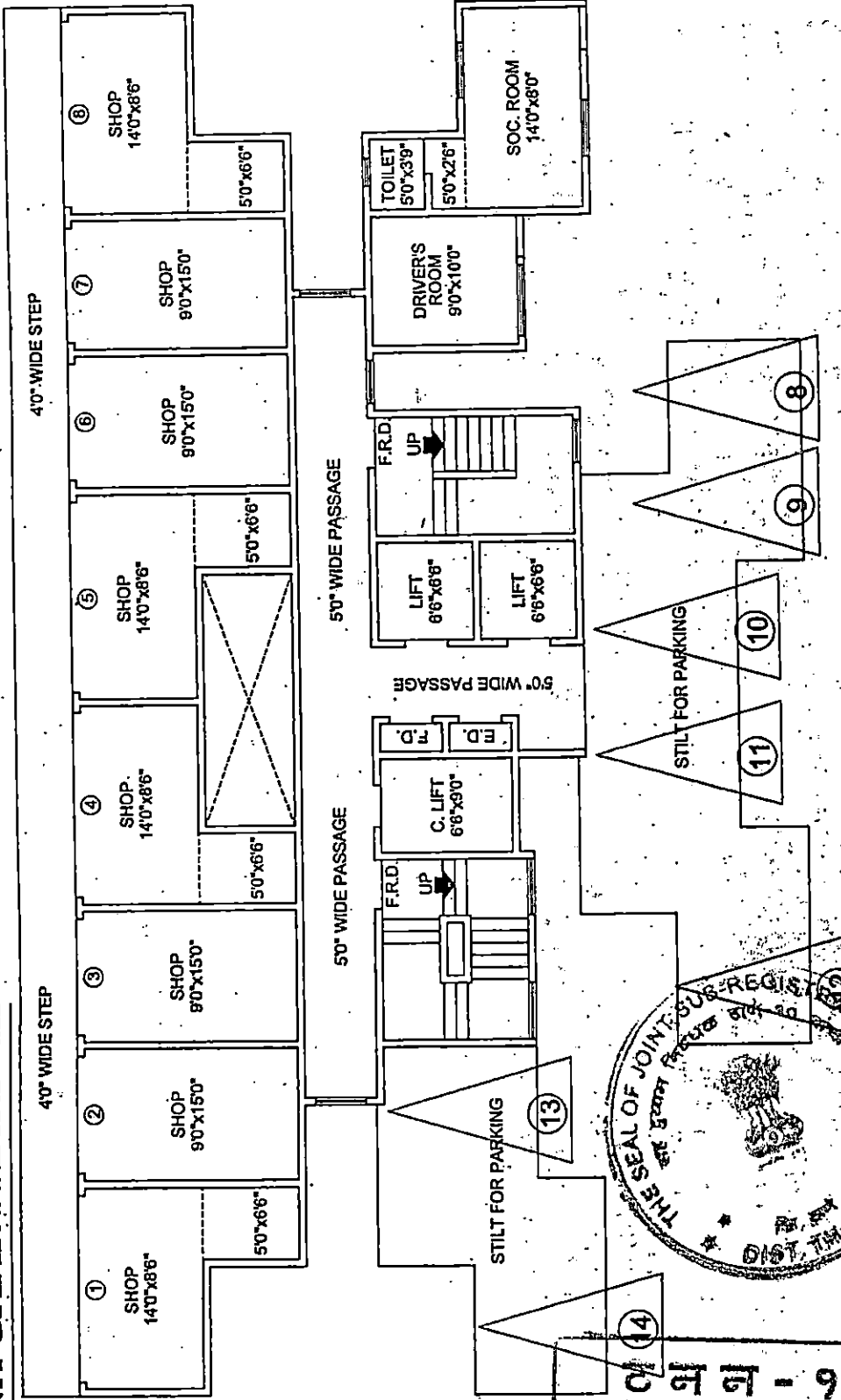
डन न - 90
 8x09 / 2028
 949 980



DEVELOPERS:	M/S SEVEN ELEVEN CONSTRUCTION PVT. LTD. PHONE: 8425-894-711 / 8425-865-713
WING	A4 & B3
TYPICAL FLOOR PLAN	PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3,4,5,6,7,8; S.NO.140/5,6; S.NO.141/1,2,3,5; S.NO.142/1,3,5,6; S.NO.143/1,2,3,4,5,6; S.NO.221/4,5 & S.NO.222/3 AT VILLAGE - GHODBUNDER TAL & DIST. THANE.
CONSULTING CIVIL ENGINEER	<i>Tej's</i> CONSULTANTS 1000 - 100000 PVT. LTD. 100000 MULLA INDUSTRIAL ESTATE, MIDLAND ROAD, CHANDLER ROAD, WESTBURY ROAD, NEW DELHI - 110001



APNA GHAR PHASE - III



CONSULTING CIVIL ENGINEER

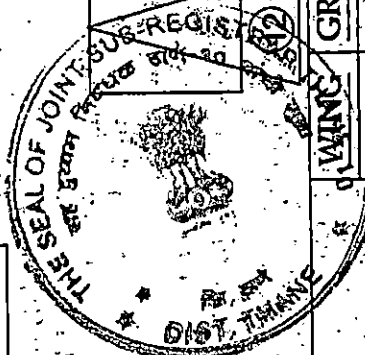
Jeji's
CONSULTANTS

1000, SUREKSHA TOWER, BEHIND, MULLA BASTI,
MIDC, MALD (SOUTH),
MUMBAI - 400015



GROUND FLOOR PLAN

PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 45, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 143/9; S.NO. 145/6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.



DEVELOPERS:
M/S SEVEN ELEVEN
CONSTRUCTION PVT. LTD.
PHONE: 9425-894711 / 8425-865711

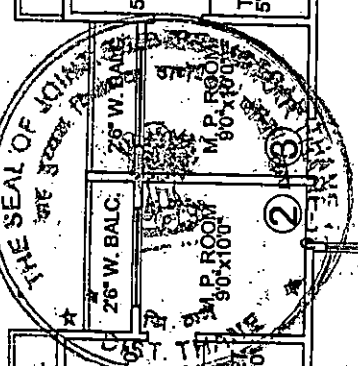
B1

क न न - 90

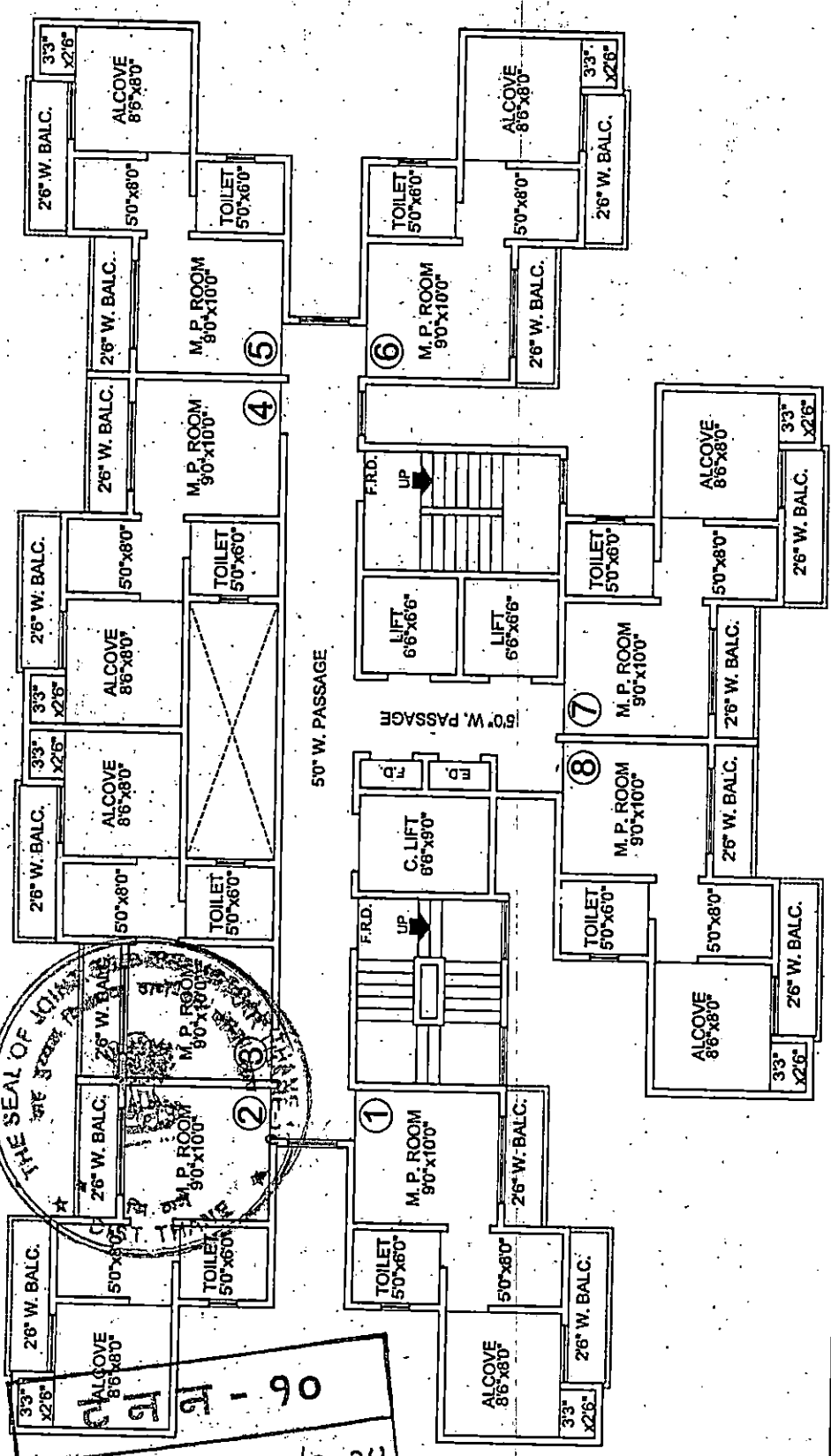
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APNA GHAR PHASE - III

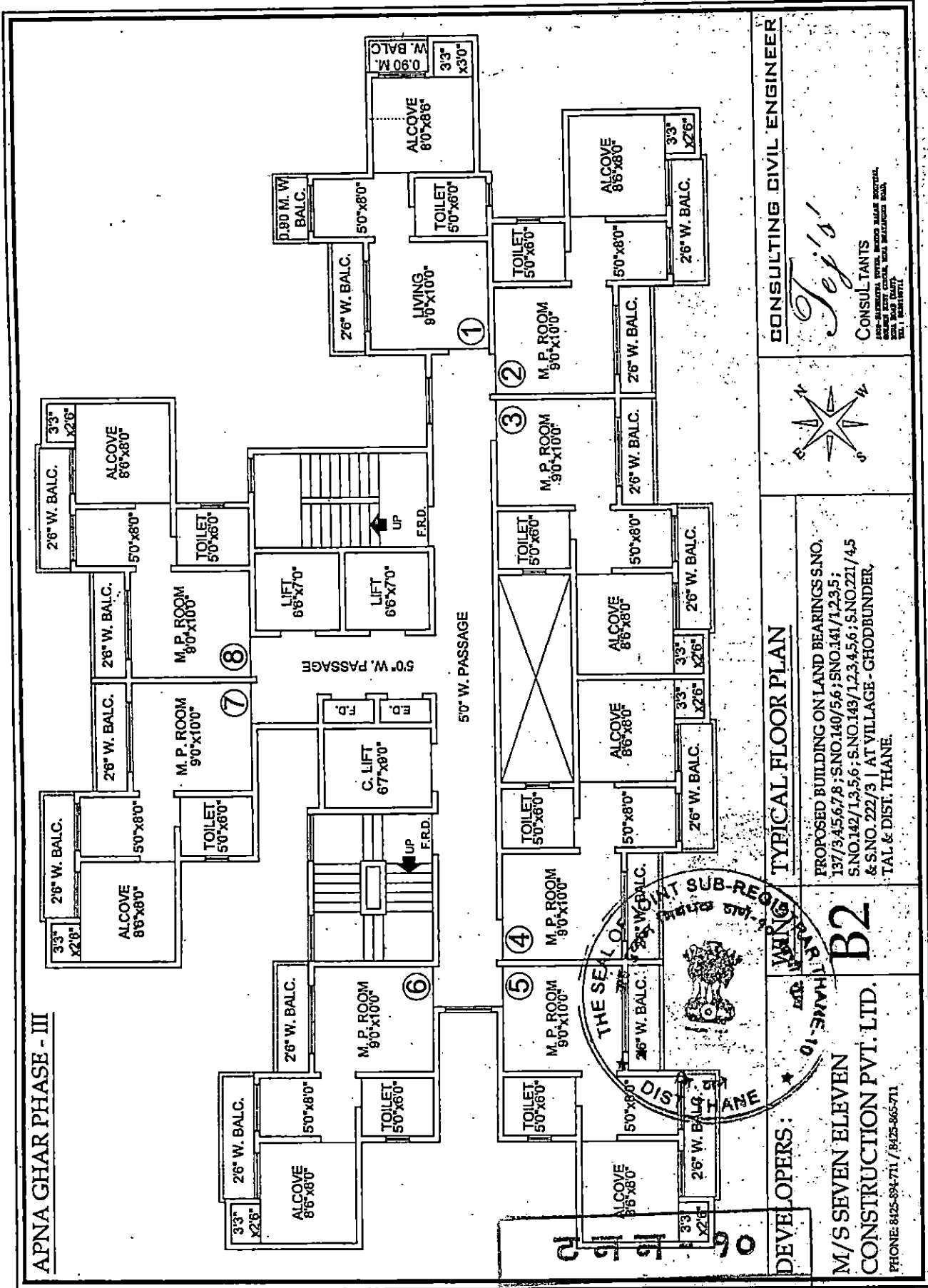


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DEVELOPERS :	M/S SEVEN ELEVEN CONSTRUCTION PVT. LTD. PHONE 9425-894-771 / 9425-945-771	WING	TYPICAL FLOOR PLAN	CONSULTING CIVIL ENGINEER
	B1		<p>PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3,4,5,6,7,8; S.NO.140/5,6; S.NO.141/1,2,3,5; S.NO.142/1,3,5,6; S.NO.143/1,2,3,4,5,6; S.NO.221/4,5 & S.NO.222/3 AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.</p> <p><i>Jeji's</i> CONSULTANTS 1006-INDUSTRIAL ESTATE, MIDC, BHALANE BLDG. BLDG. UNIT CHECK, NEAR MULJANAN ROAD, TEL. 9 800 19717</p>	

APNA GHAR PHASE - III



CONSULTING CIVIL ENGINEER

Sej's
CONSULTANTS
100-ANANDAL, PUNE, MAHARASHTRA
INDIA. TEL: 2611-1111



TYPICAL FLOOR PLAN

PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 143/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.

DEVELOPERS:

M/S SEVEN ELEVEN CONSTRUCTION PVT. LTD.
PHONE: 8425-894-711 / 8425-865-711

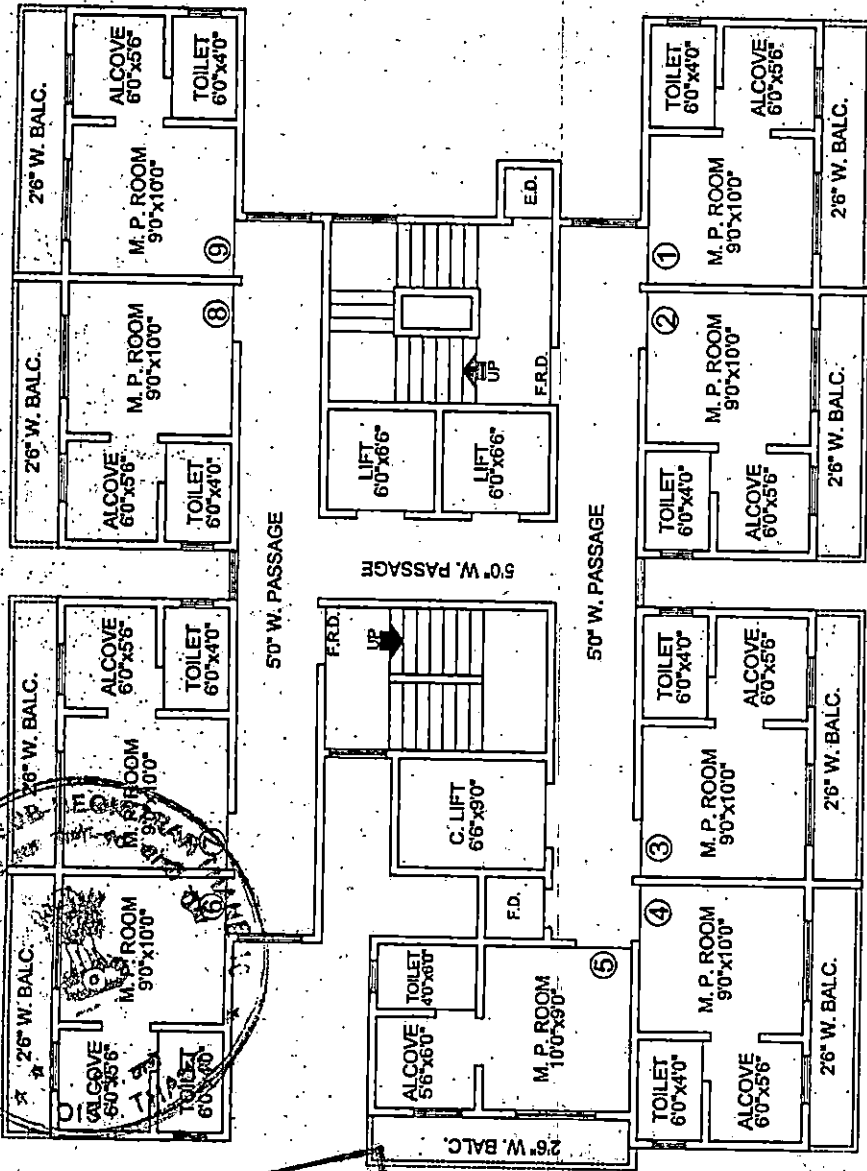
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APNA GHAR PHASE - III

THE SEAL OF JOINT P.
 THE STATE ENGINEERS



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 950 - 90

DEVELOPERS:

M/S SEVEN ELEVEN
 CONSTRUCTION PVT. LTD.
 PHONE: 8425-894-711 / 8425-865-711

WING

C3

TYPICAL FLOOR PLAN

PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 143/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODBUNDER, TAL & DIST. THANE.



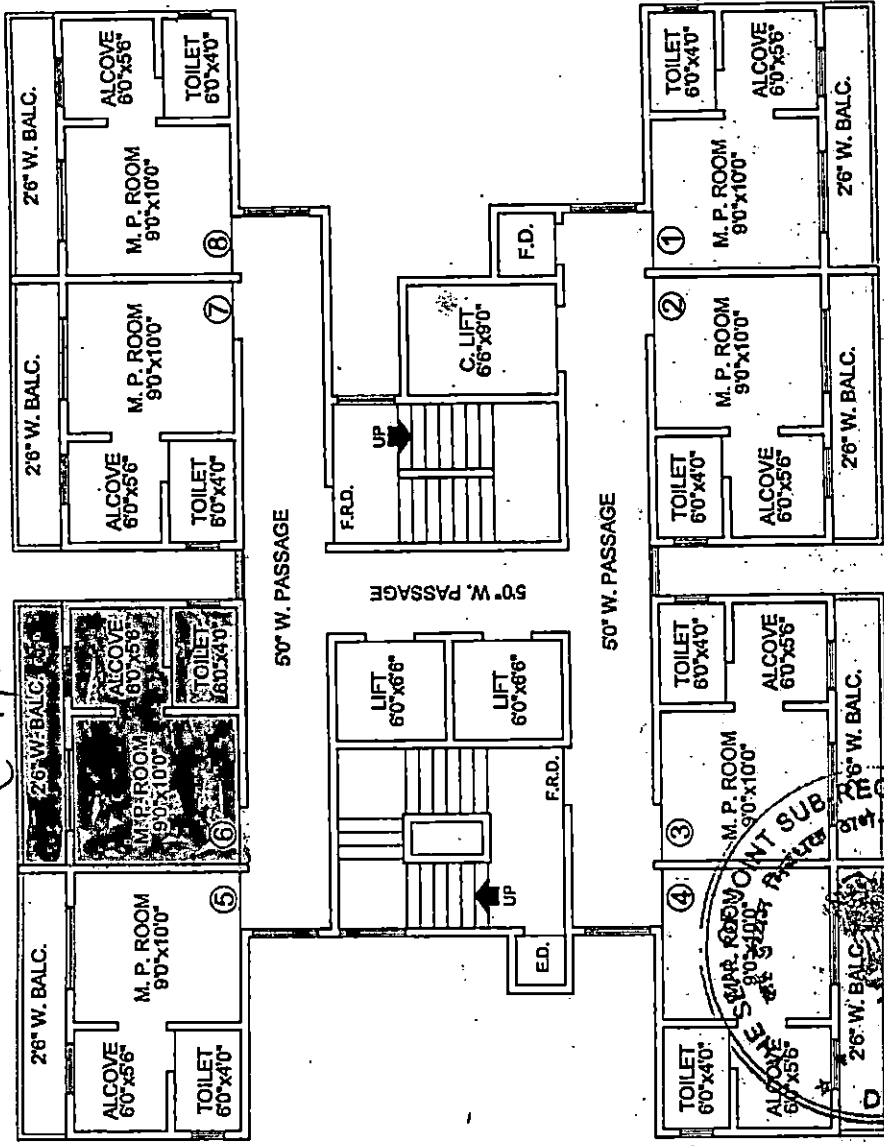
CONSULTING CIVIL ENGINEER

Sej's

CONSULTANTS
 100-ANANDVA, VYRMA, BRISOD, MAHARASHTRA
 100-ANANDVA, VYRMA, BRISOD, MAHARASHTRA
 100-ANANDVA, VYRMA, BRISOD, MAHARASHTRA
 100-ANANDVA, VYRMA, BRISOD, MAHARASHTRA

APNA GHAR PHASE - III

C-4/1906



FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

989 980
 9809/2028
 06 - 15 12

DEVELOPERS:

M/S SEVEN ELEVEN
 CONSTRUCTION PVT. LTD.
 PHONE: 825-894-711 / 825-865-712

WING C4

WING C4 FINAL FLOOR PLAN

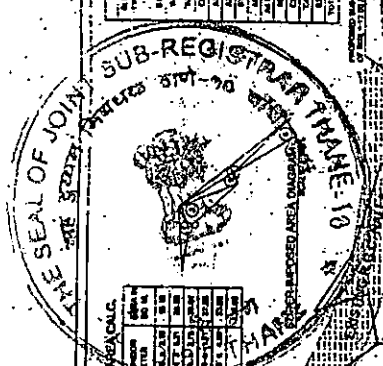
PROPOSED BUILDING ON LAND BEARINGS S.NO. 137/3, 4, 5, 6, 7, 8; S.NO. 140/5, 6; S.NO. 141/1, 2, 3, 5; S.NO. 142/1, 3, 5, 6; S.NO. 143/1, 2, 3, 4, 5, 6; S.NO. 221/4, 5 & S.NO. 222/3 | AT VILLAGE - GHODRUNDER, TAL & DIST. THANE.



CONSULTING CIVIL ENGINEER

Sej's

CONSULTANTS
 OFFICE: 1007, CHANDRANAGAR, PUNE - 411 004
 REG. NO. 1007
 REG. NO. 1007



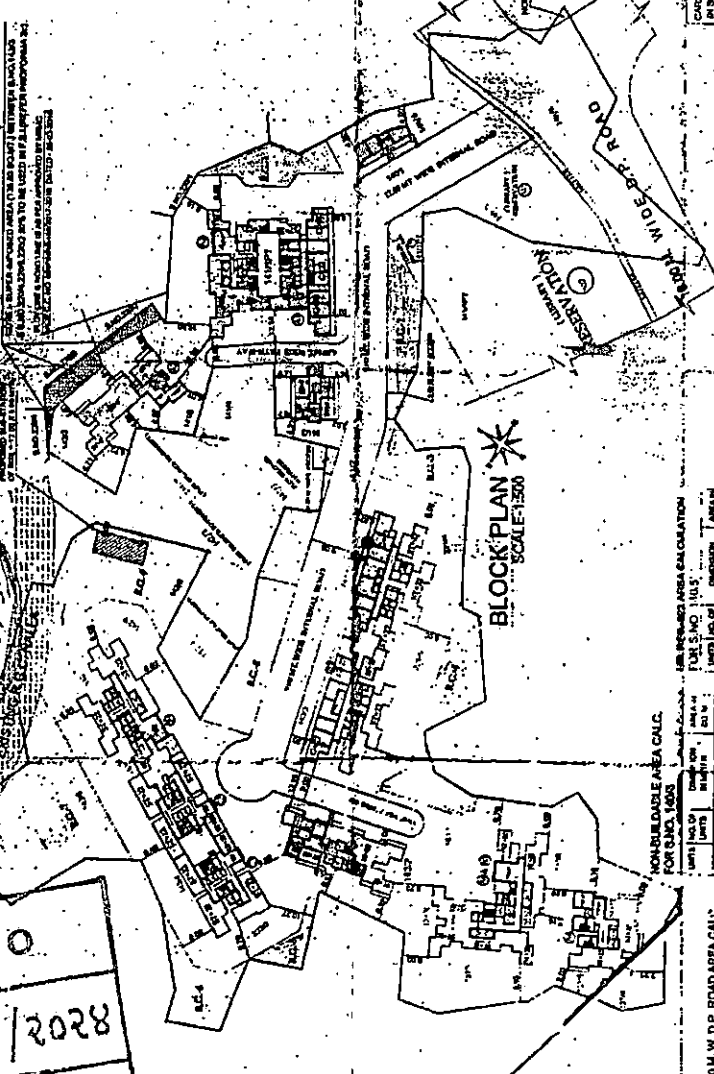
LIMIT	NO. OF UNITS	COMPARISON	PERCENT
1	1	0.1	0.1
2	1	0.1	0.1
3	1	0.1	0.1
4	1	0.1	0.1
5	1	0.1	0.1
6	1	0.1	0.1
7	1	0.1	0.1
8	1	0.1	0.1
9	1	0.1	0.1
10	1	0.1	0.1
11	1	0.1	0.1
12	1	0.1	0.1
13	1	0.1	0.1
14	1	0.1	0.1
15	1	0.1	0.1
16	1	0.1	0.1
17	1	0.1	0.1
18	1	0.1	0.1
19	1	0.1	0.1
20	1	0.1	0.1
TOTAL	20	2.0	2.0

AREA	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	1000	72.76	0.23
2	1000	72.76	0.23
3	1000	72.76	0.23
4	1000	72.76	0.23
5	1000	72.76	0.23
6	1000	72.76	0.23
7	1000	72.76	0.23
8	1000	72.76	0.23
9	1000	72.76	0.23
10	1000	72.76	0.23
TOTAL	10000	727.61	2.30

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

CONSTRUCTION
NOT TO SCALE
SEE PLAN FOR DIMENSIONS
ALL DIMENSIONS ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00



NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	DRIVEWAY	100	7.28	0.00
2	WALKWAY	100	7.28	0.00
3	LANDSCAPE	100	7.28	0.00
4	UTILITIES	100	7.28	0.00
5	ROAD	100	7.28	0.00
TOTAL		400	29.11	0.00

PARKING & R.O. CALCULATION

Scale: 1" = 100' (Horizontal)
1" = 20' (Vertical)

Surveyed by: [Signature]

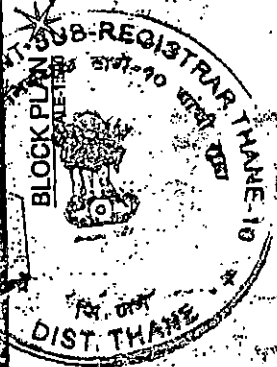
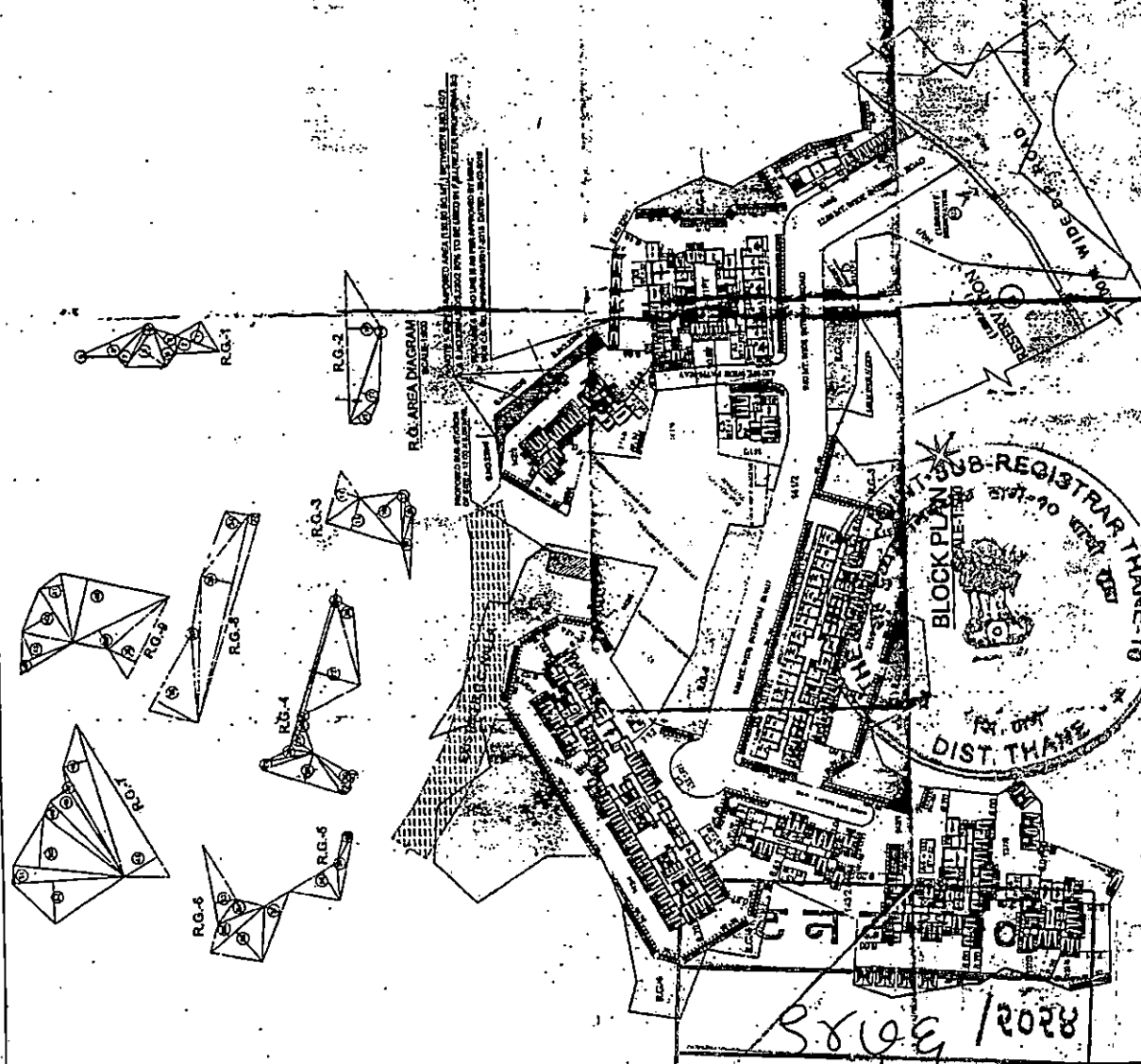


10% R.O. AREA CALCULATION

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88	48 X 110	5280	1056
89	48 X 110	5280	1056
90	48 X 110	5280	1056
91	48 X 110	5280	1056
92	48 X 110	5280	1056
93	48 X 110	5280	1056
94	48 X 110	5280	1056
95	48 X 110	5280	1056
96	48 X 110	5280	1056
97	48 X 110	5280	1056
98	48 X 110	5280	1056
99	48 X 110	5280	1056
100	48 X 110	5280	1056

PARKING AREA STATEMENT

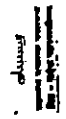
Garage	100	100
Street	100	100
Other	100	100
Total	300	300
Required	300	300
Provided	300	300
Deficit	0	0



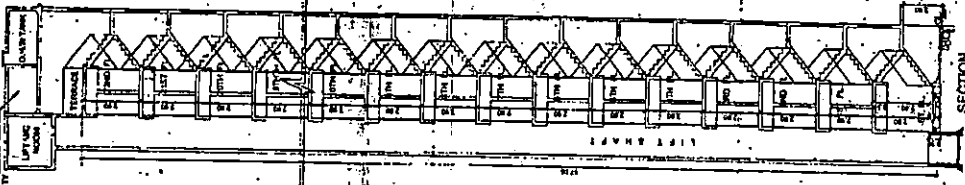
983 980
2021/3028

TYPE - A1

Approved by the Government of India
 under the Disaster Management Act, 1987
 for the purpose of the Disaster Management Act, 1987.



Project No.	02
Client Name	Jay's Associates
Engineer Name	Jay's Associates
Engineer Title	CONSULTING CIVIL ENGINEER
Registration No.	19
Registration State	U.P.
Project Location	...
Scale	...



FLOOR	B.I.A.
GR. FLOOR	134.72
TOTAL B.I.A.	134.72

FLOOR	B.I.A.
GR. FLOOR	26.71
1ST FLOOR	284.07
2ND FLOOR	284.07
3RD FLOOR	284.07
4TH FLOOR	284.07
5TH FLOOR	284.07
6TH FLOOR	284.07
7TH FLOOR	284.07
8TH FLOOR	284.07
9TH FLOOR	284.07
10TH FLOOR	284.07
TOTAL B.I.A.	3178.88

REFUGEE AREA CALCULATION FOR REFUGEE FLOOR

UNIT	No. of Units	Dimension in Meter	Area in Sq. M.
A	1	3.00 x 3.00	9.00
B	1	3.00 x 3.00	9.00
C	1	3.00 x 3.00	9.00
D	1	3.00 x 3.00	9.00
E	1	3.00 x 3.00	9.00
F	1	3.00 x 3.00	9.00
G	1	3.00 x 3.00	9.00
H	1	3.00 x 3.00	9.00
I	1	3.00 x 3.00	9.00
J	1	3.00 x 3.00	9.00
K	1	3.00 x 3.00	9.00
L	1	3.00 x 3.00	9.00
M	1	3.00 x 3.00	9.00
N	1	3.00 x 3.00	9.00
O	1	3.00 x 3.00	9.00
P	1	3.00 x 3.00	9.00
Q	1	3.00 x 3.00	9.00
R	1	3.00 x 3.00	9.00
S	1	3.00 x 3.00	9.00
T	1	3.00 x 3.00	9.00
U	1	3.00 x 3.00	9.00
V	1	3.00 x 3.00	9.00
W	1	3.00 x 3.00	9.00
X	1	3.00 x 3.00	9.00
Y	1	3.00 x 3.00	9.00
Z	1	3.00 x 3.00	9.00
TOTAL	26		234.00

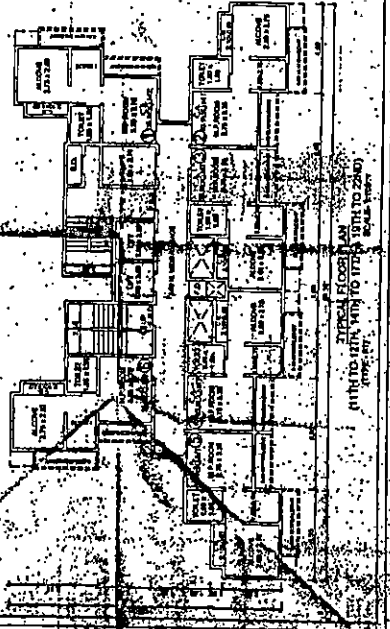
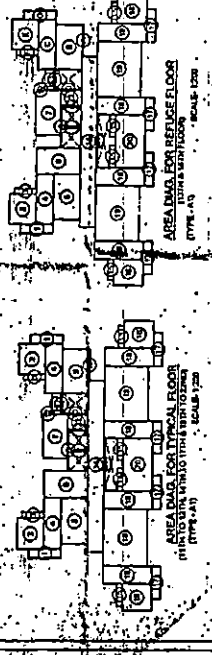
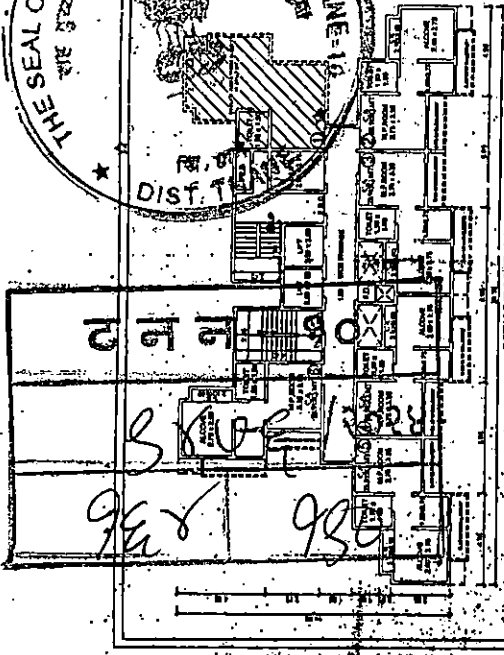
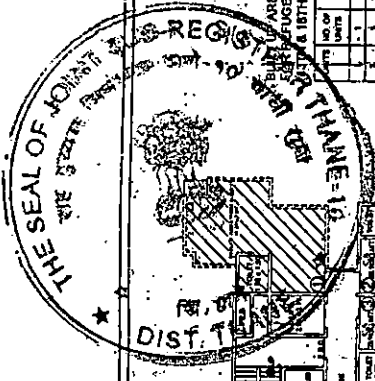
REFUGEE AREA REQUIRED (W/O A-1)
 (2000 CM² PER PERSON)
 REFUGEE AREA PROPOSED
 = 234.00 SQ. MT.

AREA CALCULATION FOR TYPICAL FLOOR

UNIT	Dimension in Meter	Area in Sq. M.
1	3.00 x 3.00	9.00
2	3.00 x 3.00	9.00
3	3.00 x 3.00	9.00
4	3.00 x 3.00	9.00
5	3.00 x 3.00	9.00
6	3.00 x 3.00	9.00
7	3.00 x 3.00	9.00
8	3.00 x 3.00	9.00
9	3.00 x 3.00	9.00
10	3.00 x 3.00	9.00
11	3.00 x 3.00	9.00
12	3.00 x 3.00	9.00
13	3.00 x 3.00	9.00
14	3.00 x 3.00	9.00
15	3.00 x 3.00	9.00
16	3.00 x 3.00	9.00
17	3.00 x 3.00	9.00
18	3.00 x 3.00	9.00
19	3.00 x 3.00	9.00
20	3.00 x 3.00	9.00
21	3.00 x 3.00	9.00
22	3.00 x 3.00	9.00
23	3.00 x 3.00	9.00
24	3.00 x 3.00	9.00
25	3.00 x 3.00	9.00
26	3.00 x 3.00	9.00
TOTAL		234.00

AREA CALCULATION FOR TYPICAL FLOOR (10TH TO 12TH, 14TH TO 17TH & 19TH TO 22ND)

UNIT	Dimension in Meter	Area in Sq. M.
1	3.00 x 3.00	9.00
2	3.00 x 3.00	9.00
3	3.00 x 3.00	9.00
4	3.00 x 3.00	9.00
5	3.00 x 3.00	9.00
6	3.00 x 3.00	9.00
7	3.00 x 3.00	9.00
8	3.00 x 3.00	9.00
9	3.00 x 3.00	9.00
10	3.00 x 3.00	9.00
11	3.00 x 3.00	9.00
12	3.00 x 3.00	9.00
13	3.00 x 3.00	9.00
14	3.00 x 3.00	9.00
15	3.00 x 3.00	9.00
16	3.00 x 3.00	9.00
17	3.00 x 3.00	9.00
18	3.00 x 3.00	9.00
19	3.00 x 3.00	9.00
20	3.00 x 3.00	9.00
21	3.00 x 3.00	9.00
22	3.00 x 3.00	9.00
TOTAL		522.00



SECTION 24/11/2014

GROUND FLOOR PLAN TYPE - A1 SCALE: 1/200

TYPICAL FLOOR PLAN (10TH TO 12TH, 14TH TO 17TH & 19TH TO 22ND) SCALE: 1/200

TYPE - AB

DATE: 03/11/2008
BY: [Signature]



REVISIONS	
NO.	DESCRIPTION
03	REVISION
02	REVISION
01	REVISION
DESIGNING CIVIL ENGINEER	
[Signature]	
DATE: 03/11/2008	

AREA CALCULATION FOR REFUGE FLOOR (15TH & 16TH FLOOR)

FLOOR	AREA (SQ. FT.)	AREA (SQ. M.)
15TH FLOOR	24,807	2,281.4
16TH FLOOR	24,807	2,281.4
TOTAL	49,614	4,562.8

EDGE AREA CALCULATION FOR REFUGE FLOOR (15TH & 16TH FLOOR)

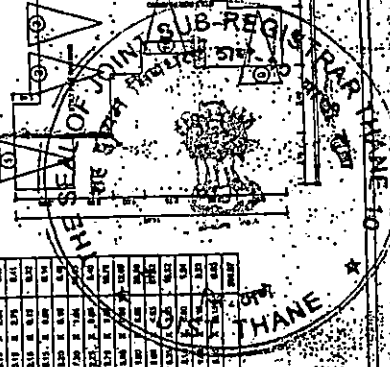
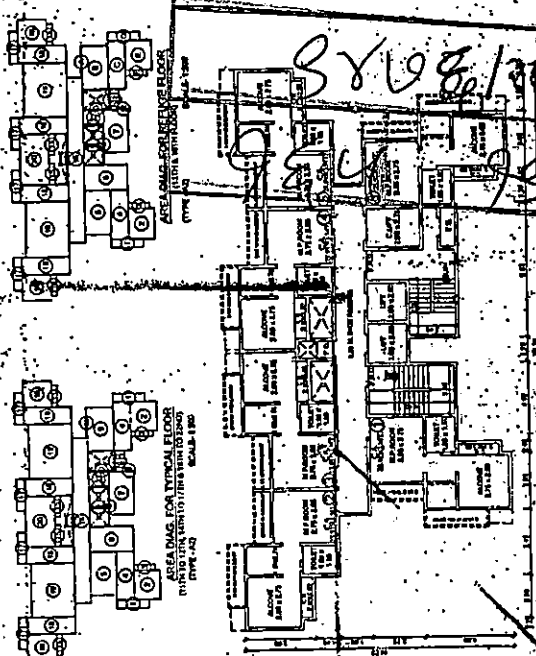
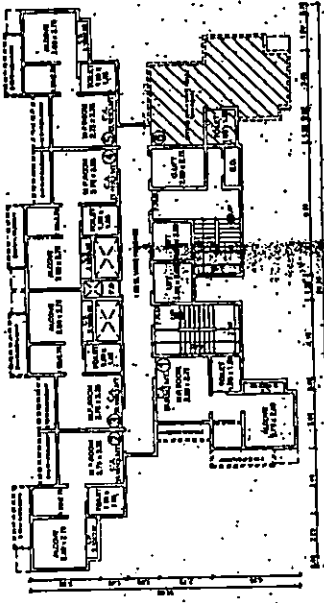
TYPE	AREA (SQ. FT.)	AREA (SQ. M.)
1	1,200	111.5
2	1,200	111.5
3	1,200	111.5
4	1,200	111.5
5	1,200	111.5
TOTAL	6,000	557.5

BUILD UP AREA CALCULATION FOR REFUGE FLOOR (15TH & 16TH FLOOR)

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	15TH FLOOR	24,807	2,281.4
2	16TH FLOOR	24,807	2,281.4
3	15TH FLOOR EDGE	1,200	111.5
4	16TH FLOOR EDGE	1,200	111.5
5	15TH FLOOR CORNER	1,200	111.5
6	16TH FLOOR CORNER	1,200	111.5
7	15TH FLOOR STAIR	1,200	111.5
8	16TH FLOOR STAIR	1,200	111.5
9	15TH FLOOR ELEVATOR	1,200	111.5
10	16TH FLOOR ELEVATOR	1,200	111.5
11	15TH FLOOR MECHANICAL	1,200	111.5
12	16TH FLOOR MECHANICAL	1,200	111.5
13	15TH FLOOR SERVICE	1,200	111.5
14	16TH FLOOR SERVICE	1,200	111.5
15	15TH FLOOR TOTAL	27,007	2,500.0
16	16TH FLOOR TOTAL	27,007	2,500.0
17	TOTAL	54,014	4,999.9

BUILD UP AREA CALCULATION FOR TYPICAL FLOOR (15TH TO 16TH & 18TH TO 25ND)

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. M.)
1	15TH FLOOR	24,807	2,281.4
2	16TH FLOOR	24,807	2,281.4
3	17TH FLOOR	24,807	2,281.4
4	18TH FLOOR	24,807	2,281.4
5	19TH FLOOR	24,807	2,281.4
6	20TH FLOOR	24,807	2,281.4
7	21ST FLOOR	24,807	2,281.4
8	22ND FLOOR	24,807	2,281.4
9	23RD FLOOR	24,807	2,281.4
10	24TH FLOOR	24,807	2,281.4
11	25TH FLOOR	24,807	2,281.4
12	15TH FLOOR EDGE	1,200	111.5
13	16TH FLOOR EDGE	1,200	111.5
14	17TH FLOOR EDGE	1,200	111.5
15	18TH FLOOR EDGE	1,200	111.5
16	19TH FLOOR EDGE	1,200	111.5
17	20TH FLOOR EDGE	1,200	111.5
18	21ST FLOOR EDGE	1,200	111.5
19	22ND FLOOR EDGE	1,200	111.5
20	23RD FLOOR EDGE	1,200	111.5
21	24TH FLOOR EDGE	1,200	111.5
22	25TH FLOOR EDGE	1,200	111.5
23	15TH FLOOR CORNER	1,200	111.5
24	16TH FLOOR CORNER	1,200	111.5
25	17TH FLOOR CORNER	1,200	111.5
26	18TH FLOOR CORNER	1,200	111.5
27	19TH FLOOR CORNER	1,200	111.5
28	20TH FLOOR CORNER	1,200	111.5
29	21ST FLOOR CORNER	1,200	111.5
30	22ND FLOOR CORNER	1,200	111.5
31	23RD FLOOR CORNER	1,200	111.5
32	24TH FLOOR CORNER	1,200	111.5
33	25TH FLOOR CORNER	1,200	111.5
34	15TH FLOOR STAIR	1,200	111.5
35	16TH FLOOR STAIR	1,200	111.5
36	17TH FLOOR STAIR	1,200	111.5
37	18TH FLOOR STAIR	1,200	111.5
38	19TH FLOOR STAIR	1,200	111.5
39	20TH FLOOR STAIR	1,200	111.5
40	21ST FLOOR STAIR	1,200	111.5
41	22ND FLOOR STAIR	1,200	111.5
42	23RD FLOOR STAIR	1,200	111.5
43	24TH FLOOR STAIR	1,200	111.5
44	25TH FLOOR STAIR	1,200	111.5
45	15TH FLOOR ELEVATOR	1,200	111.5
46	16TH FLOOR ELEVATOR	1,200	111.5
47	17TH FLOOR ELEVATOR	1,200	111.5
48	18TH FLOOR ELEVATOR	1,200	111.5
49	19TH FLOOR ELEVATOR	1,200	111.5
50	20TH FLOOR ELEVATOR	1,200	111.5
51	21ST FLOOR ELEVATOR	1,200	111.5
52	22ND FLOOR ELEVATOR	1,200	111.5
53	23RD FLOOR ELEVATOR	1,200	111.5
54	24TH FLOOR ELEVATOR	1,200	111.5
55	25TH FLOOR ELEVATOR	1,200	111.5
56	15TH FLOOR MECHANICAL	1,200	111.5
57	16TH FLOOR MECHANICAL	1,200	111.5
58	17TH FLOOR MECHANICAL	1,200	111.5
59	18TH FLOOR MECHANICAL	1,200	111.5
60	19TH FLOOR MECHANICAL	1,200	111.5
61	20TH FLOOR MECHANICAL	1,200	111.5
62	21ST FLOOR MECHANICAL	1,200	111.5
63	22ND FLOOR MECHANICAL	1,200	111.5
64	23RD FLOOR MECHANICAL	1,200	111.5
65	24TH FLOOR MECHANICAL	1,200	111.5
66	25TH FLOOR MECHANICAL	1,200	111.5
67	15TH FLOOR SERVICE	1,200	111.5
68	16TH FLOOR SERVICE	1,200	111.5
69	17TH FLOOR SERVICE	1,200	111.5
70	18TH FLOOR SERVICE	1,200	111.5
71	19TH FLOOR SERVICE	1,200	111.5
72	20TH FLOOR SERVICE	1,200	111.5
73	21ST FLOOR SERVICE	1,200	111.5
74	22ND FLOOR SERVICE	1,200	111.5
75	23RD FLOOR SERVICE	1,200	111.5
76	24TH FLOOR SERVICE	1,200	111.5
77	25TH FLOOR SERVICE	1,200	111.5
78	TOTAL	1,100,000	101,934.4



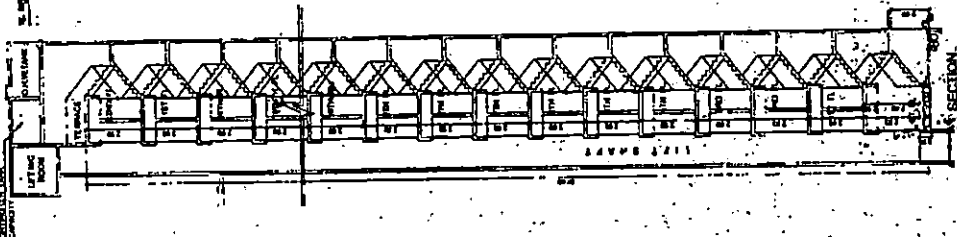
8200/2008/03/11

SCALE: 1/8" = 1'-0"

(TYPE: M1)

REVISIONS

DATE



06 CONSULTING CIVIL ENGINEERS

Joshi Associates

17, Laxmi Building, 1st Floor, 10th Cross, 10th Main, 10th Stage, 10th Block, 10th Sector, 10th Phase, 10th City, 10th District, 10th State, 10th Country.

Sl. No.	FLOOR	AREA (SQ. M)	PERCENTAGE
1	DE FLOOR	2442	11.73
2	1ST FLOOR	3179	14.54
3	2ND FLOOR	3179	14.54
4	3RD FLOOR	3179	14.54
5	4TH FLOOR	3179	14.54
6	5TH FLOOR	3179	14.54
7	6TH FLOOR	3179	14.54
8	7TH FLOOR	3179	14.54
9	8TH FLOOR	3179	14.54
10	9TH FLOOR	3179	14.54
11	10TH FLOOR	3179	14.54
12	11TH FLOOR	3179	14.54
13	12TH FLOOR	3179	14.54
14	13TH FLOOR	3179	14.54
15	14TH FLOOR	3179	14.54
16	15TH FLOOR	3179	14.54
17	16TH FLOOR	3179	14.54
18	17TH FLOOR	3179	14.54
19	18TH FLOOR	3179	14.54
20	19TH FLOOR	3179	14.54
21	20TH FLOOR	3179	14.54
22	TOTAL BUA	647727	100.00

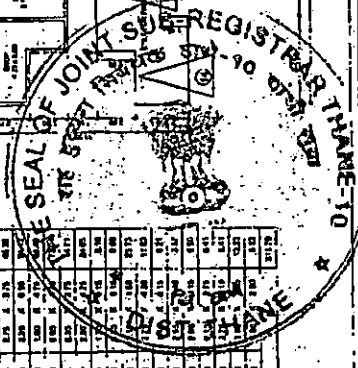
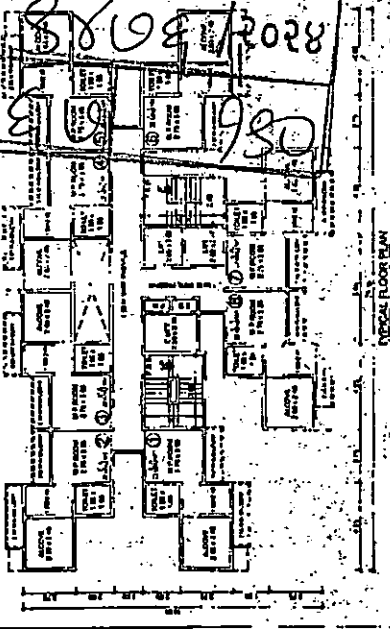
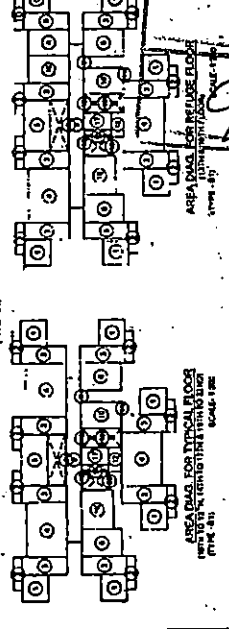
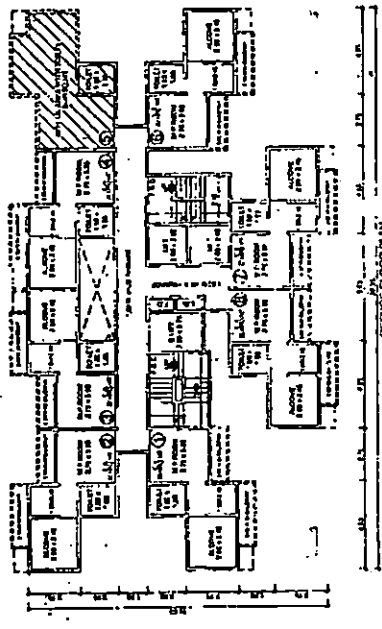
Sl. No.	FLOOR	AREA (SQ. M)	PERCENTAGE
1	DE FLOOR	2442	11.73
2	1ST FLOOR	3179	14.54
3	2ND FLOOR	3179	14.54
4	3RD FLOOR	3179	14.54
5	4TH FLOOR	3179	14.54
6	5TH FLOOR	3179	14.54
7	6TH FLOOR	3179	14.54
8	7TH FLOOR	3179	14.54
9	8TH FLOOR	3179	14.54
10	9TH FLOOR	3179	14.54
11	10TH FLOOR	3179	14.54
12	11TH FLOOR	3179	14.54
13	12TH FLOOR	3179	14.54
14	13TH FLOOR	3179	14.54
15	14TH FLOOR	3179	14.54
16	15TH FLOOR	3179	14.54
17	16TH FLOOR	3179	14.54
18	17TH FLOOR	3179	14.54
19	18TH FLOOR	3179	14.54
20	19TH FLOOR	3179	14.54
21	20TH FLOOR	3179	14.54
22	TOTAL BUA	647727	100.00

REFUGEE AREA CALCULATION FOR REFUGEE FLOOR (13TH & 18TH FLOOR)

Sl. No.	AREA (SQ. M)	PERCENTAGE
1	13TH FLOOR	3179
2	18TH FLOOR	3179
3	TOTAL	6358

Sl. No.	AREA (SQ. M)	PERCENTAGE
1	13TH FLOOR	3179
2	18TH FLOOR	3179
3	TOTAL	6358

Sl. No.	AREA (SQ. M)	PERCENTAGE
1	13TH FLOOR	3179
2	18TH FLOOR	3179
3	TOTAL	6358



AREA DIAGRAM FOR TYPICAL FLOOR (13TH & 18TH FLOOR)

AREA DIAGRAM FOR TYPICAL FLOOR (13TH & 18TH FLOOR)

AREA DIAGRAM FOR TYPICAL FLOOR (13TH & 18TH FLOOR)

नमन - 90

82808/2028

981980

TYPE-82

350 (1973) A

12

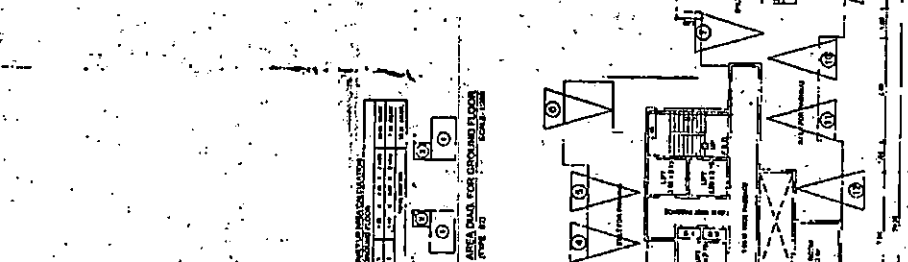
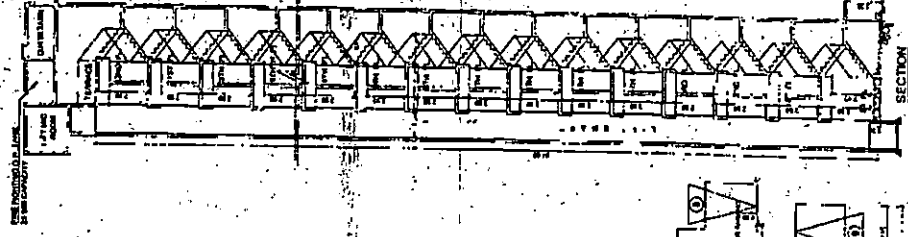
CONSULTING CIVIL ENGINEER

12

12

12

12

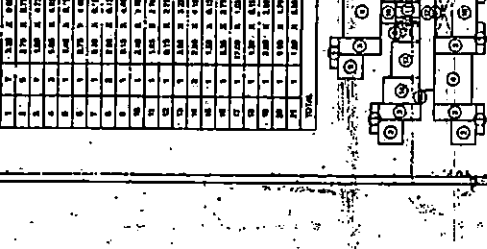
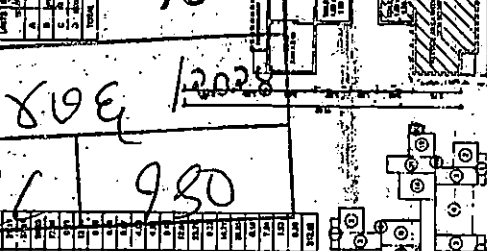
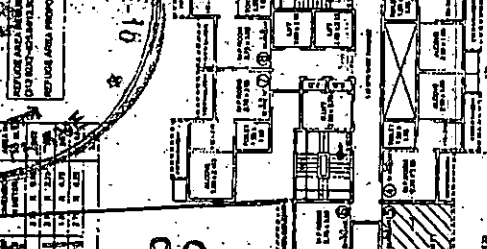


AREA DATA FOR REFUGEE FLOOR (TYPE 82)

NO.	DESCRIPTION	AREA (SQ. FT.)
1	REFUGEE FLOOR	10,000
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100
TOTAL

AREA DATA FOR REFUGEE FLOOR (TYPE 82)

NO.	DESCRIPTION	AREA (SQ. FT.)
1	REFUGEE FLOOR	10,000
2
3
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100
TOTAL



THE SEAL OF JOHNSON & JOHNSON

WAYNE B. KANE 16

086 136
302/3028

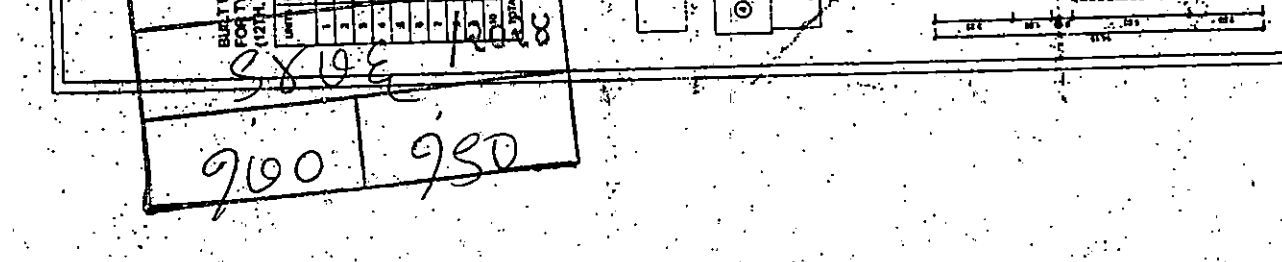
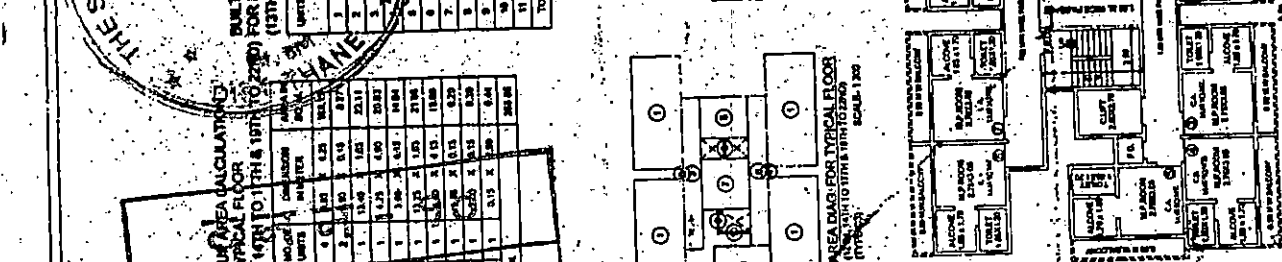
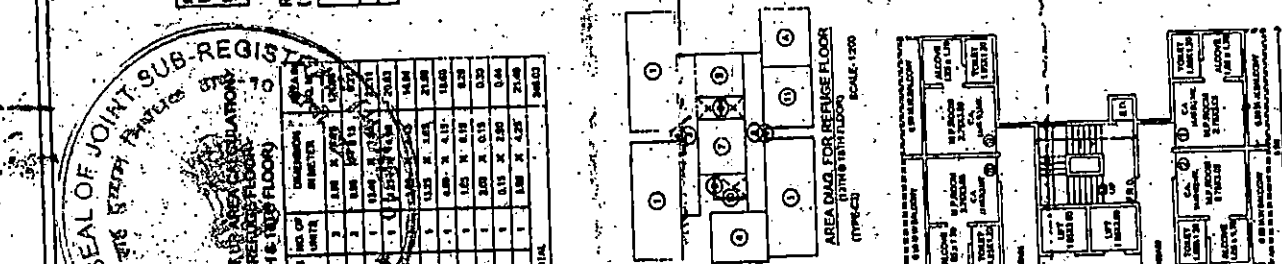
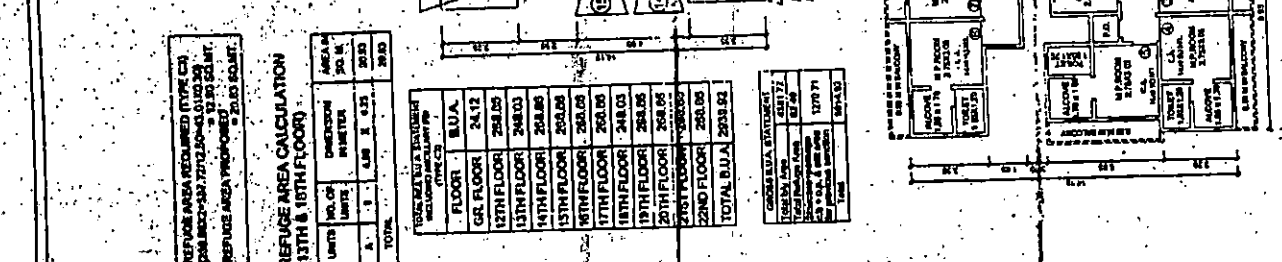
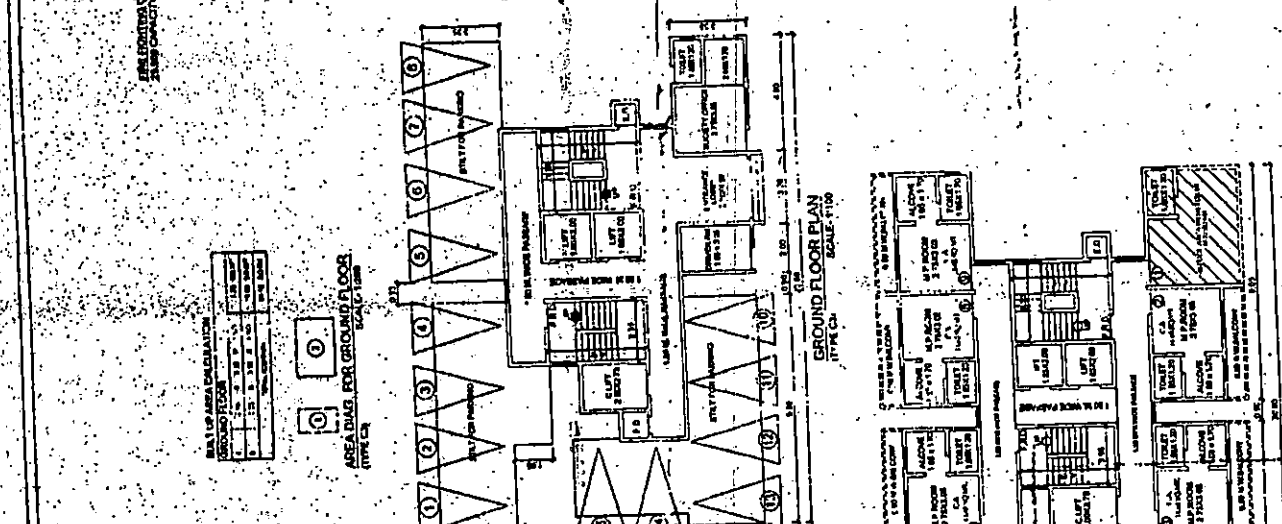
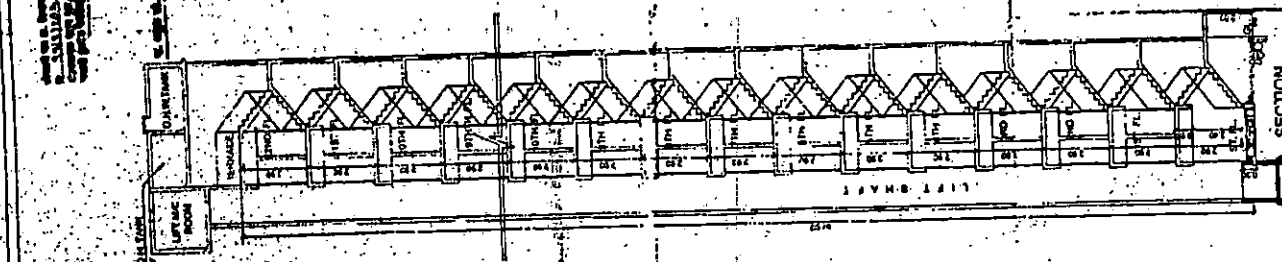
086 136
302/3028

(TYPE-C3)

PROJECT NO. 133,910-9-11
DATE: 11/11/55



REGISTERED PROFESSIONAL ENGINEER
CONSULTING CIVIL ENGINEER
MANAYAMA COUNTY, PENNSYLVANIA
No. 133,910-9-11



AREA DIAG. FOR TYPICAL FLOOR (17TH, 18TH TO 19TH & 20TH) (TYPE-C3) SCALE: 1/20

FLOOR	B.U.A.
17TH FLOOR	2412
18TH FLOOR	2480
19TH FLOOR	2480
20TH FLOOR	2480
TOTAL B.U.A.	20352

AREA DIAG. FOR REFUGEE FLOOR (17TH & 18TH FLOOR) (TYPE-C3) SCALE: 1/20

FLOOR	B.U.A.
17TH FLOOR	2412
18TH FLOOR	2480
19TH FLOOR	2480
20TH FLOOR	2480
TOTAL B.U.A.	20352

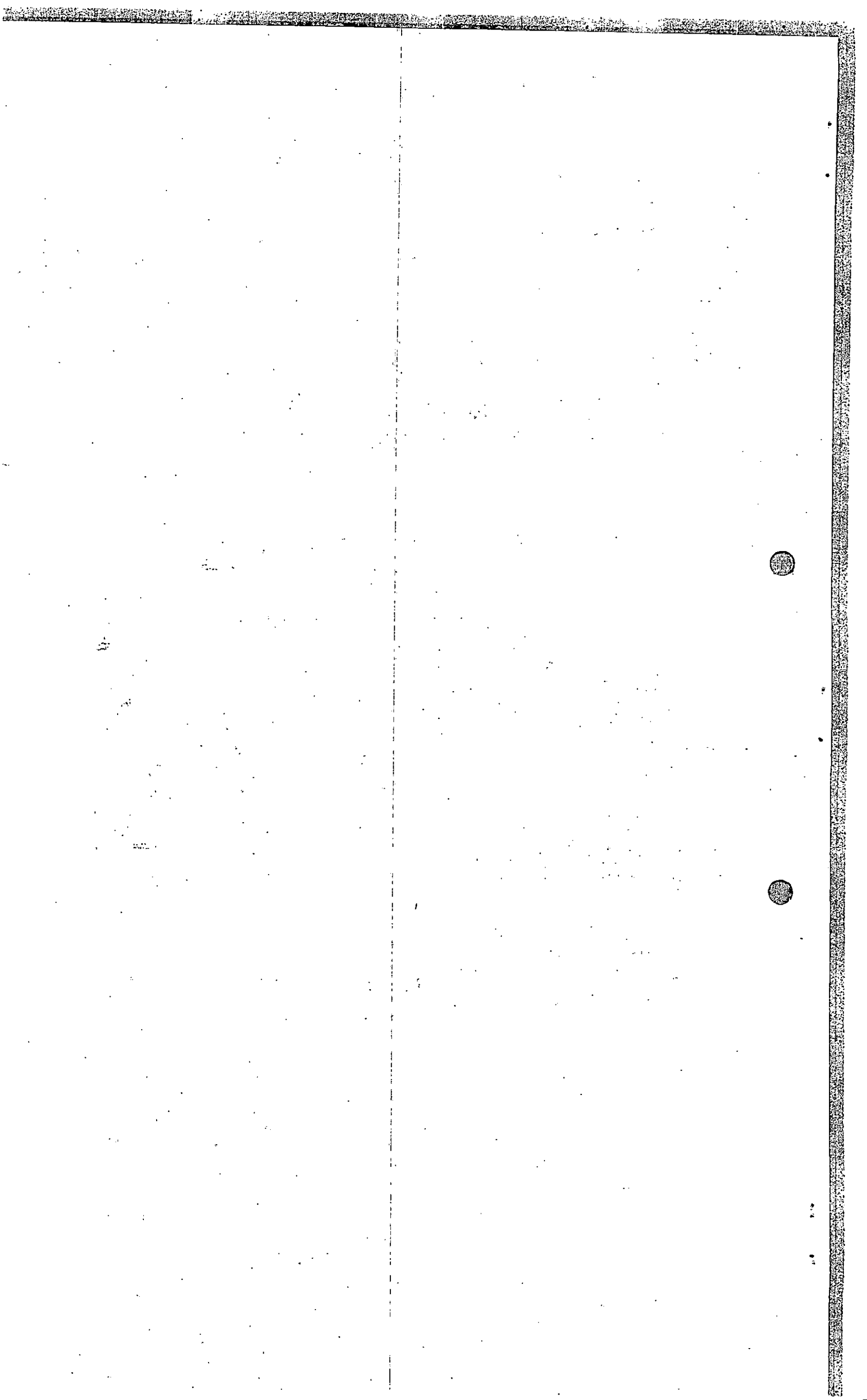
AREA DIAG. FOR GROUND FLOOR (TYPE-C3) SCALE: 1/10

NO.	AREA	TOTAL
1	1000	1000
2	1000	2000
3	1000	3000
4	1000	4000
5	1000	5000
6	1000	6000
7	1000	7000
8	1000	8000
9	1000	9000
10	1000	10000
11	1000	11000
12	1000	12000
13	1000	13000
14	1000	14000
15	1000	15000
16	1000	16000
17	1000	17000
18	1000	18000
19	1000	19000
20	1000	20000
21	1000	21000
22	1000	22000
23	1000	23000
24	1000	24000
25	1000	25000
26	1000	26000
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29	1000	29000
30	1000	30000
31	1000	31000
32	1000	32000
33	1000	33000
34	1000	34000
35	1000	35000
36	1000	36000
37	1000	37000
38	1000	38000
39	1000	39000
40	1000	40000
41	1000	41000
42	1000	42000
43	1000	43000
44	1000	44000
45	1000	45000
46	1000	46000
47	1000	47000
48	1000	48000
49	1000	49000
50	1000	50000



900 950

900 950



393/7297

पावती

Wednesday, May 04, 2022

4:54 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7699 दिनांक: 04/05/2022

गावाचे नाव: घोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन10-7297-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स सेव्हन इलेव्हन कन्स्ट्रक्शन प्रायव्हेट लिमिटेड चे डायरेक्टर संजय सखाराम सुर्वे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:13 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0405202210622 दिनांक: 04/05/2022

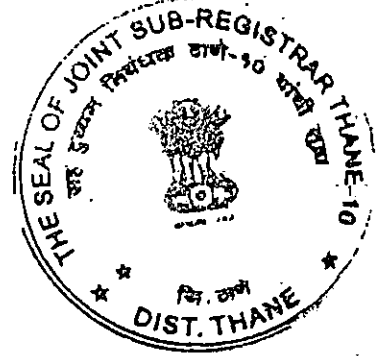
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001385457202223U दिनांक: 03/05/2022

बँकेचे नाव व पत्ता:

Joint Sub Registrar Thane 90



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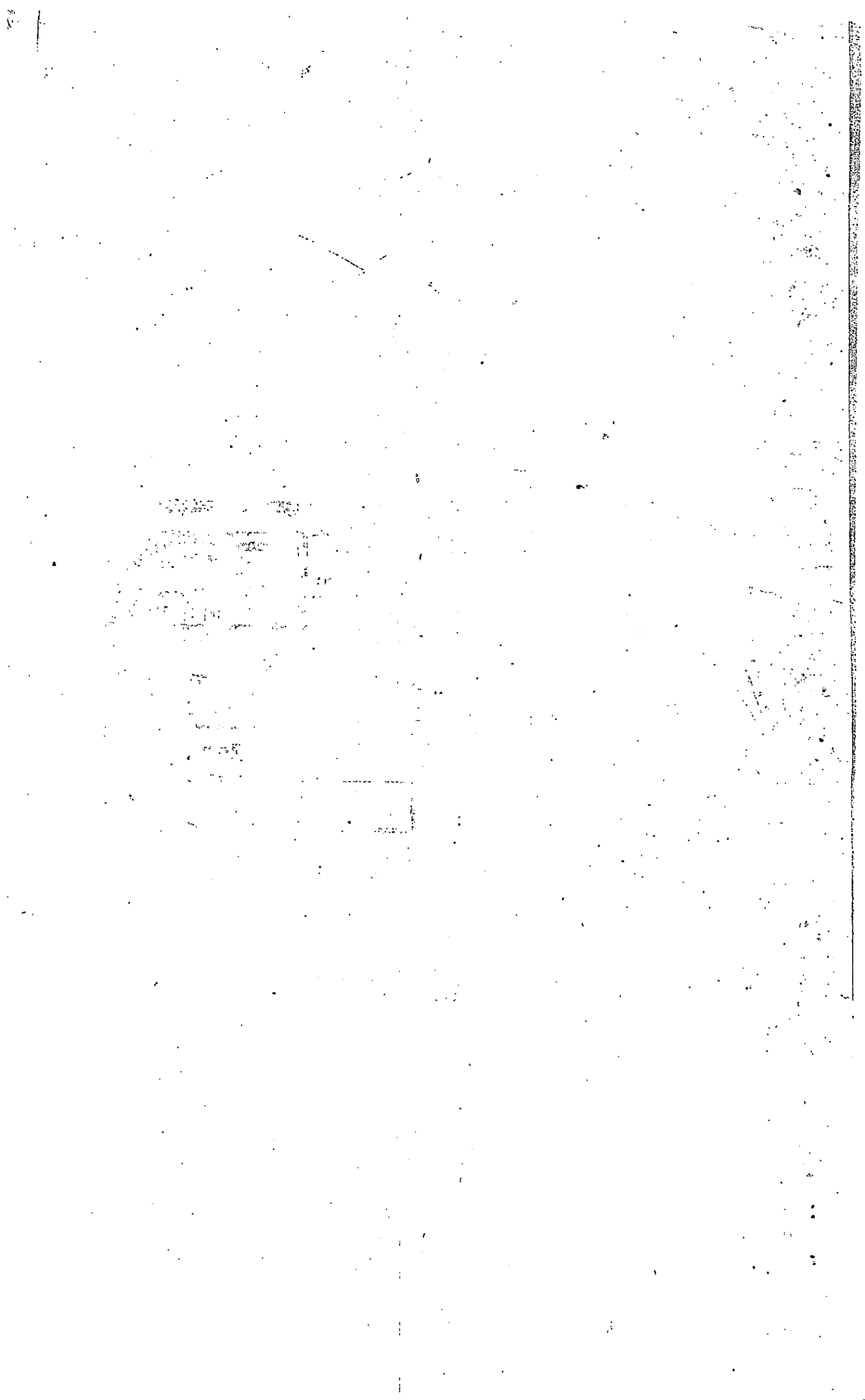
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मूळ दस्त परत मिळाला

8Kp

5/4/2022

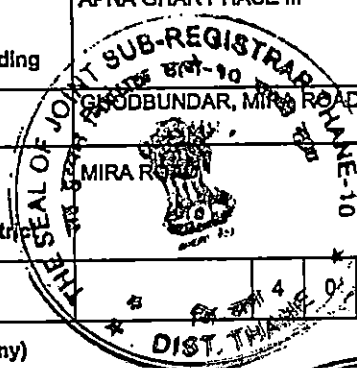




CHALLAN
MTR Form Number-6



GRN	MH001385457202223U	BARCODE	[Barcode]		Date	03/05/2022-19:02:59	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)				
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			Full Name	MS SEVEN ELEVEN CONSTRUCTION PVT LTD			
Location	THANE			Flat/Block No.	APNA GHAR PHASE III			
Year	2022-2023. One Time			Premises/Building	APNA GHAR PHASE III			
Account Head Details	Amount In Rs.		Road/Street					
0030046401	Stamp Duty	500.00	SHRODBUNDAR, MIRA ROAD EAST					
0030063301	Registration Fee	100.00	Area/Locality					
			MIRA ROAD					
			Town/City/District					
			PIN					
			4 0 1 1 0 7					
			Remarks (If Any)					
			SecondPartyName=SURENDRA SINGH TE					
			ट न न - १०					
			३४७६					
			Amount In Words					
			Six Hundred Rupees Only					
			9031950					
Total		600.00						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	00040572022050347464	CPABQBGWQ0		
Cheque/DD No.			Bank Date	RBI Date	03/05/2022-19:05:12	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID : Mobile No. : 7021546517
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन केवल दुयम निबंधक कार्यालयात नोदणी करवयाच्या दस्तांसाठी लागू आहे. नोदणी न करवयाच्या दस्तांसाठी सधर चलन लागू नाही.

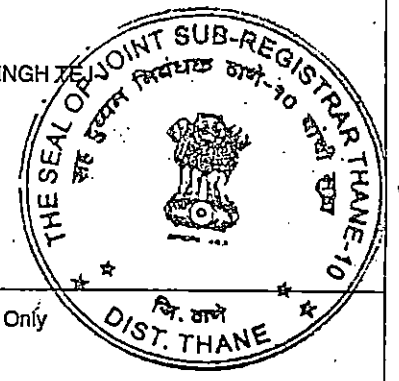
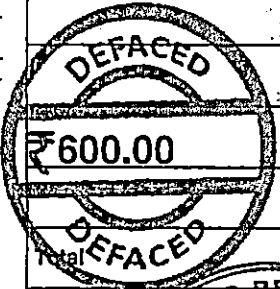
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CHALLAN
MTR Form Number-6



GRN	MH001385457202223U	BARCODE	[Barcode]		Date	03/05/2022-19:02:59	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR			Full Name	MS SEVEN ELEVEN CONSTRUCTION PVT LTD			
Location	THANE			Flat/Block No.	APNA GHAR PHASE III			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	GHODBUNDAR, MIRA ROAD EAST			
0030046401 Stamp Duty		500.00		Area/Locality	MIRA ROAD			
0030063301 Registration Fee		100.00		Town/City/District				
				PIN	4 0 1 1 0 7			
				Remarks (If Any)	SecondPartyName=SURENDRA SINGH ZE			
				Amount In	Six Hundred Rupees Only			
		600.00		Words				
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572022050347464	CPABQBGWQ0	
Cheque/DD Details				Bank Date	RBI Date	03/05/2022-00:00:00	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		325 , 04/05/2022		
Department ID :				Mobile No. :		7021546517		
NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.								
संदर्भ चालन केवल दुर्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी संदर्भ चालन लागू नाही.								
Challan Defaced Details				[Handwritten: 8000 / 2028]				
[Handwritten: 908 / 980]				[Handwritten: 0222 / 2022]				
[Handwritten: 2 / 92]								
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount			
1	(IS)-393-7297	0000759263202223	04/05/2022-16:54:50	IGR122	100.00			
2	(IS)-393-7297	0000759263202223	04/05/2022-16:54:50	IGR122	500.00			
Total Defacement Amount					600.00			





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

Receipt of Document Handling Charges

PRN 0405202210622 Receipt Date 04/05/2022

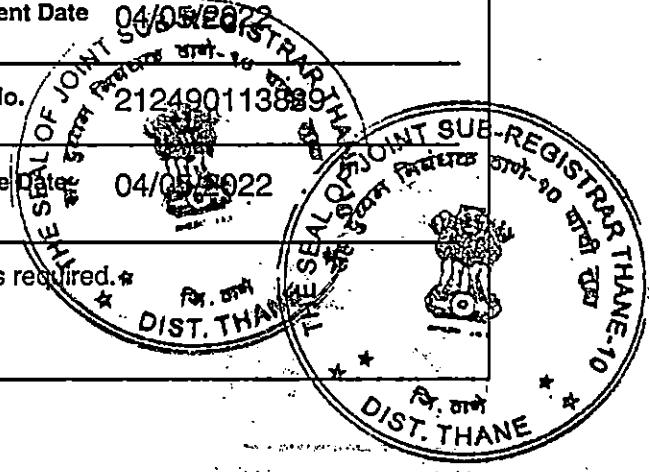
Received from Ms seven eleven const, Mobile number 7021546517, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 7297 dated 04/05/2022 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.

DEFACED
₹ 240
DEFACED

Payment Details

Bank Name SBIN	Payment Date 04/05/2022
Bank CIN 10004152022050409877	REF No. 212490113889
Deface No 0405202210622D	Deface Date 04/05/2022

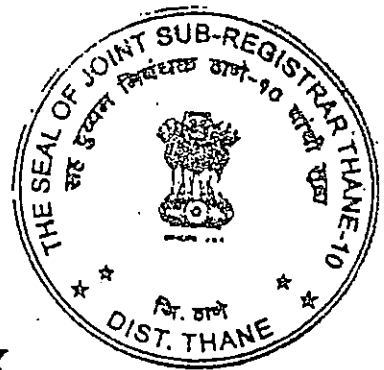
This is computer generated receipt, hence no signature is required.★



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SPECIAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, WE,
M/S. SEVEN ELEVEN CONSTRUCTIONS PVT.LTD. through its
Directors **1. MR. SANJAY SAKHARAM SURVE 2. MR. PRASHANT**

NARAYAN KELUSKAR having office at Seven Eleven Mansion, near
Seven Square Academy, Ideal Park Road, Mira Road (East), Tal. &
Dist-Thane-401107, (hereinafter referred to as THE SAID
FIRMS/COMPANIES) do hereby **SEND GREETINGS:**

WHEREAS the above said firms/companies are carrying on business
of construction of Building and are called as Builders & Developers.

For Seven Eleven Construction Pvt. Ltd

For Seven Eleven Construction Pvt. Ltd

3
Director

4
Director

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AND WHEREAS in the course of its said business the firms/companies are constructing the building and selling the Flats/Shops of the said building and for that purpose the firms/companies its entering into Agreement for Sale with prospective purchasers.

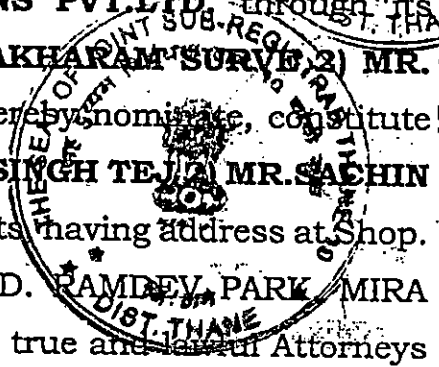
AND WHEREAS, We are authorized to sign Agreement for Sale, Rectification Deed and Cancellation Deed, Releases or any other deeds/affidavits/confirmations as required in respect of Flats/Shops in the Building in favour of the Purchasers.

AND WHEREAS, the said Agreement for Sale of Flats/Shops are required to be registered with the Sub-Registrar of Assurance, Thane, Sub-Registrar of THANE, within the limits of Mira-Bhayander Municipal Corporation.

AND WHEREAS, We are desirous of appointing the Attorneys to act on our behalf in the manner hereinafter appearing.



NOW KNOW WE ALL AND THIS PRESENT WITNESS that
M/S. SEVEN ELEVEN CONSTRUCTIONS PVT LTD. through its
Directors 1) **MR. SANJAY SAKHARAM SURVE**, 2) **MR. PRASHANT NARAYAN KELUSKAR** do hereby nominate, constitute and appoint 1) **MR. SURENDRA SINGH TEJA**, 2) **MR. SACHIN JALINDAR KOLI**, Adults Indian Inhabitants having address at Shop. No - C-27, SAI SNEHA A,B,C,D CHS.LTD. RAMDEV, PARK, MIRA ROAD EAST, THANE - 401 107 to be our true and lawful Attorneys hereinafter referred to as the said Attorneys do all or any of the following acts, deeds, matters and things that is to say,



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- To lodge various Agreements for Sale, Rectification Deed and Cancellation Deed, Deed of Confirmation, Affidavits in respect of Flats/Shops that are/may be executed by any one of us or executed by us on behalf of the firms/companies, with Sub-Registrar of Assurances at Thane, and to admit execution thereof on behalf of us in capacity as the Directors of the said Firm/Companies by them.
- We hereby specifically authorize the said Attorneys to sign before the Sub-registrar for Registration of the agreement/s and to admit execution thereof on behalf of us in capacity as the Directors of

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the said Firms/Companies in respect of Agreements for Sale of Flats/Shops executed by us on behalf of the Firms / Companies by them.

3. To collect the original agreements/deeds/documents from the Sub-Registrar Office on our behalf as and when the agreements/deeds/documents are registered with the concerned Sub-registrar Office.
4. To do all or any other acts, deeds, matters and things for the purpose of effectually getting the said Agreements for Sale of Flats/ Shops with the Sub-Registrar of Assurance at Thane, Sub-Registrar of Thane.

AND We hereby agree to ratify and confirm in capacity as Individual and or Directors of the said firm **M/S. SEVEN ELEVEN CONSTRUCTIONS PVT.LTD.** whatsoever the said Attorneys shall purpose to do so or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

ALL THAT FLAT/SHOP PREMISES in the Building known as

"ABNA GHAR PHASE III", on the piece of land bearing Survey No. 137, Hissa No. 3,4,5,6,7,8, Survey No. 140, Hissa No. 5.6, Survey No. 141, Hissa No. 1B,2,3,5, Survey No. 142, Hissa No. 1,3,5,6, Survey No. 143, Hissa No. 1,2,3,4,5,6, Survey No. 221, Hissa No. 4,5, Survey No. 222, Hissa No. 3, admeasuring about 40554.39 Sq. mtrs. along

with all the sanctions and approvals for development of building bearing C.C.No. MB/MNP/NR/4628/2021-2022 Dated: 31.03.2022, situate lying and being at Village **GHODBUNDER**, Mira Road (E), Tal. & Dist-Thane-401107, within the limits of **MIRA-BHAYANDER MUNICIPAL CORPORATION**, and in the Registration District and Sub-District of Thane,.

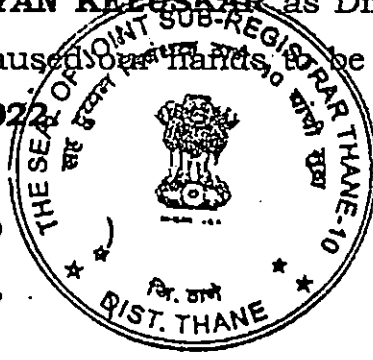
For Seven Eleven Construction Pvt. Ltd

Director

For Seven Eleven Construction Pvt. Ltd

Director

IN WITNESS WHEREOF M/S. SEVEN ELEVEN CONSTRUCTIONS PVT.LTD., through its Directors 1. MR. SANJAY SAKHARAM SURVE 2. MR. PRASHANT NARAYAN KELUSKAR as Directors of the said firms / companies have caused these to be hereunto affixed the day of 04th May 2022



SIGNED, SEALED AND DELIVERED

By the withinnamed "EXECUTANT"

M/S. SEVEN ELEVEN CONSTRUCTIONS PVT.LTD.)

Through it's Directors)

1. MR. SANJAY SAKHARAM SURVE

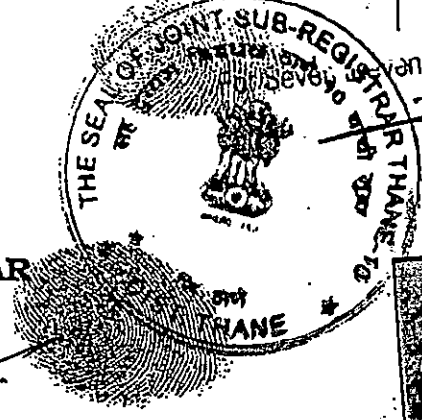


2. MR. PRASHANT NARAYAN KELUSKAR

In presence of

1. [Signature]

2. [Signature]



For Seven Eleven Constructions Pvt.

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SIGNED, SEALED AND DELIVERED

By the withinnamed "ATTORNEYS"

1) MR.SURENDRA SINGH TEJ



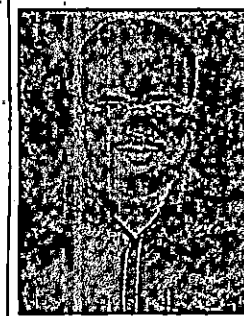
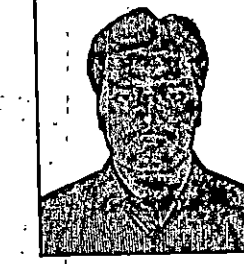
2) MR.SACHIN JALINDAR KOLI)

In presence of

1. [Signature]

2. [Signature]

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७ / १२



[Signature]



Scan code to pay your bill via UPI
Use any Bank/ UPI App

adani
Electricity

CUSTOMER CARE CENTRE (REGULATORY OFFICE ADDRESS)

2nd Floor, A/B Trade Centre, Mira Bhayander Road, (Near Railway Station) Bhayander (E) Thane 401105

www.adaniallectricity.com
helpdesk.mumbai@adanial.com

Join us on
@ @ @ @

The Power of Service

Join us on www.adanial.com
or by mail at our clean@adani.com

BILL OF SUPPLY COMMERCIAL

SEVEN ELEVEN CONSTRUCTION PVT LTD

S NO 334 IDEAL PARK, SEVEN ELEVEN MENSION, MIRA BHAYNDER ROAD, MIRAROAD(E) NEAR DEEPAK HOSPITAL LANE, THANE 401107

Mobile No. 88*****13
Email id:

Connected Load in KW 3.24

To update your meter id and mobile no. call us on 19122



ACCOUNT NO.
150795618



BILL MONTH
Mar-22



DUE DATE*
30-04-2022

Electric Smiles

SALES EARNED -
28400

24x7 PowerLine
19122 We're listening.

For power interruption, complaint or restoration status

SMS POWER <9 digit account no > to 7065315030 from any mobile no
Give us a missed call on 1800 532 9998 from your registered mobile no
Whatsapp POWER <9 digit account no > to 9594519122 from any mobile number

Bill No. 100579900961 Bill Date 09-04-2022 Type of Supply THREE PHASE
Bill Distribution No. Mira Bhayandar/Bhayandar East/18/301/017/003/001 Cycle No. 18

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit KWH)	Energy charge (₹)	Fixed charge (₹)	
117(A)	781416	1	435435.00	179721.00	2574.00	32017.30	408.67	
TOTAL						2574.00	32017.30	408.67

TRACK YOUR CONSUMPTION (UNITS)

Month	Units	Amount
Mar	5100	50957
Feb	3375	33131
Jan	2978	21676
Dec	2933	27082
Nov	3103	30646
Oct	2936	36429

IMPORTANT MESSAGE

Tentative meter reading date for your April-2022 bill is 06-05-2022

In view of MERC order in case no. 325 of 2019, cash payment limit towards electricity bill is fixed at Rs.5,000/- per account per month. For payment of amount greater than Rs.5,000/- please use convenient digital channels / online / cheque modes.

Please pay this bill by Online / RTGS / NEFT / Cheque or Demand Draft

New Tariff rates effective from 01.04.2022 as per MERC order dated 30.03.2020 in Case No. 325 of 2019. Revised tariffs and FAC are applied accordingly.

Please note that all important communication related to your account are being sent on 88*****13 registered with us. In case of change, do inform us immediately.

THE SEAL OF JOINT REGISTRARS
SUB-REGISTRAR
571-10
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)

₹51290.00*

And so are your bills
disputed? Be notified of your
energy consumption during that
season as more usage leads
to higher electricity bills.

SUMBER
IS ON

* DISCOUNTED BILL AMOUNT

₹50890.00

DATE OF DISCOUNT
16-04-2022

DATE OF BILL
09-04-2022

DATE OF PAYMENT
16/04/22

₹51940.00

* Refers only to current bill amount.
Previous balance is payable immediately.
* Payable until one month after due date. Interest
interest applicable as per MERC tariff order.
** Electric Smiles equals 1 reward point credited to your account.

RANGNATH SHANBHAG
District Head
Thane (E) Office

THE SEAL OF JOINT REGISTRARS
SUB-REGISTRAR
571-10
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)
MIRA BHAYANDER ROAD
THANE (E)

₹51290.00*

And so are your bills
disputed? Be notified of your
energy consumption during that
season as more usage leads
to higher electricity bills.

SUMBER
IS ON

* DISCOUNTED BILL AMOUNT

₹50890.00

DATE OF DISCOUNT
16-04-2022

DATE OF BILL
09-04-2022

DATE OF PAYMENT
16/04/22

₹51940.00

* Refers only to current bill amount.
Previous balance is payable immediately.
* Payable until one month after due date. Interest
interest applicable as per MERC tariff order.
** Electric Smiles equals 1 reward point credited to your account.

RANGNATH SHANBHAG
District Head
Thane (E) Office

Our representatives are NOT authorized to transact in cash

Adani Electricity Centre
2nd Floor, A/B Trade Centre, Mira Bhayander Road, (Near Railway Station) Bhayandar (E) Thane 401105
Call 19122 or write to
helpdesk.mumbai@adanial.com

If paying by cheque, please remember:

- Cheque should be Account Payee of local clearing and not post-dated
- Always attach payment slip. Do not staple.
- Mention A/c No. and respective amount on back of the cheque, when making multiple bill payments by single cheque.

0150795618500051290100420220005194000005089015042022

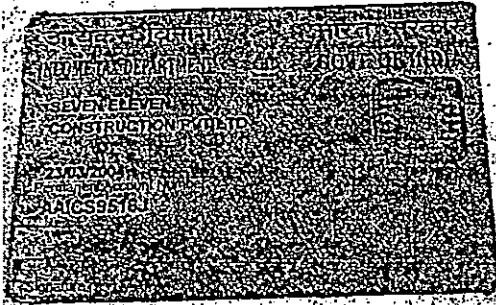
Mar-22 150795618 /S/

Round sum payable: ₹51290.00
Discounted amount: ₹50890.00
Discount date 16-04-2022

र.न.न. - 90
₹51290.00
16/04/22
₹50890.00
Amount after due date: ₹51940.00

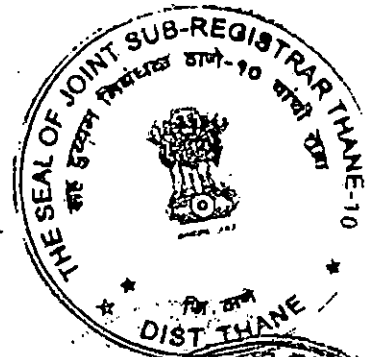
50001015053-301/017
0150795618500051290100420220005194000005089015042022

5033-301/162-310



आयकर विभाग
INCOME TAX DEPARTMENT
SANYAM SAKHARAM SURVE
SAXHARAM SANYAM SURVE
21/5/1973
AOVPS/622MF

आयकर विभाग
INCOME TAX DEPARTMENT
PRASHANT NIKELUSKARI
NARAYAN BHIKAJI KELUSKAR
30/05/1970
ATARK9058B



11/4/1973
[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURENDRA SINGH TEJ
S S B S TEJ

05/12/1973
Permanent Account Number
AEWPT1483Q

ट न न - १०
3899 / 2028
969 980

[Handwritten signature]

[Handwritten signature]
Signature

CS Scanned with CamScanner

आयकर विभाग
INCOME TAX DEPARTMENT
SACHIN JALINDAR KOLI
JALINDAR IMARUTI KOLI
22/11/1984
BHMPK9131J

ट न न - १०
0200 / 2022
e / 92

[Handwritten signature]

~~भारत सरकार~~
~~GOVERNMENT OF INDIA~~

मंगेश प्रल्हाद पाटील
Mangesh Pralhad Patil

जन्म तारीख / DOB: 20/05/1989

पुरुष / MALE

6813 1629 7605

माझे आधार, माझी ओळख



Manpatil



~~भारत सरकार~~
~~GOVERNMENT OF INDIA~~

राहुल मित्तल पवार
Rahul Mittal पवार
जन्म तारीख/DOB 28/12/1988
पुरुष MALE

ट न न - १०	
९४७६	/२०२४
९१२	९१०

7250 4055 0087

MERA ADHAAR MERI PEHCHAN

Patil

ट न न - १०	
७२७७	/२०२२
१०	१२

393/7297

बुधवार, 04 मे 2022 4:55 म.नं.

दस्त गोषवारा भाग-1

टनन10 92/32
दस्त क्रमांक: 7297/2022

दस्त क्रमांक: टनन10 /7297/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती:7699

पावती दिनांक: 04/05/2022

अ. क्र. 7297 वर दि.04-05-2022

सादरकरणाराचे नाव: मेसर्स सेव्हन इलेव्हन कन्स्ट्रक्शन प्रायव्हेट लिमिटेड चे डायरेक्टर संजय सखाराम सुर्वे - -

रोजी 4:52 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 240.00

पृष्ठांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 10

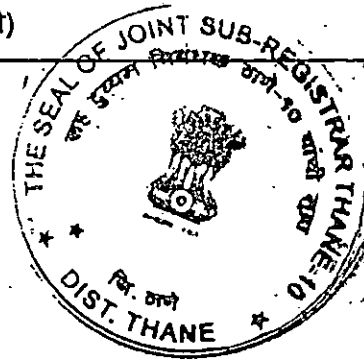
Joint Sub Registrar Thane 10

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

शिक्का क्रं. 1 04 / 05 / 2022 04 : 52 : 07 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 05 / 2022 04 : 53 : 02 PM ची वेळ: (फी)



टनन - 90

8806 / 2022

963 | 950

04/05/2022 4 58:59 PM

दस्त एवजवारा भाग-2

दनन10

92192

दस्त क्रमांक:7297/2022

दस्त क्रमांक :दनन10/7297/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेन्द्र सिंग तेज --- पत्ता:प्लॉट नं: सी - 27, माळा नं: -, इमारतीचे नाव: साई खेहा ए बी सी डी को.ऑप.हाऊ.मो.लि, ब्लॉक नं: रामदेव पार्क, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AEWPT1483Q	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:		
2	नाव:सचिन जालिंदर कोळी -- पत्ता:प्लॉट नं: सी - 27, माळा नं: -, इमारतीचे नाव: साई खेहा ए बी सी डी को.ऑप.हाऊ.मो.लि, ब्लॉक नं: रामदेव पार्क, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BHMPK9131J	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:-		
3	नाव:मंसर्म मेव्हन इलेव्हन कन्स्ट्रक्शन प्रायव्हेट लिमिटेड चे डायरेक्टर संजय सखाराम सुर्वे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेव्हन इलेव्हन मेन्शन, ब्लॉक नं: सेव्हन म्हेर अकॅडेमी जवळ, रोड नं: आडिअल पार्क रोड मीरा रोड पूर्व, महाराष्ट्र, THANE. पॅन नंबर:AAICS9516J	कुलमुखत्यार देणार वय :-48 स्वाक्षरी:-		
4	नाव:मंसर्म मेव्हन इलेव्हन कन्स्ट्रक्शन प्रा लि चे डायरेक्टर प्रशांत नारायण केळुसकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेव्हन इलेव्हन मेन्शन, ब्लॉक नं: सेव्हन म्हेर अकॅडेमी जवळ, रोड नं: आडिअल पार्क रोड मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AAICS9516J	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्षा क्र.3 ची वेळ:04/05/2022 04:56:26 PM

ओळख:-
खालील दस्तऐवज निवेदीनाक जात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेन्द्र सिंग तेज पत्ता:प्लॉट नं: सी - 27, माळा नं: -, इमारतीचे नाव: साई खेहा ए बी सी डी को.ऑप.हाऊ.मो.लि, ब्लॉक नं: रामदेव पार्क, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AEWPT1483Q		
2	नाव:राहुल पवार -- वय:33 पत्ता:पूनम श्रुती मनीम पार्क मीरा रोड पूर्व पिन कोड:401107		

शिक्षा क्र.4 ची वेळ:04/05/2022 04:57:09 PM

शिक्षा क्र.5 ची वेळ:04/05/2022 04:57:13 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 10

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
...मध्ये...पाने आहेत
पुस्तक क्रमांक.....वर नोंदला
दिनांक 08/05/2022

Payment Details.

sr.	Purchaser	Type	Verification number	Amount	Used At	Deface Number	Deface Date
1	MS SEVEN ELEVEN CONSTRUCTION PVT LTD	eChallan	000405720220523464	100	RF	0000759263202223	04/05/2022
2		DHC	0405202210622	240	RF	0405202210622D	04/05/2022
3	MS SEVEN ELEVEN CONSTRUCTION PVT LTD	eChallan	MH001385457202223U	100	RF	0000759263202223	04/05/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

घोषणापत्र

मी, स्टायिन्ग कोर्टी.....या द्वारे घोषित करतो/करते की, सह

दुय्यम निबंधक ठाणे - १०.....यांचे कार्यालयात ७८१५१/१११..... या शीर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे आणि सदर मुखत्यारपत्र.

मेसर्स सेव्हन इलेव्हन कन्स्ट्रक्शन प्रा.लि. यांनी दि. ०४/०५/२०२२

रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे.

निष्पादित करून कबुली जबाब दिला आहे. किंवा फक्त कबुली जबाब दिला आहे, सदर

कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे अस्तित्वात असून उर्वरित

कृती करण्यास मी पूर्णपणे समक्ष आहे. तसेच सदर कुलमुखत्यारपत्र अस्तित्वात असल्याची मी स्वतः

खात्री केलेली आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे

कलम ८२ अन्वये कार्यवाहीस व फौजदारी प्रक्रिया संहितेनुसार शिक्षेस पत्र राहिले याची मला

जाणीव आहे.

ट न न - १०	
३४७६/२०२४	
१८५	१३०

Chink

कुलमुखत्यारपत्रधरकाचे नाव व सही





भारत सरकार
GOVERNMENT OF INDIA



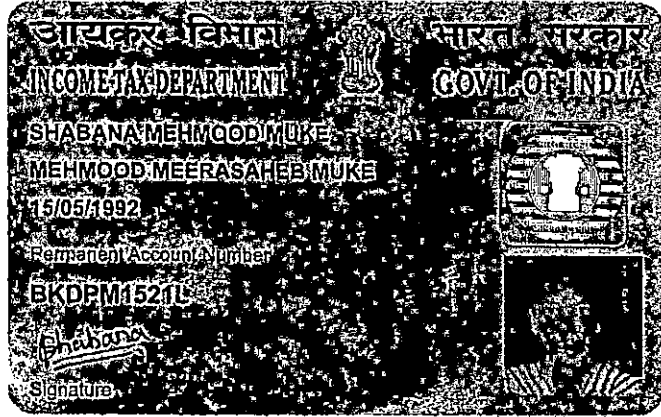
शबाना मेहमूद मुके
Shabana Mehmood Muke
जन्म तारीख/ DOB: 15/05/1992
महिला / FEMALE



6657 5327 7445

आधार सामान्य माणसाचा अधिकार

Shabana



Shabana



3159 7808 3339

आधार - सामान्य माणसाचा अधिकार

Virender



ट न न - 90	
5866 / 2028	
926	930



भारत सरकार
GOVERNMENT OF INDIA



राझीयाबी मेहमूद मुके
Raziyabee Mehmood Muke
जन्म तारीख / DOB: 01/09/1970
महिला / FEMALE
Mobile No.: 9819108092

6412 7653 3265

माझे आधार, माझी ओळख

M)



ट न न - १०	
३४७६ / २०२४	
१८७	१३०

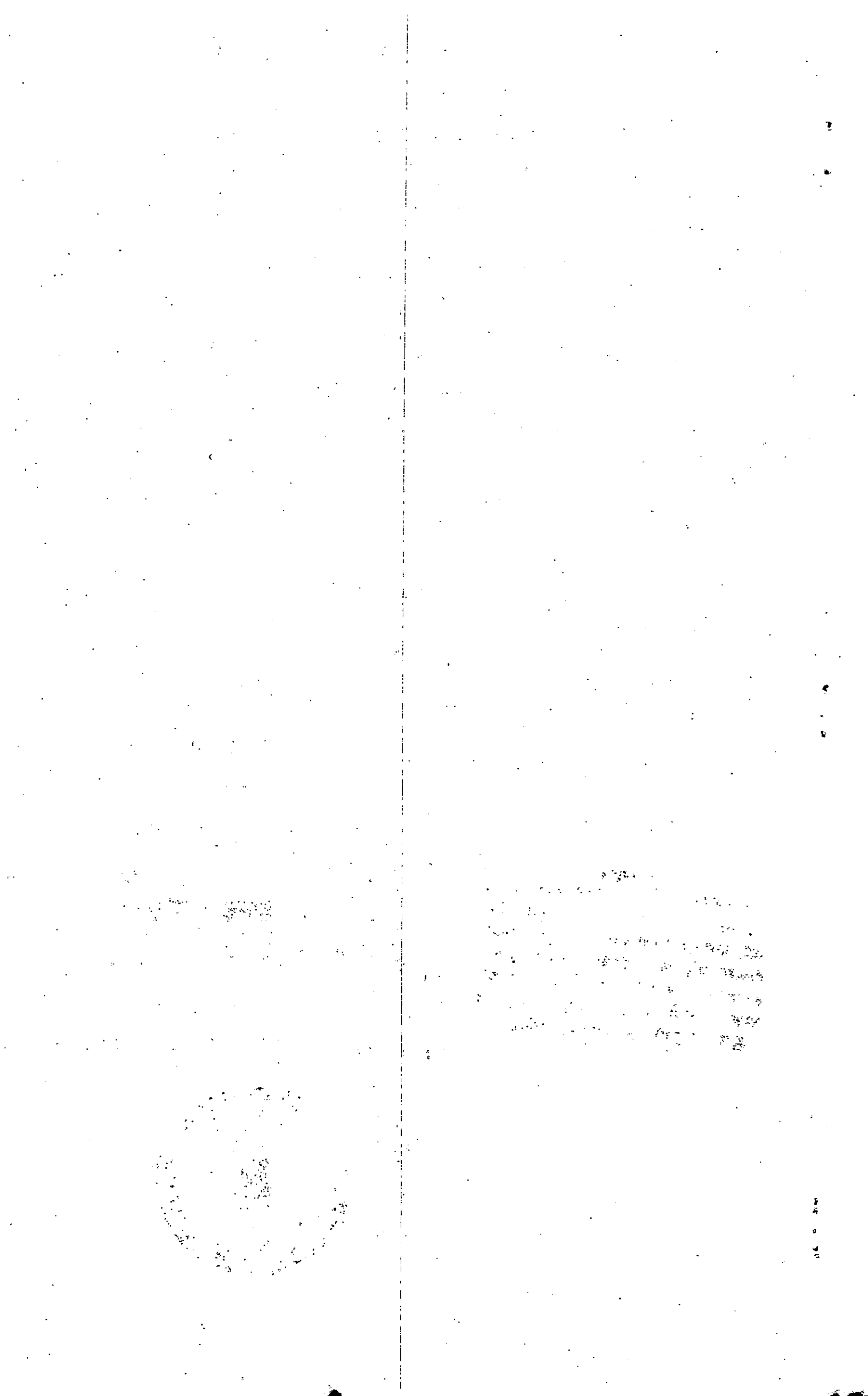
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202405271666				27 May 2024, 11:32:48 AM
मूल्यांकन वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	8/34-यू-2) भू-विभाग घोडबंदर गावातील भू-भाग यु-1 वणळता गावातील सर्व मिळकती संव्हे क्रमांक				
क्षेत्राचे नाव	Mira Bhandar Municipal Corporation	सव्हे नंबर /न. भू. क्रमांक :	सव्हे नंबर#137		
व्यक्तिगत मूल्य दर नव्वयानुसार मूल्यदर रु.					
मूल्या क्रमानं	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
277(ग)	101400	103100	126800	103100	चौ. मीटर
वार्धीय क्षेत्राची माहिती					
वाढणाम क्षेत्र (Built Up)-	16.115 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
वाढणामाचे माहिती-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	वाढणामाचा दर-	Rs.26620/-
उदाहरण माहिती -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	14.65 चौ. मीटर
प्रकल्पान क्षेत्र -	Above 2 hector				
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
(मूत्र) प्रकल्पाने क्षेत्रासाठी दर	= ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाने क्षेत्रासाठी	निवासी सदनिका करीता प्रति चौ. मीटर दर = Rs. 106470 /-				
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.114455/-				
पंसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((व्यक्तिगत मूल्यदर - खुल्या जमिनीचा दर) * पंसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)				
	= (((114455-27700) * (100 / 100)) + 27700)				
	= Rs.114455/-				
A) मूद्रय मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 114455 * 16.115				
	= Rs.1844442.325/-				
Applicable Rules	= 3, 5 अ. 9, 18, 19				
एकत्रित अंतिम मूल्य	* मूद्रय मिळकतीचे मूल्य + सव्हेपाने मूल्य + मंजूरित मजला क्षेत्र मूल्य + लागवडी गल्लीचे मूल्य(खुली घाळकरी) + मंजूरित गल्लीचे मूल्य + बंदिला घात तळाचे मूल्य + खुल्या जमिनीचे मूल्य घातले मजला मूल्य + प्रमाणे मोजक्या मूल्या आधारे मूल्य + बंदिला घाळकरी + मंजूरित घातले मूल्य = A + B + C + D + E + F + G + H + I + J = 1844442.325 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1844442/- = ₹ आठवा लाख चव्वेचाळीस हजार चार शे घेघाळीस /-				

सह दुय्यम निदेशक ठाणे - १०

Home Print



ट न न - १०
 ८४७६ / २०२४
 १८८ | १८०



393/9476

मोमवार, 27 मे 2024 11:41 म.पू.

दस्त गोपवारा भाग-1

दनन10/9476/2024

दस्त क्रमांक: 9476/2024

दस्त क्रमांक: दनन10/9476/2024

वाजार मूल्य: रु. 18,44,500/-

मोवदला: रु. 25,73,000/-

भगवले मुद्रांक शुल्क: रु. 1,54,400/-

नोंदणी फी माफी अमल्याम तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. मद्र. दु. नि. दनन10 यांचे कार्यालयात

पावती:9962

पावती दिनांक: 27/05/2024

अ. क्र. 9476 वर दि.27-05-2024

सादरकरणाचे नाव: शबाना मेहमूद मुके - -

रोजी 11:38 म.पू. वा. हजर केला.

नोंदणी फी.

रु. 25800.00

दस्त हाताळणी फी

रु. 3800.00

पृष्ठांची संख्या: 190

एकुण: 29600.00

Shabana

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 10

Joint Sub Registrar Thane 10

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 27 / 05 / 2024 11 : 38 : 52 AM ची वेळ: (सादरीकरण)

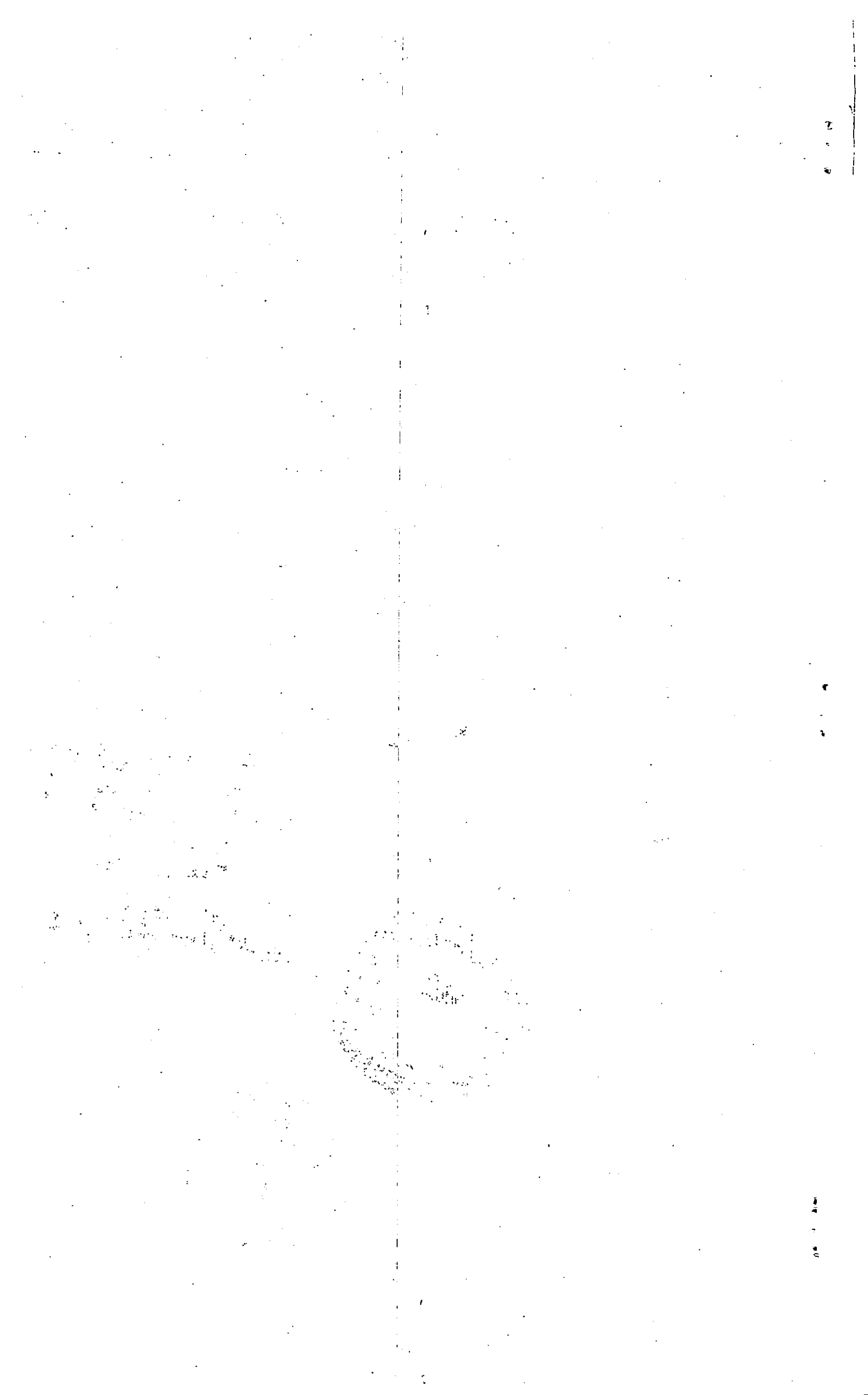
शिक्का क्र. 2 27 / 05 / 2024 11 : 40 : 05 AM ची वेळ: (फी)

प्रतिभाषण
 एकर दस्तऐवज या नोंदणी क्रमांक १९०८ अंतर्गत
 अखिलेच्या नोंदणी क्रमांक १९०८ अंतर्गत केलेला
 आहे, वस्तुतः संपूर्ण नोंदणी क्रमांक व्यक्ती,
 साक्षीदार व सौम्य जोडलेल्या कागदपत्रांनी सत्यता
 तपासली आहे. दस्तऐवज संपूर्ण, कायदेशीर
 मालकी इत्यादी बाबींची सत्यता निष्पादक व
 कर्तृत्वधारक हे संपूर्णपणे तपासून राखिले.

31 मार्च 2021 चे शासन आदेशा नुसार
 या दस्तऐवजास महिला खरेदी वारास
 मुद्रांक शुल्काची सवलत देण्यात आली आहे.

सह दुय्यम निबंधक दि. 27/05/2024 - 90

ShabanaGhink



दस्त गोषवारा भाग-2

दनन10 930/930
दस्त क्रमांक:9476/2024

27/05/2024 11 47:16 AM

दस्त क्रमांक :दनन10/9476/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे.सेव्हन इलेव्हन कंस्ट्रक्शन प्रा.लि.चे डायरेक्टर संजय सखाराम सुर्वे तर्फे कु.मु. म्हणून सचिन कोळी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेव्हन इलेव्हन मेन्शन, आयडियल पार्क रोड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AAICS9516J	लिहून देणार वय :-39 स्वाक्षरी:- <i>Chin</i>		
2	नाव:शबाना मेहमूद मुके -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-501,लतीफ पार्क, एस के स्टोन बस स्टोप, मीरा भाईंदर रोड, ब्लॉक नं: -, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BKDPM1521L	लिहून घेणार वय :-32 स्वाक्षरी:- <i>Shabana</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:27 / 05 / 2024 11 : 45 : 34 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वीरेंद्र प्राणनाथ टाकू -- वय:72 पत्ता:ई-1/503,एव्हरशाईन वूड्स,कनकिया रोड,गौरव रेसिडेन्सी,मीरा-भाईंदर,मीरा रोड पूर्व, पिन कोड:401107	 स्वाक्षरी <i>Vinay</i>	
2	नाव:राशियावी मेहमूद मुके -- वय:53 पत्ता:4-डी/501,कनकिया मेरीगोल्ड विल्डींग, मेयर बंगलोच्या जवळ,वेवेली पार्क,मीरा रोड पूर्व, पिन कोड:401107	 स्वाक्षरी <i>Rashmi</i>	

शिक्षा क्र.4 ची वेळ:27 / 05 / 2024 11 : 46 : 38 AM

Joint Sub Registrar, Thane

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
930/930 याने आहेत
पुस्तक क्रमांक..... वर नोंदला
दिनांक:- 26/5/2024

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Use	Deface Number	Deface Date
1	SHABANA MEHMOOD MUKE	eChallan	0004057202405288792	154400.00	SD	0001408787202425	27/05/2024
2		DHC		1800	RF	0524275402664D	27/05/2024
3		DHC		2000	RF	0524273102537D	27/05/2024
4	SHABANA MEHMOOD MUKE	eChallan		25800	RF	0001408787202425	27/05/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9476 /2024

Know Your Rights as Registrants

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

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



27/05/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 9476/2024

नोंदणी :

Regn:63m

गावाचे नाव : घोडबंदर

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	2573000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1844500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन ; इतर माहिती: मौजे घोडबंदर वॉर्ड - यू-2,विभाग-8/34 मधील सदनिका क्र. 1906,एकोणिसावा मजला,बिल्डिंग नं. सी-4,अपना घर फेज-3,घोडबंदर,मीरा रोड पूर्व,ठाणे-401107. रेटा प्रमाणे सदनिकेचे क्षेत्रफळ 14.65 चौ.मी.कार्पेट(31 मार्च 2021 चे शासन आदेश क्र. सुद्रांक -2021/अनु. स.क्रं 12/व्य.क्रं/107/म-1(घोरण)नुसार दस्तऐवजास महिला खरेदीदारास सुद्रांक शुल्काची सवलत देण्यात आली आहे)((Survey Number : 137/3,4,6,7,8 व इतर ;))
(5) क्षेत्रफळ	1) 14.65 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.सेव्हन इलेव्हन कंस्ट्रक्शन प्रा.लि.चे डायरेक्टर संजय सखाराम सुर्वे तर्फे कु.मु. म्हणून सचिन कोळी --- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सेव्हन इलेव्हन मॅन्शन, आयडियल पार्क रोड, ब्लॉक नं. -, रोड नं: मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAICS9516J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शवाना मेहमूद मुके -- वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जी-501,लतीफ पार्क , एस के स्टोन बस स्टोप, मीरा भाईदर रोड, ब्लॉक नं. -, रोड नं: मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BKDPM1521L
(9) दस्तऐवज करून दिल्याचा दिनांक	27/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	27/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	9476/2024
(12)बाजारभावाप्रमाणे सुद्रांक शुल्क	154400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25800
(14)शेरा	



मुल्यांकनासाठी विचारत घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सुनिल बिडेवली

सह दुय्यम निबंधक. वर्ग-२३

ठाणे क्र. १०

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHABANA MEHMOOD MUKE	eChallan	00040572024052282792	MH002396717202425E	154400.00	SD	0001408787202425	27/05/2024
2		DHC		0524275402664	1800	RF	0524275402664D	27/05/2024
3		DHC		0524273102537	2000	RF	0524273102537D	27/05/2024
4	SHABANA MEHMOOD MUKE	eChallan		MH002396717202425E	25800	RF	0001408787202425	27/05/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



DATED THIS DAY OF 20

BETWEEN



Seven Eleven Mansion, Near Seven Square Academy,
Mira Road (E) - 401 107 • Tel.: 2813 4100 / 2810 5050

AND

Sellers

SHRI/SMT/KUMM/s. _____

Buyer/s

AGREEMENT FOR SALE OF

FLAT / SHOP NO. _____

ON _____ FLOOR OF BUILDING NO. _____

IN



आपका सपना... घर हो अपना

Site : Near Silver Sarita Bldg., Near Vinay Nagar,
Mira Bhayandar Road, Mira Road (E),