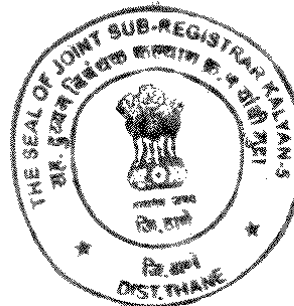
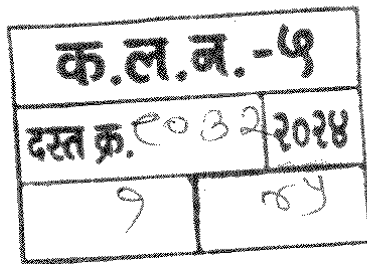


Home Start Valuation

जिल्हा:- ठाणे तालुका:- कल्याण गाव/झोन:- गावाचे नाव :निलजे व निलजेपाडा (कल्याण-डोबिवली महानगरपालिका)

Urban Non Agriculture Rates

Property Type बांधीव Unit of Measurement चौ. मीटर Mahapalika Area Kalyan/Dombival Municipal Corporation	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Open</td> <td>Residence</td> <td>Office</td> <td>Shop</td> <td>Industry</td> </tr> <tr> <td>26300</td> <td>105000</td> <td>120750</td> <td>131000</td> <td>120750</td> </tr> </table>	Open	Residence	Office	Shop	Industry	26300	105000	120750	131000	120750																										
Open	Residence	Office	Shop	Industry																																	
26300	105000	120750	131000	120750																																	
<input type="checkbox"/> First Sale <input checked="" type="checkbox"/> Resale First Sale Date 28-10-2013 Sale/Resale of built up Property constructed after circular dt.02/01/2018	Sub-Zone 41/124/3-पतावा प्रकल्प																																				
<input type="radio"/> Built Up Area 49.3868 <input checked="" type="radio"/> Carpet Area 41.1557 Built up area enter by user =49.3868 <input type="radio"/> Other Area Super Built-Up 0	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Open Parking</td> <td>13.94</td> <td>146648.8</td> <td>101855</td> </tr> <tr> <td>Covered Parking</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Terrace Attached</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Terrace Above</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Basement Area</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Mezzanine Floor Area</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Area Around Ground Floor</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Closed Balcony</td> <td>0</td> <td>0</td> <td></td> </tr> <tr> <td>Mechanical Parking</td> <td>0</td> <td>0</td> <td></td> </tr> </table>	Open Parking	13.94	146648.8	101855	Covered Parking	0	0		Terrace Attached	0	0		Terrace Above	0	0		Basement Area	0	0		Mezzanine Floor Area	0	0		Area Around Ground Floor	0	0		Closed Balcony	0	0		Mechanical Parking	0	0	
Open Parking	13.94	146648.8	101855																																		
Covered Parking	0	0																																			
Terrace Attached	0	0																																			
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Basement Area	0	0																																			
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Mechanical Parking	0	0																																			
Depreciation Above 5 Construction Type 1-आर मी सी घसाऱ्याचे वर्ष 10 Land Use सिव्हामी मदनिका	New Cost/Unit(Floor Cost) 101855 Rule 3-4-7 Build Land Cost 5030292.514																																				
<input type="checkbox"/> बोधीत झोपटपट्टी/ ट्रान्झिट कॅम्प/म्हाडा(LIG व EWS मदनिका) क्षेत्र <input type="checkbox"/> Big Project - Group housing	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Build Land</td> <td>49.3868</td> <td>Area</td> <td>Total Cost</td> </tr> <tr> <td>Construction</td> <td>90</td> <td>Land Rate</td> <td>Cost/Unit</td> </tr> <tr> <td>0</td> <td>90</td> <td>0</td> <td>101855</td> </tr> </table>	Build Land	49.3868	Area	Total Cost	Construction	90	Land Rate	Cost/Unit	0	90	0	101855																								
Build Land	49.3868	Area	Total Cost																																		
Construction	90	Land Rate	Cost/Unit																																		
0	90	0	101855																																		
Lift Available <input checked="" type="radio"/> Yes <input type="radio"/> No Floor Number 5th to 10th Floor	Total Cost 5176941.314																																				





CHALLAN
MTR Form Number-6



GRN	MH003686586202425E	BARCODE		Date	17/06/2024-18:51:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	CRYP55887Q		
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	RAJVINDER KAUR DHAWAN SURYAWANSHI				
Location	THANE	Flat/Block No.	ELEGANTA CHS LTD, A WING, FLAT NO 605				
Year	2024-2025 One Time	Premises/Building					
Account Head Details		Amount In Rs.					
0030046401	Stamp Duty	363000.00	Road/Street	CASA BELLA , NILJE			
0030063301	Registration Fee	30000.00	Area/Locality	DOMBIVALI EAST			
			Town/City/District	क.ल.न.-१९			
			PIN	4 2 1 2 0 4			
			Remarks (If Any)	दस्त क्र. ८०३२ २०२४			
			PAN2=BSFPS4192D	Second Party Name=DIJANMVEER SONI-			
				२ ०४			
			Amount In	Three Lakh Ninety Three Thousand Rupees Only			
Total		3,93,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332024061714098 2874399940		
Cheque/DD No.		Bank Date	RBI Date	17/06/2024-18:53:52		Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

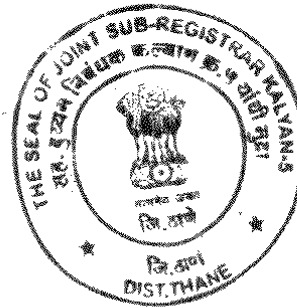
Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करतयाच्या दस्तासाठी लागू आहे. नोंदणी कार्यालयात दस्तासाठी सदर चलन लागू नाही.

Diwan
Joshi
Rajvinder
IP Singh



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0624172506356	Date 17/06/2024
Received from sub reg kalyan, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 17/06/2024
Bank CIN 10004152024061705991	REF No. 453518935670
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6

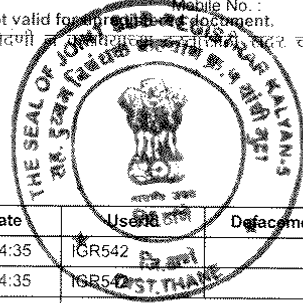


GRN	MH003686586202425E	BARCODE		Date	17/06/2024-18:51:54	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				KLN4_KALYAN 4 JOINT SUB REGISTRAR			
Location				THANE			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				363000.00			
0030063301 Registration Fee				30000.00			
Total				3,93,000.00			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN Ref. No. 69103332024061714098 2874399940			
Name of Bank				Bank Date RBI Date 17/06/2024-18:53:52 Not Verified with RBI			
Name of Branch				Bank-Branch IDBI BANK			
				Scroll No. , Date Not Verified with Scroll			
Amount In				Three Lakh Ninety Three Thousand Rupees Only			
Words							
Remarks (If Any)				PAN2=BSFPS41920-SecondPartyName=DHARMVEER SQNI-			

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DEFACED
₹ 393000.00
DEFACED

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for registration of document.
सदर चतल केवल दुर्यम निवृत्तक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी केलेल्या दस्त्यासाठी चतल लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Used For	Defacement Amount
1	(iS)-507-9032	0002015104202425	18/06/2024-11:04:35	IGR542	30000.00
2	(iS)-507-9032	0002015104202425	18/06/2024-11:04:35	IGR542	363000.00
Total Defacement Amount					3,93,000.00

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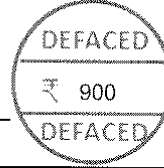


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0624172506358	Receipt Date	18/06/2024
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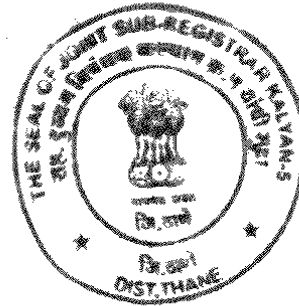
Received from sub reg kalyan, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 9032 dated 18/06/2024 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	17/06/2024
Bank CIN	10004152024061705991	REF No.	453518935670
Deface No	0624172506358D	Deface Date	18/06/2024

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



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on the **18th of June 2024.**

B E T W E E N

1) **MR. DHARMVEER SONI (Pan No. BSFPS4192D)**, aged about **38** years, &
2) **MRS. POOJA SONI (Pan No. EHTPS3700R)**, aged about **35** years, Both
residing at: **E/603, Majestic Chs Ltd., Casa Bella , kalyan Shil Road, Nilje, Dombivali East-421204.** Hereinafter referred to as **"THE TRANSFERORS"**
(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the **FIRST PART.**

AND

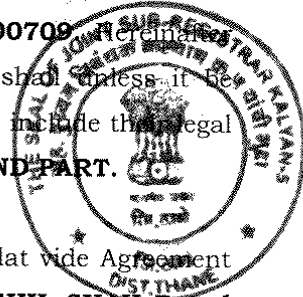
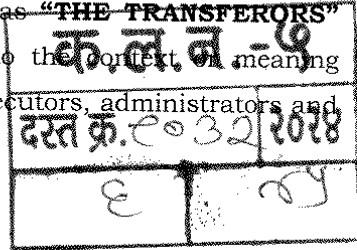
1) **MRS. RAJVINDER KAUR DHAWAN SURYAWANSHI (Pan No. CRYPS5687Q)**, aged about **33** years & 2) **MR. DHAWAN MOHAN SURYAWANSHI (Pan No. CSFPS7572G)**, aged about **33** years, both are
residing at: **Room No. 104, Ganga Sagar Chs Ltd., Plot No. 44-46, Sector 20, Near Zaika Hotel, Kopar Khairne , Navi Mumbai-400709.** Hereinafter referred to as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the **SECOND PART.**

WHEREAS The **TRANSFERORS** have purchased a Flat vide Agreement for sale from **MR. SUSHIL D. SHAH & MRS. PUNITA SUSHIL SHAH** Dated **26/10/2013** and registered with Sub-registrar **Kalyan-5** on **28/10/2013** under document No. **5790/2013** and as such they are lawful owners of residential **Flat No. 605 on 6th Floor, A-Wing** and admeasuring about **443 Sq. Ft. Carpet area (49.40 sq. mtrs Built Up Area) (With 1 Four Wheeler Open Car Parking Space No. 743)**, of building known as **"ELEGANTA" Co-Op. Housing Society Limited.** In **"CASA BELLA" project, Palava City At village Nilje, Usarghar, Dombivli (E), 421204, Taluka Kalyan, Dist. Thane.** (More particular described in the schedule hereinafter referred to as "the said Flat")

AND WHEREAS the **TRANSFERORS** are the members of **"ELEGANTA" Co-operative Housing Society Ltd,** registered under the Maharashtra Co-operative Housing Society Act 1960 vide Registration No. **TNA/DOM/HSG/TC/25296/2013** (hereinafter referred to as "the said Society")

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AND WHEREAS the TRANSFERORS are absolutely seized and possessed of and are otherwise well and sufficiently entitled as the owner of the said Flat in the said Building of the said Society.

AND WHEREAS the TRANSFERORS have agreed to sell and transfer and the **TRANSEEREES** have agreed to purchase all right, title and interest of the **TRANSFERORS** in the said Flat and the said Shares and the right of occupation of the said Flat in the said building of the said Society including his right, title and interest in the said Flat for a total sale consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)**.

AND WHEREAS the Parties hereto agreed to record the Terms and Conditions of which the **TRANSFERORS** have agreed to sell and the **TRANSEEREES** have agreed to purchase and acquire the right, title and interest of the **TRANSFERORS** in the said Flat including the said shares of the **TRANSFERORS** in the said Society;

NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The **TRANSEEREES** already inspected the said **Flat No. 605 on 6th Floor, A-Wing** and admeasuring about **443 Sq. Ft. Carpet area (49.40 sq. mtrs Built Up Area) (With 1 Four Wheeler Open Car Parking Space No. 743)**, of building known as **"ELEGANTA" Co-Op. Housing Society Limited**. In **"CASA BELLA" project, Palava City At village Nilje, Usarghar, Dombivli (E), 421204, Taluka Kalyan, Dist. Thane**. Have investigated the title of flat and they have satisfied and willingly agreed to purchase on as is whereas is basis.

2. The **TRANSFERORS** hereby agreed to transfer unto the **TRANSEEREES** and the **TRANSEEREES** hereby agree to purchase and acquire all the rights, title and interest of the **TRANSFERORS** in the said Society including the said **Flat No. 605 on 6th Floor, A-Wing** and admeasuring about **443 Sq. Ft. Carpet area (49.40 sq. mtrs Built Up Area) (With 1 Four Wheeler Open Car Parking Space No. 743)**, of building known as **"ELEGANTA" Co-Op. Housing Society Limited**. In **"CASA BELLA" project, Palava City At village Nilje, Usarghar, Dombivli (E), 421204, Taluka Kalyan, Dist. Thane**. The **TRANSFERORS** have also agrees to transfer all the rights of the **TRANSFERORS** as to the use, occupation and enjoyment and

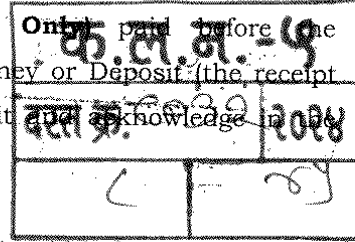
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ownership of the said Flat together with all rights, title and interest of the **TRANSFERORS** in the said Society, and The **TRANSFERORS** agrees to transfer the said flat & shares to the **TRANSFEREES** for a total consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)**.

3. The said consideration of **Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)** to be paid by the **TRANSFEREES** to the **TRANSFERORS** in the manner hereinafter mentioned:

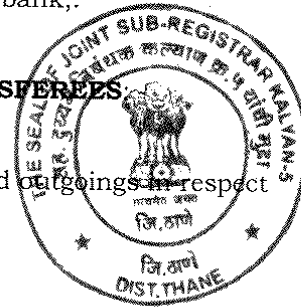
- a. **Rs.50,000/- (Rupees Fifty Thousand Only)** paid before the execution of this agreement as Token Money or Deposit (the receipt whereof the **TRANSFERORS** hereby admit and acknowledge in presence of witnesses);



- b. **Rs.3,00,000/- (Rupees Three lakhs Only)** paid before the execution of this agreement as earnest Money or Deposit (the receipt whereof the **TRANSFERORSS** hereby admit and acknowledge in the presence of witnesses);

- c. **Rs.32,50,000/- (Rupees Thirty Two lakhs Fifty Thousand Only)** Will be payable within **45 working days** after receiving Original mortgage NOC from "**ELEGANTA**" Co-Op. Housing Society Limited" to create mortgage in favor of financial institute/bank.

4. The **TRANSFERORS** have represented to the **TRANSFEREES**
- a. That the **TRANSFERORS** have paid all the dues and outgoings in respect of the said Flat up-to-date.
- b. That the said Flat is free from any kind of encumbrances.
- c. That the said Flat and shares belong to the **TRANSFERORS** absolutely and that no other person/s have any right, title or interest whatsoever therein by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in the said shares / said flat.
- d. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the **TRANSFERORS** or any person/s lawfully or equitably claiming by, through or in trust the **TRANSFERORS** have full right, power and absolute authority to sell or



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transfer to the **TRANSFEREES** the said Flat and the **TRANSFERORS** has full right, title and interest in the said shares and that the **TRANSFERORS** has not done any act of omission or commission whereby the ownership, possession and/or occupation of the said shares of the **TRANSFERORS** may be rendered illegal and/or unauthorized for any reason or on any account.

- e. That **TRANSFERORS** shall obtain the necessary No Objection Certificate from the said Society for transfer, and sale of the interest of the **TRANSFERORS** in the said Society, as well as the right, title and interest of the **TRANSFERORS** in the said Flat to the **TRANSFEREES** and also to the admission of the **TRANSFEREES** to the membership of the said Society in place of the **TRANSFERORS** when the **TRANSFERORS** herein is completed by delivering the vacant and peaceful possession of the said flat to the **TRANSFEREES**.

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- f. On payment of the full purchase price herein received, the **TRANSFEREES** shall be entitled to full free vacant and peaceful possession of the said Flat.

- g. The **TRANSFERORS** have represented to the **TRANSFEREES** that the total transfer fee/ NOC payable to the said Society for transfer of the said flat/ said shares of the said society in the name of the **TRANSFEREES** shall be borne and paid by both the parties **TRANSFERORS** and **TRANSFEREES** equally.

5. The **TRANSFERORS** declare and covenants with the **TRANSFEREES** that the said Flat and their shares are free from encumbrances of any nature whatsoever and that the **TRANSFERORS** have full right, title and interest in the said Flat and have full right and authority to assign and transfer their entire interest in the said Society including the said Flat and the said Shares to the **TRANSFEREES**.

6. The **TRANSFERORS** covenants and assures the **TRANSFEREES** that their Membership of the said Society subsisting and is in full force and has not been terminated.

7. The **TRANSFERORS** shall (on payment of the full and final consideration) sign and execute all further and necessary documents, papers, forms and writings may be necessary for completing the transfer of all utility connections and security deposits available with the

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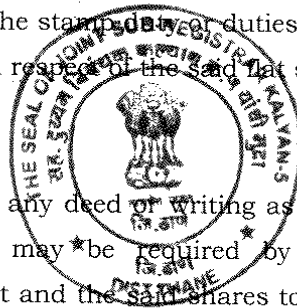
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utility service providers of Water, Electricity and Gas to the name of the **TRANSFEREES**. The **TRANSFERORS** are responsible to perfectly assure and effectually transferring the utilities available in the said premises unto and to the use of the **TRANSFEREES**.

8. The **TRANSFEREES** covenants, with the **TRANSFERORS** that he shall always abide by the Rules, Regulations and Bye-laws of the said Society, **TRANSFERORS** will pay the Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges, in respect of the said Flat before delivers the Possession to the **TRANSFEREES**.

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9. **TRANSFEREES** will not liable to pay any Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges in respect of the said Flat to the said Society before the possession. After Handing over Possession the **TRANSFERORS** shall not be liable to pay any Property Tax, Society Maintenance, CGC (Civic Governance Charges), CAM Charges (Common Area Maintenance Charges) and Electricity Charges in respect of the said Flat to the said Society and the same shall be borne by the **TRANSFEREES**.
10. It is agreed between the **TRANSFERORS** and the **TRANSFEREES** that the expenses for stamp duty on these presents or on final sale deed and registration charges in respect of this transfer shall be borne and paid by the **TRANSFEREES** alone and the **TRANSFERORS** shall not be liable to pay the same or any part thereof. However, the stamp duties and charges in respect of all previous transfers in respect of the said Flat shall be the responsibility of the **TRANSFERORS**.



11. The **TRANSFERORS** shall sign and execute any deed or writing as well as all other papers and documents as may be required by the **TRANSFEREES** for transferring the said Flat and the said shares to the name of the **TRANSFEREES** in pursuance of this Agreement and payment of the balance sale consideration.
12. The **TRANSFERORS** undertakes to hand over all the documents including share certificate, transfer forms, receipts, papers concerning the said Flat to the **TRANSFEREES** against the receipt of the balance consideration of **Rs.32,50,000/- (Rupees Thirty Two lakhs Fifty Thousand Only)**

[Signature]

Rajinder

[Signature]

13. **TRANSFEREES** will pay the total consideration to **TRANSFERORS** directly through Loan or own contribution and completion of all the formalities of transfer and registration of Sale Deed will be done immediately after receipt of full and final payment by **TRANSFERORS**.

14. The **TRANSFERORS** undertakes to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favor of the **TRANSFEREES** in the record of the said Society to enable the **TRANSFEREES** to have and to hold the said Flat and the said Shares absolutely.

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15. It is agreed that in the event of any delay or default by the **TRANSFEREES** in making payment of the balance consideration on the due date, and the **TRANSFERORS** are ready to complete the transaction, the **TRANSFERORS** shall give 30 days' notice in writing to the **TRANSFEREES** and if the **TRANSFEREES** delays to make payment within such notice period, then and in that event this Agreement shall stand terminated, only the balance amount, if any, paid by the **TRANSFEREES** will be refunded without any interest thereon at the time of Registration of Deed of Cancellation to be executed by the parties herein, after which this, Agreement for Sale will become null and void and will stand cancelled and fully terminated. All the rights, title, claim and interest, if any, of the **TRANSFEREES** which may have accrued to them under or by virtue of this Agreement shall stand terminated and extinguished and the **TRANSFERORS** shall be at liberty thereafter to sell the said premises to any other person or persons as the **TRANSFERORS** may deem fit and the **TRANSFEREES** or any person or persons lawfully or equitably claiming through, under or in trust for the **TRANSFEREES** shall not be entitled to question such sale nor stake any claim, right, title or interest of whatsoever nature in the said premises or on the **TRANSFERORS**.

16. It is agreed that in the event of any delay or default by the **TRANSFERORS** by any means, any reasons like, If **TRANSFERORS** fails to provide Legal Statutory property documents required by the **TRANSFEREES**, If the **TRANSFEREES** find out any legal defect in property before execution of sale deed, If the **TRANSFERORS** fail to provide all original documents to **TRANSFEREES** Bank. If the **TRANSFERORS** fail to provide vacant possession of property at the time of execution of sale deed. In this context then the **TRANSFEREES** shall

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[Handwritten signature]

give fifteen days-notices in writing to the **TRANSFERORS** and if the **TRANSFERORS** fail to provide complete necessary documents, then and in that event this Agreement shall stand terminated.

17. The Electric Meter bearing No. **07628933780** and Consumer No. **020498019111** is affixed to the said Flat and the **TRANSFERORS** have agreed to transfer the said Flat along with the said Electric Meter & Connection to the **TRANSFEREES** and further agree to sign all the necessary paper for transfer of such electric meter.

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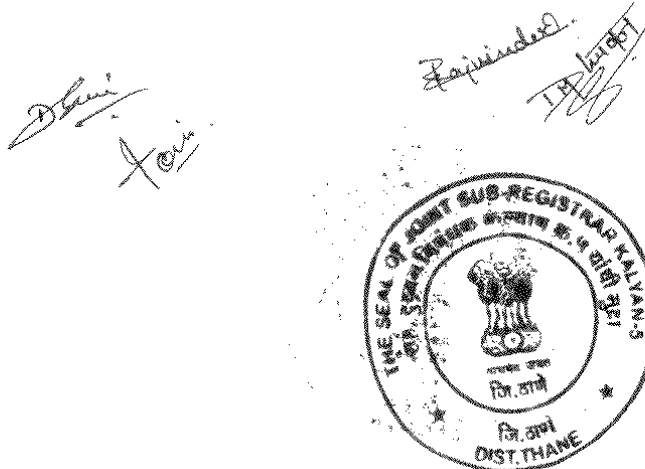
18. The agreement is subject to Maharashtra Ownership of Flats Act 1963.

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Survey No. 4/3, 7/1A, 8/7A, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/11, 12/12, 125/6, of Village Nilje and others of Taluka Kalyan, Dist. Thane. And within the limits of Kalyan Dombivali Municipal Corporation, Dombivali Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan in its Dombivali Division.

SECOND SCHEDULE OF PROPERTY

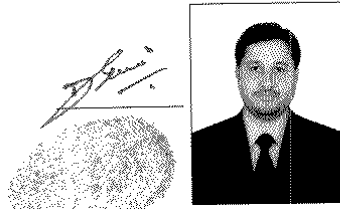
Flat No. 605 on 6th Floor, A-Wing and admeasuring about 443 Sq. Ft. Carpet area (49.40 sq. mtrs Built Up Area) (With 1 Four Wheeler Open Car Parking Space No. 743), of building known as "ELEGANTA" Co-Op. Housing Society Limited. In "CASA BELLA" project, Palava City At village Nilje, Usarghar, Dombivli (E), 421204, Taluka Kalyan, Dist. Thane.



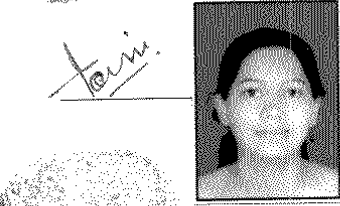
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the date and the year first herein above stated.

SIGNED AND DELIVERED by the
Within named "TRANSFERORS"

1) MR. DHARMVEER SONI



2) MRS. POOJA SONI



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in the presence of the witnesses:

1. पिताजी कौर

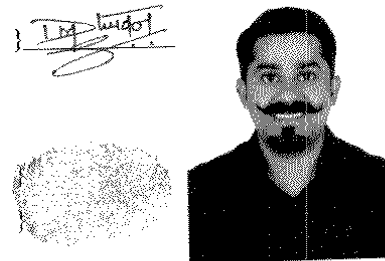
2. [Signature]

SIGNED AND DELIVERED by the
Within named "TRANSFEREES"

1) MRS. RAJVINDER KAUR DHAWAN SURYAWANSHI



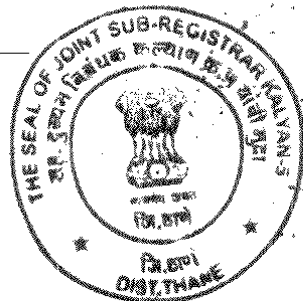
2) MR. DHAWAN MOHAN SURYAWANSHI



In the presence of the witnesses:

1. पिताजी कौर

2. [Signature]



RECEIPT

Received of and from the above-named "TRANSFEREES" 1) MRS. RAJVINDER KAUR DHAWAN SURYAWANSHI & 2) MR. DHAWAN MOHAN SURYAWANSHI a sum of Rs.3,50,000/- (Rupees Three Lakh Fifty Thousand Only) as an earnest money for the transfer of the said Flat No. 605 on 6th Floor, A-Wing and admeasuring about 443 Sq. Ft. Carpet area (49.40 sq. mtrs Built Up Area) (With 1 Four Wheeler Open Car Parking Space No. 743), of building known as "ELEGANTA" Co-Op. Housing Society Limited. In "CASA BELLA" project, Palava City At village Nilje, Usarghar, Dombivli (E), 421204, Taluka Kalyan, Dist. Thane. And said Shares to be paid by them to me as within mentioned.

CHEQUE NO./ REF. NO.	DATE	BANK NAME	AMOUNT
414020060488	19/05/2024	UNO BANK	50,000/-
DFB5404785	07/06/2024	ICICI BANK	1,000/-
DFB5557965	07/06/2024	ICICI BANK	1,000/-
DFC5700921	08/06/2024	ICICI BANK	2,98,000/-
		TOTAL	3,50,000/-
(Rupees Three Lakh Fifty Thousand Only)			

We Say Received Rs.3,50,000/-

1) MR. DHARMVEER SONI

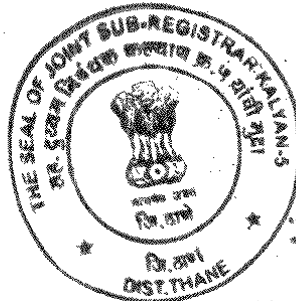
2) MRS. POOJA SONI

"TRANSFERORS"

Witness:-

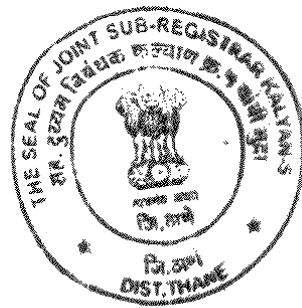
1. *[Signature]*-----
2. *[Signature]*-----

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28/10/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.
कल्याण 5

दस्त क्रमांक : 5790/2013

नोदणी :

Regn.63m

गावाचे नाव : 1) निळजे

(1) विजेच्या वा पत्तार	कारागारात
(2) मीटरचा	3200000
(3) बाजारभावाप्रमाणे पट्ट्या हस्तांतरणासाठी आकारणी देतो की पट्टेदार ते समुद्र कराचे)	2333526.3
(4) अन्वयार्थ प्रतिवादिचे नाव व असल्यास अन्वयार्थ	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती : इतर माहिती: मॉजे निळजे स.न.4/3, 7/1ए,8/7ए यावरील प्रोजेक्ट कासाबेला मधील एलीगंटा बिल्डींग सदनिका क्रं. 605 सहावा मजला ए विंग क्षेत्र 443 चौ.फुट कारपेट (Survey Number : स.न.4/3, 7/1ए,8/7ए ;))
(5) क्षेत्रफळ	1) 443 चौ.फुट
(6) आकारणी किंवा जुळवण्यात असलेले क्षेत्र	
(7) दस्तऐवज करून देणा- याचे नाव व पत्ता: या पक्षकाराचे सह किंवा दिवाणी न्यायालयाचा हस्तांतरणासाठी किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता:	1): नाव:-सुशील डी शाह वय:-45; पत्ता:-, -, -, 904, तीलीया नाहार्स अमृतशक्ती सेक्टर आर -12, चांदीवली पवई मुंबई, -, महाराष्ट्र, Maharashtra, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AAIPS2777G 2): नाव:-पुनीता सुशील शाह वय:-44; पत्ता:-, -, -, 904, तीलीया नाहार्स अमृतशक्ती सेक्टर आर -12, चांदीवली पवई मुंबई, -, महाराष्ट्र, Maharashtra, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AAIPS4777G
(8) दस्तऐवज करून देणा- याचे नाव व किंवा दिवाणी न्यायालयाचा हस्तांतरणासाठी किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-धर्मवीर - सोनी वय:-27; पत्ता:-, -, -, 121, से-20 कोपरखैरणे नदी मुंबई, -, कोपर खैरणे, Maharashtra, Dist. Thane, Non-Government. पिन कोड:-400709 पॅन नं:-FPS4192 2): नाव:-पुजा - सोनी वय:-24; पत्ता:-प्लॉट नं: -, गाळा नं: 201/ए, श्रद्धांजली अपा, प्लॉट नं. 121, से-20 कोपरखैरणे नदी मुंबई, रोड नं: -, महाराष्ट्र, ठाणे, पिन कोड:-400709 पॅन नं:-FPS4192
(9) दस्तऐवज करून दिव्याचा दिनांक	26/10/2013
(10) दस्तऐवज करून दिव्याचा दिनांक	28/10/2013
(11) अनुक्रमांक, खंड व पृष्ठ	5790/2013
(12) बाजारभावाप्रमाणे मूद्रांक	160000

iSarita v1.1.0

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शुल्क

(13)बाजारभावाप्रमाणे नोंदणी 30000

शुल्क

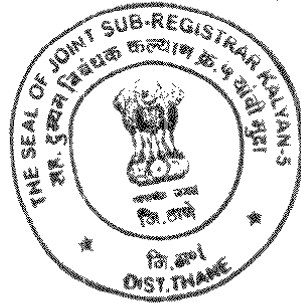
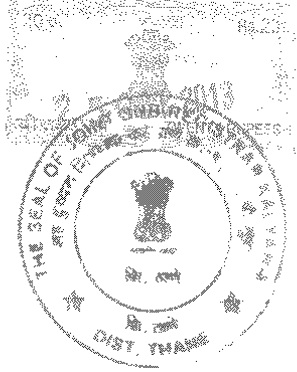
(14)शेरा

मुल्यांकनासाठी विचाराल घेतलेला
तपशील :-

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(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सह. दुय्यम विबधक कल्याण - ५



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Date: 25th Oct 2013

To
 Kushil U Shah and Purita S. Shah,
 BHA, CHIA, NAHAR AMRIT SHAKI,
 CHANDIVALI - POWAI,
 ANDHERI (E),
 MUMBAI-40072

Dharmveer Soni and Pooja Soni,
 A-1, Shreechandra Apartment, Plot no 121,
 Sector - 10/10, Koperkhalne,
 Near Mumbai-400710

क. ल. न. - ५	
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Dear Sir/Madam,

Re: Flat No. A-1/10 on 6th floor of Eleganta Building in the project known as Casabela, situated at Chandivali (Residential Flat).

Sub: No-objection for Sale

We refer to your ("Purchaser") letter dated 25th Oct 2013 seeking our consent/no objection for selling and transferring the aforesaid said Residential Flat to Dharmveer Soni and Pooja Soni.

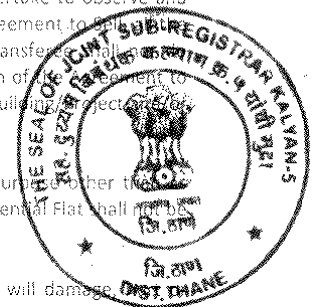
We note that the said Proposed Transferee has vide its letter dated 25th Oct 2013 agreed and undertaken to perform all the terms and conditions and obligations and be bound by the terms and conditions thereof as per the Agreement to Sell dated 04th May 2010 duly registered with the Registrar of Sub-Assurances at Kalyan bearing No KLN2-04662-2010 executed between the Purchaser and us ("Agreement to Sell"), letter dated 03rd Feb 2013 ("Letter") and Declaration cum Indemnity dated 03rd Feb 2013 ("Declaration").

Relying upon the aforesaid representations, we hereby give our consent/no objection to sell and transfer the Residential Flat to the Proposed Transferee subject to the following conditions:

The Proposed Transferee confirms that he/she/they shall be bound and undertake to observe and perform all the terms and conditions and obligations as per the terms of Agreement to Sell, rules, regulations and bye-laws applicable to the Building. The Proposed Transferee shall not and/or omit to do any act, deed, matter or thing as would constitute a breach of Agreement to Sell, rules, regulations and bye-laws applicable or cause any damage to the Building or the said Residential Flat or cause any nuisance whatsoever.

The said Residential Flat and amenities therein shall not be used for any purpose other than specifically permitted under the Agreement to Sell. It is clarified that the Residential Flat shall not be used for any commercial use or as a guest house by whatever name.

The Proposed Transferee shall not indulge in any activity or practice which will damage or impair the terms of this consent/no-objection, Property Rights of the Residential Flat. The Proposed transferee shall uphold and maintain the dignity and reputation of the Project/Property and Residential Flat.



The Premises shall be used in a reasonable manner without being or causing any nuisance or annoyance to the Purchaser and /or the neighbours and /or the Society and /or its members or the Builder. Moreover, the Proposed transferee shall not do any act or any illegal /unlawful /obnoxious /anti-social activity or deed or cause or permit anything to be done in the Residential Flat / Society Premises or any part thereof or anything which may be against any statute, law or notification, rules, regulations and bye laws made by the government or local authority or the Society.

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The Proposed Purchaser agrees and confirms that this NOC letter forms the part of said Agreement to Sell and the obligations under this NOC letter shall be valid and subsisting irrespective of its date of execution and the Proposed Purchaser agrees to abide by the terms and conditions set out herein. In case of conflict between the terms of this NOC and the Agreement to Sell, the terms of this NOC shall prevail.

The certified copy of the duly stamped and registered Agreement between the Purchaser and the proposed Transferee, and certificate of deduction of tax at source shall be provided to us within 30 days from the date hereof.

This consent/no objection shall be valid for a period of 30 days from the date hereof and upon the expiry thereof, this no-objection letter shall automatically stand revoked/cancelled and of no consequence unless, prior thereto, all the conditions set out in the aforesaid paragraph are, to our satisfaction, complied with.

We have to request you to countersign below in acceptance of the terms and conditions stated herein.

Thanking you,

Yours faithfully
For Lodha Dwellers Pvt Ltd

Authorized Signatory

We confirm and accept

Sushil D. Shah

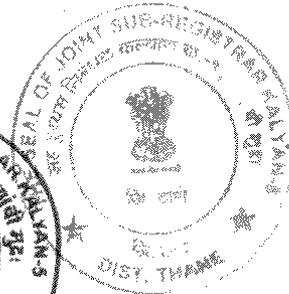
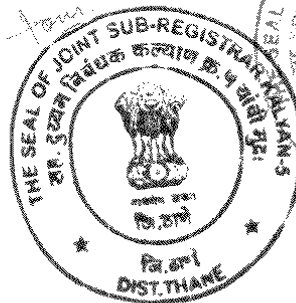
Punita S. Shah

We confirm and accept

Dharmveer Soni

Pooja Soni

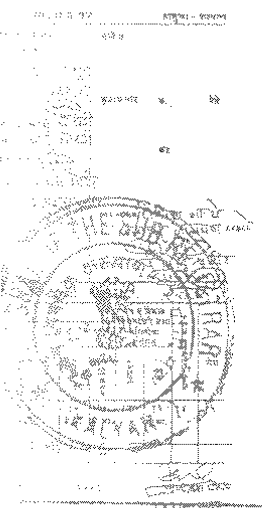
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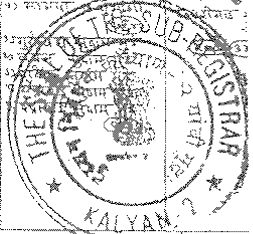
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गौ.न.क.७ व ११



Form with handwritten entries, including names like 'शुभाश्री बाबा पाखंड' and 'शुभाश्री सुभाश्री कुमारी'.

Form with handwritten entries, including names like 'शुभाश्री बाबा पाखंड' and 'शुभाश्री सुभाश्री कुमारी'.



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Table with columns for 'S.No.', 'Particulars', 'Date', 'Value', 'Rate', 'Area', 'Total'.

Table with columns for 'S.No.', 'Particulars', 'Date', 'Value', 'Rate', 'Area', 'Total'.

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Form with handwritten entries, including names like 'शुभाश्री बाबा पाखंड' and 'शुभाश्री सुभाश्री कुमारी'.

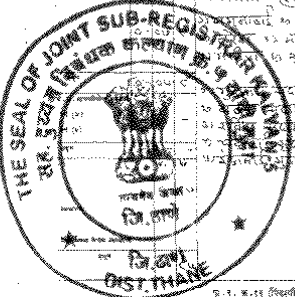
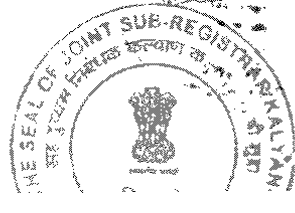


Table with columns for 'S.No.', 'Particulars', 'Date', 'Value', 'Rate', 'Area', 'Total'.

Table with columns for 'S.No.', 'Particulars', 'Date', 'Value', 'Rate', 'Area', 'Total'.

Table with columns for 'S.No.', 'Particulars', 'Date', 'Value', 'Rate', 'Area', 'Total'.



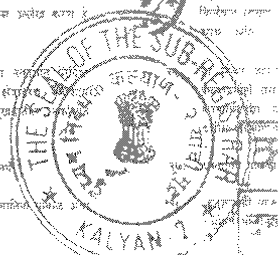
22. अंश कायदा... (Paragraph 22)

23. अनुयायी कायदा... (Paragraph 23)

अनुयायी कायदा... (Text block)

24. या वास्तु... (Paragraph 24)

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23/05



25. अंश कायदा... (Paragraph 25)

26. अनुयायी कायदा... (Paragraph 26)

अनुयायी कायदा... (Text block)

27. या वास्तु... (Paragraph 27)

28. अंश कायदा... (Paragraph 28)

व्यवसाय... (Text block)

29. प्रदीप... (Paragraph 29)

30. या वास्तु... (Paragraph 30)

31. अंश... (Paragraph 31)

Table with multiple columns containing numerical and text data, likely a ledger or account statement.

पति
श्री. रवींद्र नाथ
श. रावळी, मुर्ग



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क.ल.न.-५

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10th March, 2009

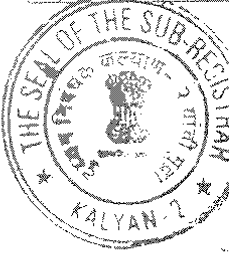
20/3/09

To,
Mrs. Smita Ghag
Documentation Department
Madam,

As instructed by Ravi Teodulkar, I am forwarding herewith the details of which are given below. Kindly accept and acknowledge the same.

Sr. No.	File No.	Village	S.No. & Hissa Nos.
1	19	Nillie	1867/C, 185/1E and Others
2	18	Nillie	1852/D, 185/1S, 216/1H
3	17	Nillie	1699, 192 1A + 8A & Others
4	32	Nillie	185/12 and 185/20
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Sr. No.	File No.	Village	S.No. & Hissa Nos.
1	19	Nillie	1867/C, 185/1E and Others
2	18	Nillie	1852/D, 185/1S, 216/1H
3	17	Nillie	1699, 192 1A + 8A & Others
4	32	Nillie	185/12 and 185/20



क. ल. न. - ५

दस्तावेज क्र. 10 E D

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क ल न २

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M/s. Latha Dwellers Pvt. Ltd.
Mumbai-400 004

S. No. 446, Government
L. B. S. Road, Kalyan
Mumbai (District), Maharashtra- 420 017
Phone: 450-5117

REPORT ON TITLE

M/s. Latha Dwellers Pvt. Ltd. (Mr. partner)

Re: Property bearing

Survey No.	Hissa No.	Area (in sq. mtrs.)
187	20C	32
188	18	30
192	15	8.0
193	14A	14.0
194	14B	20.0
195	43	217.5
199	3	15.0
199	4	28.0
192	8A/1	12.10
192	8A/2	11.10
219	-	219.0

In aggregate amounting to 11,852 sq. mtrs or thereabouts situated at Village Nillie, Taluka Kalyan, District Thane.

I have prepared this Title Certificate in respect of the above property (the said property) on the basis of the revenue records namely 7/12 extract (Reason of Rights) issued on 22/03/2008 for the year 2005-06, 19/12 extract and mutation entries issued by Talathi and documents of transactions thereto in respect of the above property, produced before me for my inspection. Accordingly, I have perused such revenue records, documents, gathered information and explanation thereof, and undertaken procedure as enumerated hereunder:

2. For the purpose of my title certificate, I have caused to

(a) reviewed certified true copies of the relevant documents viz. Development Agreement, Power of Attorney and other documents entitling the rights and interests of M/s Latha Dwellers Pvt. Ltd.,

(b) verified that adequate stamp duty has been paid in respect of the Development Agreement and other documents by which the development rights of the abovementioned property have been granted and on the basis of the above, I have found that

3. The mutation records maintained at the Talathi and Tehsildar's Office reflect the names of

- 1) Nathu Janu, 2) Hari Janu, 3) Rami Padu and 4) Vitru Kantya as the Owners in respect of property bearing No. 185/1B, 215, 185/1C, 185/13, 189/4, 169/3, 168/12
- Rami Padu Patti in respect of property bearing S.No. 192/5A/1, 165/1A,
- Hari Janu and Shankar Nathu in respect of property bearing S.No. 192/5A/2

as on the date of this certificate. However, it is noted that the above property is not mutated in the name of legal heirs of the above property.

4. As per Mutation Entry No. 01 dated 20/12/1920 on which Nathu Janu Bai Patti on 20/12/1920, the name of the said Patti in respect of the above property bearing S.No. 185/13 and 215/2

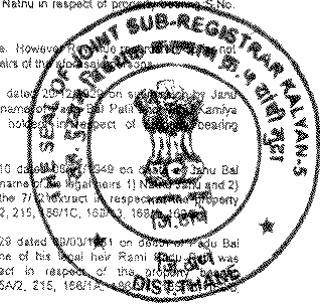
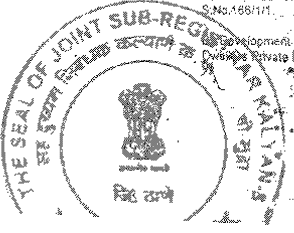
5. As per Mutation Entry No. 410 dated 10/03/1949 on which Hari Janu Bai Patti around 5 years back the name of the legal heirs (1) Nathu Janu and 2) Hari Janu were entered on the 7/12 extract in respect of the above property bearing S.No. 185/1B, 192/5A/2, 215, 185/1C, 169/3, 168/12

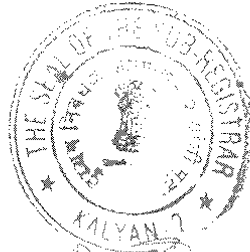
6. As per Mutation Entry No. 428 dated 10/03/1951 on which Hari Janu Bai Patti on 10/12/1949 the name of his legal heir Rami Padu was entered on the 7/12 extract in respect of the above property bearing S.No. 185/1B, 192/5A/1, 192/5A/2, 215, 185/1C, 169/3, 168/12

7. As per Mutation Entry No. 452 dated 24/08/1952 the property bearing S.No. 185/1B, 192/5A/1, 192/5A/2, 186/1C, 185/13, 169/3, 188/13 have been declared as fragments.

8. As per Mutation Entry No. 483 dated 15/03/1952 on death of Nathu Janu Patti around 5 years back, the name of his legal heir Shankar Nathu Patti was entered on the 7/12 extract in respect of property bearing S.No. 185/11.

Development Agreement dated 15/06/2007 made between M/s. Latha Dwellers Private Limited of One Part and the legal heirs of Rami Padu

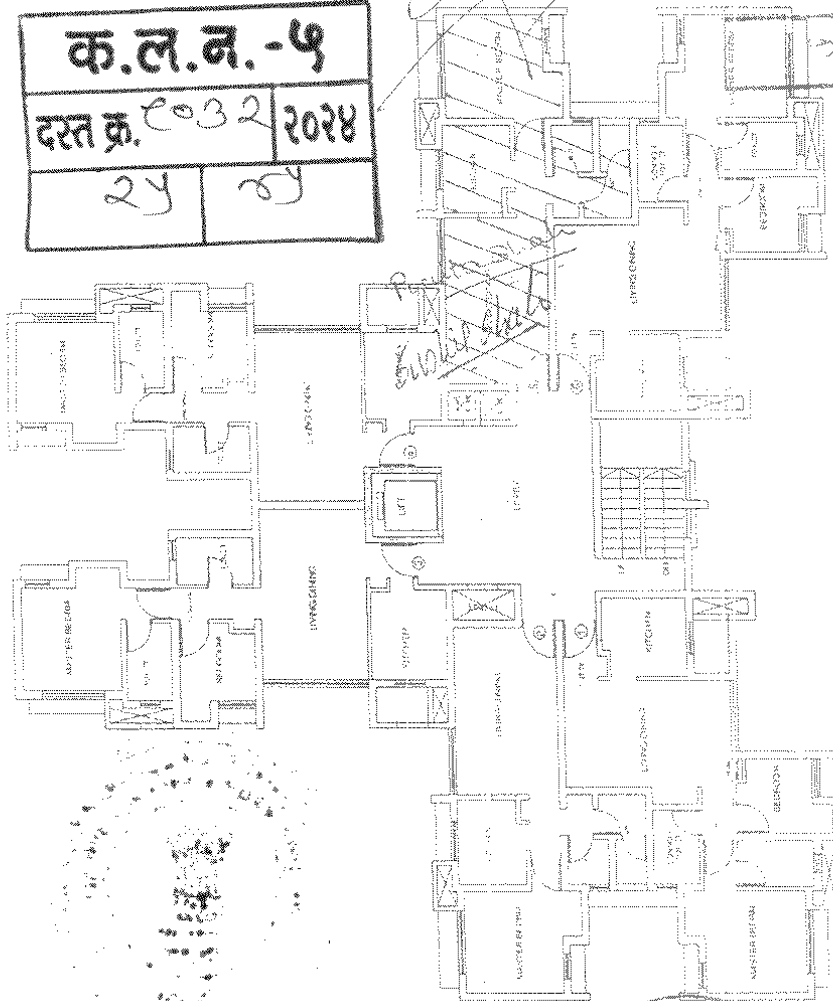




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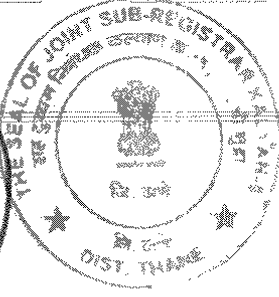
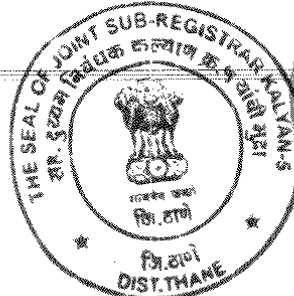
FLOOR 6th

CLUSTER 11 : ELEGANTA WING : A

CASA BELLA DOMBIVLI

ADDRESS: KOPOLA ASSOCIATES PVT. LTD. KOPOLA ASSOCIATES, DOMBIVLI, DIST. THANE.

DEVELOPERS: LODHA DWELLERS PVT. LTD. 214, Market, Colaba, Mumbai - 400005.



S.Nos. 96/1, 96/3, 98/2, 98/3, 98/8, 98/9, 99, 100, 101/1, 101/2P (16/2), 102/5, 102/7, 133/1, 133/2, 103/3, 103/4, 104/15, 105/1, 105/1D, 105/2, 106/1, 106/2, 106/3, 106/4, 106/5, 107/1, 107/6A, 107/6B, 107/6C, 108/1A, 108/2, 108/4, 122/3B (Old S.No.109/3B), 109/4, 109/5/3, 109/6, 123/1, 123/2, 133/1D, 78/4D (Old S.No. 133/4D), 137/2, 138/3, 142/2, 228/4, 228/5, 232/2, 232/3, 235/1, 235/2 (pt), 236/3 of Village Nilhe.

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Table-2 (indicating the details of new buildings for which Commencement Certificate upto plinth only is hereby granted and no amendment has been proposed by the applicant now for proposed development of Sector-II).

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area in Sq. mt.	No. of Tenements
		St + 8 Floors	26.10	1	1289.23	48
		St (Pl) + Gr (Pl) + 7 Floors	24.95	1	590.25	28 + 6 shops
	B	St (Pl) + Gr (Pl) + 7 Floors	24.95	1	1628.87	28 + 6 shops
	C	St (Pl) + Gr (Pl) + 7 Floors	24.95	1	1628.87	28 + 11 shops
	D	St (Pl) + Gr (Pl) + 10 Floors	42.35	1	2792.80	51 + 9 shops
	E	St (Pl) + Gr (Pl) + 10 Floors	42.35	1	2804.29	51 + 9 shops
Retail	3	Ground + 3 Floors	7.80	1	525.64	
	4	Ground	4.30	1	93.69	1 Dept. Store
	5	Ground	4.30	1	95.33	
Meditation Centre		Ground	9.30	1	86.21	
Club Houses		Ground	4.30	5	757.25	
Total (Residential) for Table - 2					16278.44	234 + 41 shops + 1 Dept. Store
Total (Amenity) for Table - 2					0.00	
Total (Residential + Amenity) for Table - 2					16278.44	234 + 41 shops + 1 Dept. Store

Table-3 (indicating the details of buildings for which Commencement Certificate upto plinth only is hereby granted and no amendment has been proposed by the applicant now for proposed development of Sector-II).

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area in Sq. m.	No. of Tenements
FITNESS CENTRE	1	Ground Floor	4.45	1	158.38	Area of Fitness Centre is permissible free of FSI hence not counted towards RUA
	2	Ground Floor	4.45	1	158.38	
	3	Ground Floor	4.65	1	412.32	
Row House 1 to 5		Gr + 1 Floor	6.20	5	364.20	5
Row House 8 to 13	8 Nos	Gr + 1 Flr	6.20	8	582.72	8
Shopping - 1		Ground Floor	4.30	1	65.78	4 shops
Shopping - 2		Ground Floor	4.30	1	183.64	1 Dept. Store + 1 ATM
Total (Residential) for Table-3					1195.94	13 + 4 shops + 1 Dept. Store + 1 ATM
RETAIL - 1		Gr + 1 Floor	8.10	1	1841.98	
POST OFFICE		Gr + 2 Floors	15.60	1	528.33	
FIRE STATION		Gr + 1 Floor	15.60	1	3246.98	
MEDICAL		Gr + 6 Floors	19.35	1	1988.11	
Total (Amenity) for Table-3					7605.36	
Total (Residential + Amenity) for Table-3					8801.32	13 + 4 shops + 1 Dept. Store + 1 ATM

Table-4 (indicating the details of building for which amended Commencement Certificate upto plinth only is hereby granted now for proposed development of Sector-II).

Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area in Sq. mt.	No. of Tenements
27		SBT + 2 Floors	26.10	1	3457.98	48
		Ground + 1 Flr	8.85	1	368.66	16 Shops
39	B	St (Pl) + Gr (Pl) + 3 Flrs	12.05	1	153.16	6 Offices + 6 Shops

Total (Residential) for Table - 4	4383.099	48 * 22 shops + 6 offices	क.ल.न.-५
Total (Amenity) for Table - 4	0.00		
Total (Residential) + Amenity for Table - 4	4383.099	48 * 22 shops + 6 offices	

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Table-8 (indicating the details of clustering for which amended Commencement Certificate beyond plinth level hereby granted now for proposed development of Sector-II)

Cluster No	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area in Sq. m.	No. of Tenements
1	A	Still + 8 Flrs	26.10	1	2510.88	48
	B	Still + 8 Flrs	26.10	1	2510.88	48
	C	Still + 8 Flrs	26.10	1	2528.09	48
	D	Still + 8 Flrs	26.10	1	2632.53	48
	E	Still + 8 Flrs	26.10	1	2527.29	48
	F	Still + 8 Flrs	26.10	1	2513.89	48
	G	Still + 8 Flrs	26.10	1	2514.72	48
2	A	Still + 8 Flrs	26.10	1	2510.88	48
	B	Still + 8 Flrs	26.10	1	2514.72	48
	C	Still + 8 Flrs	26.10	1	2488.49	48
	D	Still + 8 Flrs	26.10	1	2469.45	48
	E	Still + 8 Flrs	26.10	1	2465.58	48
	F	Still + 8 Flrs	26.10	1	2448.01	48
	G	Still + 8 Flrs	26.10	1	2448.01	48
4	A	Still + 8 Flrs	26.10	1	2451.91	48
	B	Still + 8 Flrs	26.10	1	2492.02	48
	C	Still + 8 Flrs	26.10	1	2492.02	48
	D	Still + 8 Flrs	26.10	1	2476.34	48
	E	Still + 8 Flrs	26.10	1	2484.16	48
	F	Still + 8 Flrs	26.10	1	2478.34	48
	G	Still + 8 Flrs	26.10	1	2472.44	48
5	A	Still + 8 Flrs	26.10	1	2472.44	48
	B	Still + 8 Flrs	26.10	1	2489.02	48
	C	Still + 8 Flrs	26.10	1	2460.30	48
	D	Still + 8 Flrs	26.10	1	2467.70	48
	E	Still + 8 Flrs	26.10	1	2463.72	48
	F	Still + 8 Flrs	26.10	1	2463.14	48
	G	Still + 8 Flrs	26.10	1	2466.72	48
6	A	Still + 8 Flrs	26.10	1	2504.46	48
	B	Still + 8 Flrs	26.10	1	2488.88	48
	C	Still + 8 Flrs	26.10	1	2486.86	48
	D	Still + 8 Flrs	26.10	1	2492.78	48
	E	Still + 8 Flrs	26.10	1	2463.14	48
	F	Still + 8 Flrs	26.10	1	2463.14	48
	G	Still + 8 Flrs	26.10	1	2467.70	48
7	A	Still + 8 Flrs	26.10	1	2467.70	48
	B	Still + 8 Flrs	26.10	1	2470.20	48
	C	Still + 8 Flrs	26.10	1	2467.70	48
	D	Still + 8 Flrs	26.10	1	2463.14	48
	E	Still + 8 Flrs	26.10	1	2469.72	48
	F	Still + 8 Flrs	26.10	1	3328.38	48
	G	Still + 8 Floor	26.10	1	3328.38	48
8	A	Still + 8 Floor	26.10	1	3353.59	48
	B	Still + 8 Floor	26.10	1	3359.49	48
	C	Still + 8 Flrs	26.10	1	2463.14	48
	D	Still + 8 Flrs	26.10	1	2468.72	48
	E	Still + 8 Flrs	26.10	1	2463.14	48
	F	Still + 8 Flrs	26.10	1	2468.72	48
	G	Still + 8 Flrs	26.10	1	2463.14	48

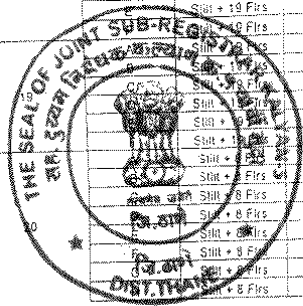


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	B	Still - 8 Flrs	28.10	1	2466.72	48
	C	Still + 8 Flrs	26.10	1	2466.33	48
	D	Still + 8 Flrs	28.10	1	2467.70	48
	E	Still + 8 Flrs	28.10	1	2466.72	48
	F	Still + 8 Flrs	28.10	1	2463.84	48
	G	Still + 8 Flrs	26.10	1	2471.55	48
	B	Still + 8 Flrs	26.10	1	2467.70	48
	C	Still + 8 Flrs	26.10	1	2471.30	48
	D	Still + 8 Flrs	26.10	1	2461.19	48
	E	Still + 8 Flrs	26.10	1	2467.72	48
	F	Still + 8 Flrs	26.10	1	2471.44	48
	A	Still + 8 Flrs	28.10	1	2472.44	48
	B	Still + 8 Flrs	28.10	1	2472.44	48
	C	Still + 8 Flrs	26.10	1	2471.60	48
	D	Still + 8 Flrs	26.10	1	2481.42	48
	E	Still + 8 Flrs	26.10	1	2481.42	48
	F	Still + 8 Flrs	26.10	1	2463.64	48
	G	Still + 8 Flrs	28.10	1	2541.01	48
	A	Still + 8 Flrs	26.10	1	2463.14	48
	B	Still + 8 Flrs	26.10	1	2461.18	48
13	C	Still + 8 Flrs	26.10	1	2463.10	48
	D	Still + 8 Flrs	26.10	1	2471.60	48
	E	Still + 8 Flrs	26.10	1	2461.64	48
	F	Still + 8 Flrs	26.10	1	2461.74	48
	A	Still + 8 Flrs	26.10	1	2461.70	48
14	B	Still + 8 Flrs	26.10	1	2481.62	48
	C	Still + 8 Flrs	26.10	1	2481.14	48
	D	Still + 8 Flrs	26.10	1	2481.32	48
	A	Still + 8 Flrs	26.10	1	2481.14	48
15	B	Still + 8 Flrs	26.10	1	2481.18	48
	C	Still + 8 Flrs	26.10	1	2481.12	48
	D	Still + 8 Flrs	26.10	1	2481.30	48
	A	Still + 8 Flrs	26.10	1	2473.54	48
16	B	Still + 8 Flrs	26.10	1	2491.92	48
	C	Still + 8 Flrs	26.10	1	2491.88	48
	D	Still + 8 Flrs	26.10	1	2491.55	48
	A	Still + 8 Flrs	26.10	1	2491.10	48
17	B	Still + 8 Flrs	26.10	1	2491.20	48
	C	Still + 8 Flrs	26.10	1	2491.14	48
	D	Still + 8 Flrs	26.10	1	2471.34	48
	E	Still + 8 Flrs	26.10	1	2461.12	48
	F	Still + 8 Flrs	26.10	1	2481.14	48
	A	Still + 8 Flrs	26.10	1	6051.09	74
18	B	Still + 19 Flrs	58.15	1	6051.09	74
	C	Still + 19 Flrs	58.15	1	6073.30	74
	D	Still + 19 Flrs	58.15	1	6087.35	74
	E	Still + 19 Flrs	58.15	1	6385.35	74
	A	Still + 19 Flrs	58.15	1	6073.30	74
	B	Still + 19 Flrs	58.15	1	6092.21	74
	C	Still + 19 Flrs	58.15	1	6092.35	74
	D	Still + 19 Flrs	58.15	1	6099.84	74
	E	Still + 19 Flrs	20.10	1	3210.92	48
	A	Still + 8 Flrs	26.10	1	3125.70	48
	B	Still + 8 Flrs	26.10	1	3212.67	48
	C	Still + 8 Flrs	26.10	1	3256.79	48
	D	Still + 8 Flrs	26.10	1	3119.79	48
	E	Still + 8 Flrs	26.10	1	3115.70	48
	A	Still + 8 Flrs	26.10	1	3119.79	48
	B	Still + 8 Flrs	26.10	1	3210.92	48



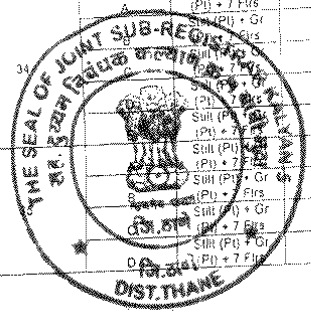
21	A	Still + 8 Flrs	28.10	1	3234.72	48
	B	Still + 8 Flrs	28.10	1	3230.68	48
	C	Still + 8 Flrs	28.10	1	3223.38	48
	D	Still + 8 Flrs	28.10	1	3230.68	48
	E	Still + 8 Flrs	28.10	1	3223.38	48
	F	Still + 8 Flrs	28.10	1	3230.66	48
22	A	Still + 8 Flrs	28.10	1	3223.64	48
	B	Still + 8 Flrs	28.10	1	3223.64	48
	C	Still + 8 Flrs	28.10	1	3223.64	48
	D	Still + 8 Flrs	28.10	1	3230.62	48
23	A	Still + 8 Flrs	28.10	1	3208.79	48
	B	Still + 8 Flrs	28.10	1	3202.07	48
	C	Still + 8 Flrs	26.10	1	3175.70	48
	D	Still + 8 Flrs	26.10	1	3175.70	48
	E	Still + 8 Flrs	26.10	1	3180.79	48
	F	Still + 8 Flrs	26.10	1	3175.70	48
24	A	Still + 8 Flrs	28.10	1	3180.79	48
	B	Still + 8 Flrs	28.10	1	3348.56	48
	C	Still + 8 Flrs	26.10	1	3342.77	48
	D	Still + 8 Flrs	26.10	1	3175.70	48
	E	Still + 8 Flrs	26.10	1	3180.79	48
	F	Still + 8 Flrs	26.10	1	3175.70	48
25	A	Still + 8 Flrs	28.10	1	3175.70	48
	B	Still + 8 Flrs	26.10	1	3168.73	48
	C	Still + 8 Flrs	26.10	1	3175.70	48
	D	Still + 8 Flrs	26.10	1	3202.67	48
	E	Still + 8 Flrs	28.10	1	3175.70	48
26	A	Still + 8 Flrs	28.10	1	3175.70	48
	B	Still + 8 Flrs	28.10	1	3180.79	48
	C	Still + 8 Flrs	26.10	1	3213.88	48
	D	Still + 8 Flrs	26.10	1	3175.70	48
	E	Still + 8 Flrs	26.10	1	3175.70	48
27	A	Still + 8 Flrs	26.10	1	3289.23	48
	B	Still + 8 Flrs	26.10	1	3451.19	48
	E	Still + 8 Flrs	26.10	1	3180.79	48
28	A	Gr + 4 Flrs	14.95	1	1180.85	28 + 6 shops
	B	Gr + 4 Flrs	14.95	1	813.67	18 + 7 shops
	C	Gr + 4 Flrs	14.95	1	818.60	18 + 7 shops
	D	Gr + 4 Flrs	14.95	1	1180.85	28 + 6 shops
	E	Still + 14 Flrs	43.65	1	3853.92	55
	F	Still + 14 Flrs	43.65	1	3853.92	55
	G	Still + 14 Flrs	43.65	1	3861.54	55
	H	Still + 14 Flrs	43.65	1	3853.92	55
	I	Still + 14 Flrs	43.65	1	3853.92	55
	J	Ground + 1 Floor	6.55	1	205.88	1
29	A	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	B	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	C	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	D	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2342.17	47
	E	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	F	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	G	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	H	Still (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	I	Still (Pl) + Gr (Pl) + 7 Floor	23.65	1	2370.05	47

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	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2478.11	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2470.11	47
	E	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	F	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	G	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	H	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	I	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	J	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	K	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	L	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	M	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
31	A	Slit + 22 Flrs	69.50	1	8390.11	85
	B	Slit + 22 Flrs	69.50	1	8390.11	85
	C	Slit + 22 Flrs	69.50	1	8390.11	85
	D	Slit + 22 Flrs	69.50	1	8390.11	85
	E	Slit + 22 Flrs	69.50	1	8390.11	85
	F	Slit + 22 Flrs	69.50	1	8413.90	86
	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2342.17	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2338.13	47
	E	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2342.17	47
	F	Slit (Pl) + Gr (Pl) + 7 Floor	23.65	1	2358.63	47
	G	Slit (Pl) + Gr (Pl) + 7 Floor	23.65	1	2361.60	47
	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2416.11	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2416.11	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2334.13	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2334.13	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2342.17	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	A	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	B	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47
	C	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	D	Slit (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2479.78	47



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26	A	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	B	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	C	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2476.11	47
	D	Slab (Pl) + Gr (Pl) + 7 Floors	23.65	1	2476.20	47
	E	Slab (Pl) + Gr (Pl) + 7 Floors	23.65	1	2479.87	47
27	A	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	3224.68	47
	B	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	3239.97	47
	C	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	3237.07	47
	D	Slab (Pl) + Gr (Pl) + 7 Floors	23.65	1	3237.07	47
	E	Slab (Pl) + Gr (Pl) + 7 Floors	23.65	1	3227.58	47
28	A	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2444.16	47
	B	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2466.04	47
	C	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2464.08	47
	D	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2464.08	47
	E	Slab (Pl) + Gr (Pl) + 7 Flrs	23.65	1	2468.64	47
29	Bungalow C	Gr + 1 Flr	9.80	1	454.54	1
Total (Residential) for Table-5					663617.079	11022 + 26 shops
SOCIAL FACILITIES					4834.11	1 Bank
Total (Amenity) for Table-5					4834.11	1 Bank
Total (Residential + Amenity) for Table-5					668451.189	11022 + 26 shops + 1 Bank

Table-6 indicating the details of building for which Part Occupancy Certificate only is hereby granted now for proposed development of Sector-II

School/Club/Library	G + 5	11.93	1	8540.48	1 Bank	
Total (Amenity) for Table-6					8540.48	1 Bank
Total (Residential) for Table-6					0.00	
Total (Residential + Amenity) for Table-6					8540.48	1 Bank
Total (Residential) BUA (Table 2+3+4+5+6)					684474.55	11317 + 2 Bank + 1 ATM + 2 Dept. Store + 99 shops + 5 offices
Total (Amenity) BUA (Table 2+3+4+5+6)					20979.67	
Grand Total (Residential + Amenity) BUA					705454.22	11317 + 2 Bank + 1 ATM + 1 Dept. Store + 92 shops + 5 offices

Table-7 indicating the details of buildings for which nomenclature is now changed in Sector-II

Cluster No	Nomenclature of the building as per earlier CC dated 27/08/2014	Nomenclature now proposed
27	C	E
	F	D
	E	F

Yr. 1. The conditions of amended in-principle layout approval dated 21/04/2015 as amended from time to time and as per conditions of applicant as applicable for the developments in Sector-II of the layout.



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2. This Commencement Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if -

(a) Any development works in respect of which approval is granted under this letter is not carried out or the use thereof is not in accordance with the sanctioned plans;

(b) Any of the conditions subject to which the approval is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;

(c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the relevant sections of the Maharashtra Regional & Town Planning Act 1966;

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that if construction is not completed upto plinth level or where there is no plinth, up to upper level of basement or sill, as the case may be, on the subject land within the period of one year from the date of issuance of CC or in the year for which renewal as per section 4B of Maharashtra Regional & Town Planning Act 1966 is taken, it shall be necessary for the applicant to make application for fresh permission;

4. The provision in the proposal which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved. Any development carried out in contravention of this Commencement Certificate is liable to be treated as unauthorized and may be prosecuted against under section 53 or other sections, as case may be, of the Maharashtra Regional & Town Planning Act 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspections, made by the officials during the Development shall in any way relieve Owner / Architect / Structural Engineer / Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations. The conditions laid in this approval shall be binding not only on the applicant but also his/her heirs, successors, executors administrators and assignees and every person deriving title through or under him;

5. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA;

6. The applicant shall obtain NOCs for advance connections for utilities and services in the layout and obtain clearances relating to provisions made for water supply / sewerage / drainage etc. from the Competent Authorities wherever necessary and submit the same to MMRDA prior to Commencement Certificate and Occupation respectively;

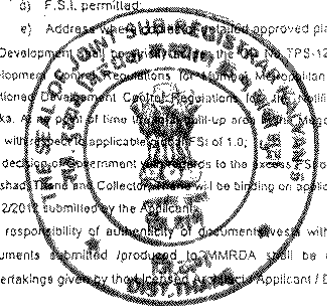
7. That after obtaining building permission, the Owner / Developer shall install a Display Board on conspicuous place on site indicating the following details:

- a). Name and address of the owner/developer, architect and contractor,
- b). Survey No./City Survey No./Ward No of land under reference with description of its boundaries;
- c). Order No. and date of grant of development permission issued by MMRDA;
- d). F.S.I. permitted;
- e). Address where approved plans shall be available for inspection.

8. The Development shall be carried out in accordance with the approved plans and the Maharashtra Regional & Town Planning Act 1966, the Development Control Regulations for the Metropolitan Region, 1969 as amended from time to time and sanctioned Development Control Regulations for the notified Area of 27 Villages from Kalyan and Ambernath Taluka. At no point of time the built-up area of the project shall exceed the total permissible built-up area with respect to applicable FSI of 1.0;

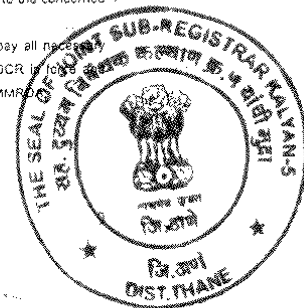
9. The declaration of Government regarding the excess FSI over and above the permissible FSI granted by the Zilla Parishad, Taluka and Collector shall be binding on applicant as per the Undertaking Cum Performance Bond dated 05/12/2012 submitted by the Applicant;

10. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the Undertakings given by the Licensed Architect, Applicant / Developer;



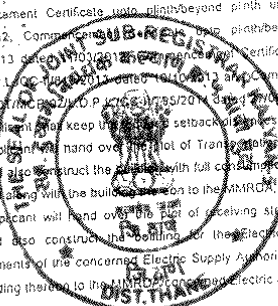
11. Applicant shall get the entire land within the Mega City Project surveyed and get the internal roads, amenity areas etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with respect to the approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of Commencement Certificate beyond plinth for the additional / amended areas;
12. In case any discrepancies are observed in the approved plans vis-a-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NCC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, CRZ, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the layout, locations of buildings etc and obtain fresh Approval for the same from MMRDA and only then proceed with the construction accordingly;
13. All the conditions of N.A. Permissions issued for the lands within Mega City Project will be binding on the applicant and the applicant shall also get N.A. permission for the newly added land in the Mega City Project and submit the same to MMRDA prior to commencement of work on site.
14. The applicant shall carry out the construction of the buildings of all the amenities parallel to construction of other buildings in Sector II of the layout and the applicant shall consume the balance FSI on amenities (except to that of Play Ground and Receiving Station) strictly for the respective amenity only in all sectors of the layout.
15. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date. No development shall be carried out in CRZ area without prior approval from the Competent CRZ Authority. Further, the Applicant shall obtain and submit revised Environmental Clearance for all the land mentioned in the layout approval dated 21/04/2015 and shall not carry out any development on lands in Mega City Project for which Environmental Clearance is not obtained from the Competent Authority.
16. That Sub-station shall be constructed for supply of electricity to the Mega City Project as per the Electricity Company's requirements prior to issuance of Occupancy Certificate.
17. That the Occupancy Certificate will be granted only after satisfactory completion of all the Amenities and Road Network;
18. All the Amenities, Utilities, Facilities and the Road Network shown in the in-principal layout approval dated 21/04/2015 shall be fully developed at the earliest by the Developer on his own cost. The amenities shall be in concurrence with MMR DCR and sanctioned Development Control Regulations for the Notified Area of 27 Villages from Kalyan and Ambarnath Taluka.
19. That Fire, Post Office and other public amenities, utilities shall be handed over to the Concerned Authorities after Development of Building if required as specified by MMRDA along-with the appurtenant land and shall be conveyed to respective Authorities;
20. Adequate arrangements for disposing the Solid Waste shall be made for the entire Mega City Project on regular basis;
21. That the deficient Amenities in the Ongoing Development shall be provided in the proposed development. The amenities shall be constructed in Sector-II as shown in the approved drawing. The utilities and amenities deficiency if any shall be provided by you at your cost;
22. That access shall be provided at your cost to the lands which are not owned by you and land locked within the land under reference;
23. That the layout RG shall be provided as per the DCR for MMR Region and sanctioned Development Control Regulations for the Notified Area of 27 Villages from Kalyan and Ambarnath Taluka. The 50% of RG shall be handed over to MMRDA after its development;
24. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
25. That the setback area if any and the D.P Roads shall be duly constructed and handed over to the concerned Authorities before requesting for Occupation permission or as directed by MMRDA;
26. The applicant shall pay all development charges as applicable. The developer shall also pay all necessary charges, penalties etc of any development which is not in conformity with the applicable DCR in addition to the premium for the deficiency in marginal open spaces (if any) as that will be communicated by MMRDA.

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27. The applicant shall provide for Rain water harvesting structure by adopting suitable system as specified in the MCD Notification No. CPB 42/2001/2133/CR-230/01/UD-11 dt. 10/03/2005 and also make provision for Solar water heating system for Medical/Hospital buildings;
28. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout.
29. The applicant shall abide by conditions of all the NOC's obtained/ will be obtained / required to be obtained from the Competent Authorities for the proposed development on the land under reference;
30. Applicant shall obtain the NOC for Electric Supply from Competent Authorities prior to issuance of Occupancy Certificate;
31. The applicant shall construct the Sewage Treatment Plant (STP) as per the letter dt. 19/01/2013 issued by MPCB and shall be made operational before Occupation of the buildings;
32. The applicant shall abide by the conditions of the Environmental clearance dated 03/11/2012 including tree plantation and green belt development;
33. The applicant shall abide by all the conditions of CFO NOC dated 12/03/2012, 29/04/2013 and 31/06/2013. Further, CFO NOC for new buildings in Cluster 40 & Social Facilities and amended NOC from CFO for buildings in Cluster 1,2,4,5,6,7,8,9,10,11,12,13, 14,15,16,17,18,19,20,21,22,23,24, 25,26,27,28,29,30,31,32,33,34,35, 36,37,38 & 39 and School Cum Library Building in Sector II shall be obtained by the applicant prior to the commencement of construction of buildings on site;
34. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TIFR maps by survey of external boundaries for individual sectors, actual area in possession as per survey by Layouts & Estates Cell of MMRDA and the land area as per ownership documents;
35. The distances between the buildings, the Railway Boundary and Railway track shall be strictly maintained in accordance to that mentioned in the revised Railway NOC dated 28/05/2012 and that conditions laid in NOC shall be binding;
36. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate beyond plinth from MMRDA;
37. The Occupancy Certificate shall be obtained from MMRDA before occupying the building;
38. The Security Deposit shall be forfeited in case of non compliance/breach of any conditions of Regulations/Commencement Certificate of any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission is made by the applicant;
39. The FSI for the area of the CRZ portion has been restricted as depicted on the plan;
40. This Commencement Certificate is issued upto/beyond plinth along with the earlier MMRDA's Commencement Certificate upto plinth No. TCMCP-02/L.D.P.L/CC-II/14/2010 dated 01/10/2010, Commencement Certificate upto plinth / beyond plinth No. SROT/MCP-02/ L.D.P.L/ CC-II/305/2011 dated 14/09/2011, Commencement Certificate upto plinth / beyond plinth No. SROT/MCP-02/ L.D.P.L/ CC-II/542/2012 dated 12/07/2012, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L.D.P.L/CC-II/811/2010 dated 29/10/2012, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L.D.P.L/CC-II/947/2012 dated 31/12/2012, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L.D.P.L/CC-II/195/2013 dated 19/03/2013, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L.D.P.L/CC-II/11/2013 dated 19/11/2013 and Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L.D.P.L/CC-II/175/2014 dated 27/06/2014 issued for developments in Sector-II;
41. The applicant shall keep a safe setback of buildings in respect of set back from HT lines;
42. The applicant shall hand over the plot of Transmission Hub to MMRDA as and when required and further if required also construct the Transmission Hub with full consumption of FSI if so required at their own cost and hand over the land along with the building possession to the MMRDA;
43. The applicant will hand over the plot of receiving station to MMRDA as and when required and further if required also construct the building for the Electric Receiving Station in accordance to the technical requirements of the concerned Electric Supply Authority at their own cost and hand over the land along with the building thereon to the MMRDA and Electric Supply Authority.

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44. The applicant shall get the amended site plan layout till 21/04/2015 revised due to change in no. of building and change in shape & location of R.G. in Sector II of the layout.
45. The existing structures proposed to be demolished shall be demolished before requesting Commencement Certificate for equivalent area.
46. Your claim of FSI advantage of the land affected by Dedicated Freight Corridor (DFC) will be considered only after submission of NOC from Competent Authority.
47. The land affected by School (SC-09) and Retail (M-09) shall be developed by the applicant as per the provisions of DCR or the applicant shall handover those reservations as well P.G. & R.G. reservations of the draft Development Plan as and when demanded by MMRDA.
48. The applicant shall pay the Labour Cess to Competent Authority as per Govt. Resolution No. बीसीए २००९/१३.५. १०८/२०१०/१३-५, dt. 17/08/2010.
49. That an undertaking cum Indemnity bond shall be submitted for abiding all the Commencement Certificate conditions.

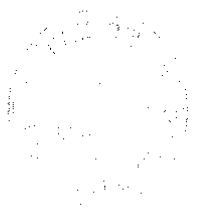
This order issues with the approval of Metropolitan Commissioner.

Sanjay Selti
Additional Metropolitan Commissioner,
MMRDA



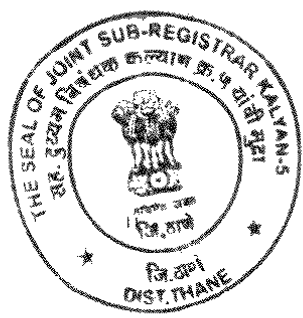
- To
- 1) Shri. Rajendra Lodha,
Director, M/S. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Wori, Mumbai - 400 018
 - 2) Shri. Pradeep Kambale,
Pradeep Kambale & Associates,
B/101, 1st floor, Jakh Bawera Complex,
Pandit Malviya Path,
Dombivoli (East) - 421 201.

Copy to: The Collector, Thane District.



Address: ...
LBS No. of Kalyan: ...
Mumbai - 400 018.
[Signature]

Certified True Copy





Maharashtra State Electricity Distribution Co. Ltd.

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दस्तावेज क्र. ८०३२	२०२४
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Bill of Supply For: MAR-2024

Website: www.mahadiscom.in
 GST IN of MSEDCL 27AAECM2933K1ZB
 BILL NO (GCN): 000002373687055

HSN code 27160000

Consumer No: 020498019111
 DHARMVEER PANDHARINATH SONI
 E11 GANITA A 605 Kalyan Shilp Road Casa Bella 421204
 Mobile/Email: 99*****38/dha*****@lntebg.com

Bill Date: 25-MAR-24

Bill Amount Rs: 1,060.00

Due Date: 15-APR-24

If Paid After Due Date: 1,070.00

Billing Unit: 4861 M/s Lodha Dwellers P
 Tariff/Category: 090/LT1 Res 1-Phase
 Pole No: 000FP-EE

Supply Date: 14-May-2014
 Sanct. Load: 2.51 KW
 Security Deposit(Rs): 2,500.00
 Current Reading Date: 21-MAR-24
 Previous Reading Date: 21-FEB-24

Meter No: 07628933780

Reading Group: T1

Scan this QR
 Code with
 BHIM App for
 UPI Payment

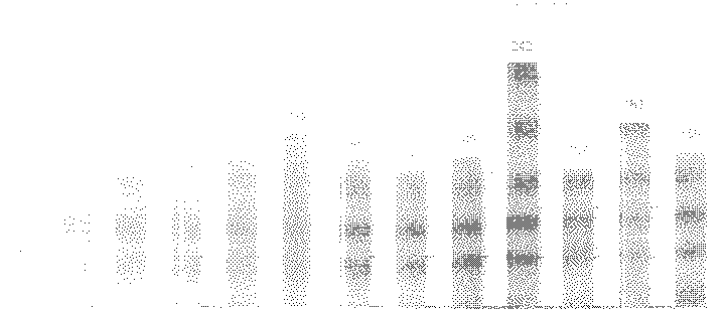


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
12911	12794	0*	117	0	117

Meter status: NORMAL
 Bill Period: 97 Month(s) /

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:

18002333435

18002123435

1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on
 www.mahadiscom.in
 Consumer



Important:

- 1 Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/go-green.jsp> (The GGN number is available in the upper left corner of your printed bill.)
- 2 Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
- 3 If your mobile number and email address are incorrect, correct it by visiting: <https://pro.mahadiscom.in/ConsumerInfo/ConsumerInfo.aspx>
- 4 Next month's reading will mostly take place on: 21-04-2024.

विशेष संदेश:

* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4861	Consumer No:	020498019111	PC:	T1	Tariff:	090
Due Date:	15-APR-24			1,060.00			

If Paid by this Date:	03-APR-24	1,050.00
If Paid After this Date:	15-APR-24	1,070.00

Bank Copy:	DTC No:	4861042
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Due Date:	15-APR-24	1,060.00
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Billing Unit:	4861	Consumer No:	020498019111	PC:	T1	Tariff:	090
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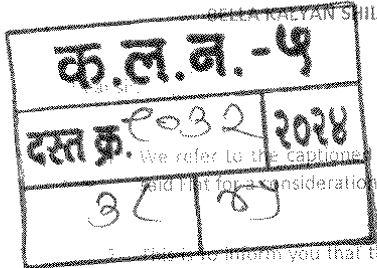
If Paid by this Date:	03-APR-24	1,050.00
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If Paid After this Date:	15-APR-24	1,070.00
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Date: 01st April 2013

SHRI. N. N. SHARMA
7/4, TRIA, NAHAR AMRIT SHAKTI
CHANDIVALI, POWAI,
ANDHI RASTI,
MUMBAI - 400072
9821147683

Re: Agreement for Sale dated 4/May/10 registered under serial no. KLN2-04562-2010 ("Agreement for Sale") in respect of Flat 605 in Eleganta-A, situated at CASA BELLA KALYAN SHILL ROAD, DOMBIVALI (E) ("Said Flat").



We refer to the captioned Agreement for Sale, whereby you have agreed to purchase the said flat for a consideration and subject to the terms and conditions contained therein.

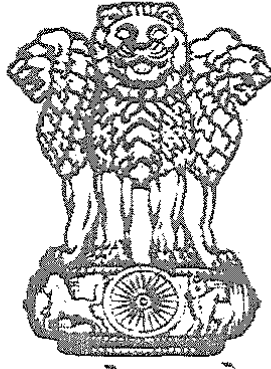
Please inform you that the car parking slot/s allotted incidenta to /in respect of the said flat is "743" in/for Eleganta-A.

Yours faithfully,

Luxia Dwellers Pvt Ltd

Assistant General Manager-Customer Care





सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/(डीओएम)/एचएसजी/(टिसी)/२५२९६/सन -२०१३

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

एलिगंटा को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,

सर्व्हे नं.१२/४ ते १२/९, १२/११, १२/१२ आणि १२५/६,

कासाबेला व्हिलेज उसरघर, पो- निळजे,

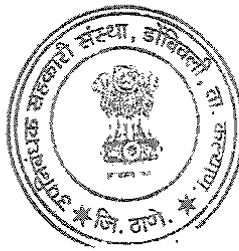
डोंबिवली (पूर्व) ता.कल्याण, जि.ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदणी क्रमांक टिएनए/(डीओएम)/एचएसजी/(टिसी)/२५२९६/सन १३, दि.१७/०९/२०१३ ने नोंदण्यांत आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये सस्थेचे वर्गीकरण "गृहनिर्माण संस्था" असून उपवर्गीकरण "भाडेकरू सहभागिदारी गृहनिर्माण संस्था" असे आहे.

स्थळ :- डोंबिवली

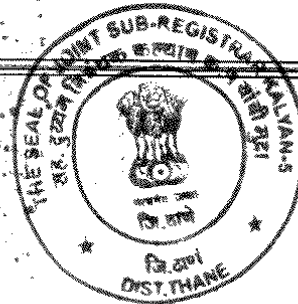
दिनांक :- १७/०९/२०१३



(आर. जी. पीयकवाड)

उपनिबंधक,

सहकारी संस्था, डोंबिवली



क.ल.न.-५

दस्त क्र. ८०३२ २०२४

३९ ७९

क.ल.न.-५	
दस्त क्र. १०३२	२०१४
४०	४५



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

Sl. No. SROT/MCP-02/L.D.P.L/CC/ACI-114/R3/2014

Date: 23 JUN 2014

OCCUPANCY CERTIFICATE

To,
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.,
216, Shah & Nalwa Industrial Estate,
Dr. E. Wasse Road, Worli, Mumbai - 400 018.

Sub: Issuance of Occupancy Certificate for the buildings in Cluster 11 (Wing A,B,C,D,E & F) in Sector IA on land bearing Survey Nos. 12/4,12/5,12/6,12/7,12/8,12/9,12/11,12/12 & 12/6 of Village Usorghar & Sector IA of the proposed Mega City Project at Village Nilje, Katal, Usorghar and Ghesar Taluka, Kalyan Dist, Thane.

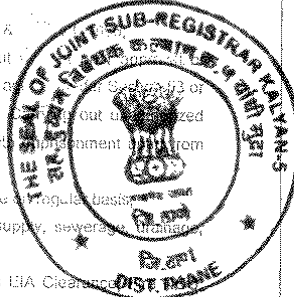
Ref: 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L/CC-1A/640/2012, dt. 31/12/2012.
2) Your letters dt. 13/12/2011, 28/08/2013, 20/05/2014, 21/05/2014 & 27/05/2014.

The occupancy certificate is hereby granted for the buildings in Cluster 11 (Wing A,B,C,D,E & F) in Sector IA on land bearing Survey Nos. 12/4,12/5,12/6,12/7,12/8,12/9,12/11,12/12 & 12/6 of Village Usorghar & Sector IA of the proposed Mega City Project at Village Nilje, Katal, Usorghar and Ghesar Taluka, Kalyan Dist, Thane to the applicant Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd. as mentioned in the table below:

Cluster no	Wing	Storeys	Total BUA in Sq. M.
11	A	Stilt + 8 Flrs.	2899.23
	B	Stilt + 8 Flrs.	2899.23
	C	Stilt + 8 Flrs.	2899.23
	D	Stilt + 8 Flrs.	2899.23
	E	Stilt + 8 Flrs.	2899.23
	F	Stilt + 8 Flrs.	2899.23
Total BUA for buildings in Cluster 11 (Wing A,B,C,D,E & F)			17341.38

The total built-up area of 17341.38 sq.m. for buildings in Cluster 11 (Wing A,B,C,D,E & F) completed under the supervision of Architect Mr. Pradeep Kamble, Mr. Pradeep Kamble & Associates and Structural Engineer Mr. Shantilal Jay. M/s. Struct Bombay Consultants and prior to be occupied on the following conditions:

- This occupancy certificate is issued without prejudice to action, if any, under (A.R. & T.P. Act, 1966).
- That any addition / alteration or change of user in future carried out by the applicant without the approval of MMRDA is liable to be treated as unauthorized and may be processed as per the provisions of Section 173 of the M.R. & T.P. Act, 1966 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966.
- That any offence committed under the provisions of Section 173 of the M.R. & T.P. Act, 1966 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966 or any other law for the time being in force, in connection with the development is treated as a cognizable offence and is punishable with imprisonment for a term not exceeding three months or with fine not exceeding Rs. 1000 or with both, as provided in the said Act.
- That the applicant shall make arrangements for disposing the Solid Waste shall on regular basis.
- That the applicant shall make provisions of services such as water supply, sewerage, drainage, electricity etc. to Buildings Cluster 11 (Wing A,B,C,D,E & F).
- That all the conditions of NOC's, approvals and permissions such as EIA Clearance, Fire NOC, Highway NOC, N.A. permissions, Railway NOC, Irrigation NOC, Forest NOC, Consent to establish & Consent to operate from MPCB, Water permission, from MIDC etc. issued by various Competent Authorities will be binding on the applicant;
- That the applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 31/12/2012 prior to issuance of Occupancy Certificate to the entire Sector IA of the proposed Mega City Project.



7. That the decision of Government regarding norms, development and funding over of public amenities / utilities & R.C. will be binding on the applicant,
8. That the acceptance to Development Completion Certificate will be based only after satisfactory compliance of all the conditions of Occupancy Certificate and development plan under Order IA along with the supporting infrastructure such as road, street light, drainage, water supply, parking development, amenity development etc.


 Additional Metropolitan Commissioner,
 Thane

Encl: 1 Set of Plans (namely drg. No. 1 to 2, i.e. 2 Nos. of drawings)

Copy to:

- 1) ✓ Mr. Pradeep Kambis, -----(with enclosure)
 Pradeep Kambis & Associates,
 B/101, 1st floor, Jai Mataji Complex
 Pandit Malviya Path, Nanangar,
 Dombivali (East), Thane.
- 2) The Collector, Thane District -----(without enclosure)



क.ल.न. - ५	
दस्त क्र. ८०३२	२०२४
४९	४५



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHARMVEER SONI
PANDHARINATH SONI
12/03/1986
Permanent Account Number
BSFPS4192D

Signature



Dharmveer Soni

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POOJA SONI
RAJENDRA SONI
18/09/1989
Permanent Account Number
EHTPS3700R

Signature



Pooja Soni

क.ल.न.-५

दस्त क्र. १०३२ २०२४

४२ ४१

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

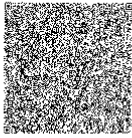
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CRYP5687Q

नाम / Name
RAJVINDER KAUR

पिता का नाम / Father's Name
AMRIK TARAN SINGH SUBBER

जन्म की तारीख /
Date of Birth
21/02/1991

हस्ताक्षर / Signature



28042022

Rajvinder


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

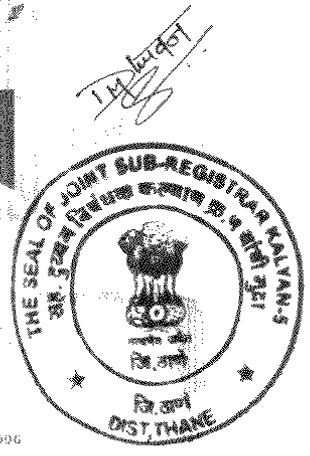
CHAWAN MOHAN SURYAWANSHI
MOHAN HARUTI SURYAWANSHI
07/04/1997

Permanent Account Number
CSFPS7572G

Signature



Chawan Mohan Suryawanshi



भारत सरकार
GOVERNMENT OF INDIA

अभिलेख: निम्न नाम निम्न मन्त्र
Amrik Singh Tara Singh Subber

जन्म वर्ष / Year of Birth: 1987
पुरुष / Male

3702 2109 8506






भारत सरकार
Government of India

नाम / Name
Lal Chand Verma

जन्म तिथि / DOB: 01/01/1996
पुरुष / MALE

2091 1345 5905

जोशी आधार, जोशी पहचानपत्र

गोमचंद वर्मा

आधार - सामान्य माणसाचा अधिकार

Amrik Singh Tara Singh Subber

507/9032

मंगळवार, 18 जून 2024 11:05 म.पु.

दस्त गोषवारा भाग-1

कलन5

दस्त क्रमांक: 9032/2024

दस्त क्रमांक: कलन5 /9032/2024

बाजार मूल्य: रु. 51,77,000/-

मांडवदना: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,63,000/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

पावती:9432

पावती दिनांक: 18/06/2024

अ. क्र. 9032 वर दि.18-06-2024

मादरकरणाराचे नाव: राजविंदर कौर धवन सूर्यवंशी --

रोजी 11:03 म.पु. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची मंख्या: 45

एकुण: 30900.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक, वर्ग-२

दस्ताचा प्रकार: कल्याण क्र.५

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

शिक्रा क्र. 1 18 / 06 / 2024 11 : 03 : 24 AM ची वेळ: (मादरीकरण)

शिक्रा क्र. 2 18 / 06 / 2024 11 : 04 : 21 AM ची वेळ: (फी)

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक, वर्ग-२

कल्याण क्र.५

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता कायदेशीर बांधीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

सिंहन घणार सही

सिंहन घणार सही

सिंहन दणार सही

सिंहन दणार सही





18/06/2024 11 09:27 AM

दस्त गोपवारा भाग-2

कलन5

दस्ता क्रमांक:9032/2024

दस्त क्रमांक : कलन5/9032/2024
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:धर्मवीर मोनी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई /603, मॅजिस्ट्रिक मीएचएम लिमिटेड, कामा वेला, कल्याण शिल्प रोड, निळजे, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BSFPS4192D	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:पुजा मोनी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ई /603, मॅजिस्ट्रिक मीएचएम लिमिटेड, कामा वेला, कल्याण शिल्प रोड, निळजे, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:EHTPS3700R	लिहून देणार वय :-35 स्वाक्षरी:-		
3	नाव:राजविंदर कौर धवन सूर्यवंशी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: खोली क्रमांक 104, गंगा सागर मीएचएम लि., प्लॉट क्रमांक 44-46, सेक्टर 20, सैका हॉटेलजवळ, कोपर खेरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:CRYPS5687Q	लिहून देणार वय :-33, स्वाक्षरी:-		
4	नाव:धवन मोहन सूर्यवंशी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: खोली क्रमांक 104, गंगा सागर मीएचएम लि., प्लॉट क्रमांक 44-46, सेक्टर 20, सैका हॉटेलजवळ, कोपर खेरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पॅन नंबर:CSFPS7572G	लिहून देणार वय :-33 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत करारनामा चा दस्त ऐवज करून दिल्याचे कवून करतात.
शिक्का क्र.3 ची वेळ:18 / 06 / 2024 11 : 06 : 36 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दस्ता प्रमाणित
1	नाव:नालचंद वर्मा - - वय:29 पत्ता:कल्याण शील रोड, डोंबिवली पूर्व ठाणे पिन कोड:421204	स्वाक्षरी 	
2	नाव:अमरिक मिग तारा मिंग सुब्बर - - वय:65 पत्ता:कल्याण शील रोड, डोंबिवली पूर्व ठाणे पिन कोड:421204	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:18 / 06 / 2024 11 : 08 : 53 AM

शिक्का क्र.5 ची वेळ:18 / 06 / 2024 11 : 09 : 03 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

उपरोक्त दस्ताने निबंधक, वर्ग-2
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJVINDER KAUR DHAWAN SURYAWANSHI	eChallan	69103332024061714098	MH003686586202425E	363000.00	SD	0002015104202425	18/06/2024
2		DHC		0624172506358D	900	RF	0624172506358D	18/06/2024
3	RAJVINDER KAUR DHAWAN SURYAWANSHI	eChallan		MH003686586202425E	30000	RF	0002015104202425	18/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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

प्रमाणित करण्यात येते की, सुदर दस्त
क्र. ९०३२ मध्ये ७५ पाने आहेत.
पुस्तक क्रमांक १ वर नोंदला
दिनांक १८/०६/२०२४

Kaloper
उ सह. दुय्यम मिहधक, वर्ग-२
कल्याण क्र. ५

क.ल.न.-५	
दस्त क्र. ९०३२	२०२४
७५	७५

