

Date: 02.11.2018

Loan a/c no. PHR032700998797

LETTER OF RELEASE OF EQUITABLE MORTGAGE

1501

To,
MR REHMAT KURBAN SAYYED & MRS PINKY DAVE
FLAT NO 202, PLOT NO 08, ROSEWOOD CHS HOLY CROSS ROAD, IC COLONY, BORIVALI (W)
MUMBAI 400103

This letter of release of the Bank's charge on the property, more particularly described in Schedule I hereunder ("FLAT NO. 1501, 15TH FLOOR, B WING, EMPRESS BUILDING, IC COLONY, HOLY CROSS ROAD, BORIVALI, W 400103") is issued by AXIS Bank Ltd., Mumbai Branch at Goregaon on this 02.11.2018

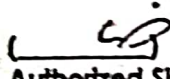
Whereas MR REHMAT KURBAN SAYYED & MRS PINKY DAVE residing at FLAT NO 202, PLOT NO 08, ROSEWOOD CHS HOLY CROSS ROAD, IC COLONY, BORIVALI (W) MUMBAI 400103

MR REHMAT KURBAN SAYYED & MRS PINKY DAVE has availed a loan of Rs 41,40,000 /- from the AXIS Bank Ltd., Goregaon branch), by creating an equitable mortgage over the property mentioned in the Schedule I hereunder, belonging to the Borrower and the same is evidenced by a Memorandum of Entry executed by the Branch and was confirmed by the Borrower by a Deed of Declaration cum Confirmation

And whereas the Borrower has repaid the entire loan and there are no dues pending from the borrower towards this loan. The borrower has requested the Bank to release the Bank's charge on the property mentioned in the Schedule I, which the Bank has agreed to vide its 02.11.2018

Accordingly, as requested by the Borrower, we hereby release our charge on the property mentioned in the Schedule I hereunder written and the AXIS Bank do hereby certify that they shall have no claim, charge over the ("FLAT NO. 1501, 15TH FLOOR, B WING, EMPRESS BUILDING, IC COLONY, HOLY CROSS ROAD, BORIVALI, W 400103") and the Borrower shall be at liberty to deal with the ("FLAT NO. 1501, 15TH FLOOR, B WING, EMPRESS BUILDING, IC COLONY, HOLY CROSS ROAD, BORIVALI, W 400103").

Yours faithfully,


Authorized Signatory

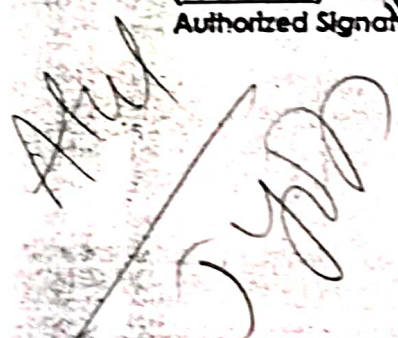


SPBB chinchpokati
EKta maidam
Nitesh

Education Loan 18161024

(Boyer's Full Search)

15/11/18

APR


Date: 02.11.2018

Loan a/c no. PHR032700998797

SCHEDULE HEREINABOVE MENTIONED

Schedule I

MR REHMAT KURBAN SAYYED & MRS PINKY DAVE
FLAT NO. 1501, 15TH FLOOR, B WING, EMPRESS BUILDING, LC COLONY, HOLY CROSS
ROAD, BORIVALI, W 400103

- Original agreement for sale dated 15.04.2014 between Mr. Roshan D'Souza and Mr. Arthur Dolphy D'Souza and Mr. Rehmat Kurban Sayyed and Mrs. Pinky Rehmat Sayyed.
- Original agreement for sale dated 11.12.2013.
- Original NOC dated 16.04.2014 issued by Romell Real Estate Pvt Ltd. In favour of Axis Bank Ltd.
- Original receipt of Rs. 1050000/-
- Original letter dated 08.04.2014.

Yours faithfully,


Authorized Signatory



I / We **MR REHMAT KURBAN SAYYED & MRS PINKY DAVE** the Borrower/s above mentioned, do hereby agree, acknowledge, understand and confirm to the contents of the above Letter of Release of Equitable Mortgage on the property more particularly described in Schedule I above.

I / We also confirm that I/we have received all original documents listed above & no other documents are pending with the Bank.

(Signature)

Mr. / Ms. _____

Date: 02.11.2018

To,
MR REHMAT KURBAN SAYYED & MRS PINKY DAVE
FLAT NO 202, PLOT NO 08, ROSEWOOD CHS HOLY CROSS ROAD, IC COLONY, BORIVALI (W)
MUMBAI 400103

Dear Sir/Madam,

No Objection Certificate

Loan Account No : PHR032700998797
Product : POWER HOME
Loan Amount : 41,40,000/-
Loan Date : 28.04.2014

Consequent upon the full repayment of all your dues to Axis Bank Ltd., your captioned loan account with us stands closed on date 23.10.2018

Details of Property Financed:-

"FLAT NO. 1501, 15TH FLOOR, B WING, EMPRESS BUILDING, LC COLONY, HOLY CROSS ROAD, BORIVALI, W 400103"

It has been a pleasure having banking relationship with you.

We hope you will be in touch with us for all your banking needs in future also.

Assuring you of our best services and attention always.

Thanking you,

Yours truly,



Authorised Signatory
AXIS Bank Ltd

ROMELL EMPRESS A&B CO-OPERATIVE HOUSING SOCIETY LIMITED

Society Office : CTS No 929, Off Holy Cross Road, I C Colony, Borivall (W), Mumbai - 400103.

Registered under the Maharashtra Co-operative Housing Society Act, 1960 (Maharashtra Act XXIV of 1961)
Under registration no MUM / WRN/ HSG/TC/15897/2019-20.

SHARE CERTIFICATE

Certificate No: 160 Members register No: 160 Flat No: B 1501 No of Shares: 10

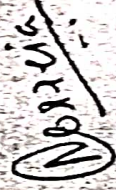
This is to certify that *Mr. Roshan D'souza, Mr. Arthur Dolphy D'souza*
is / are the registered holder(s) of 10 fully paid up Shares of Rs 50/- (Rupees
FIFTY each only) each numbered from 1591 to 1600 (both inclusive) in
ROMELL EMPRESS A&B CO-OPERATIVE HOUSING SOCIETY LIMITED.

(Subject to the bye laws of the society).

Given under the common seal of the said society at Mumbai,
this 1st day of January Two Thousand Twenty Four.



Hon Chairman



Hon Secretary



Hon Committee Member

12:58:00 PM

Tuesday, April 15, 2014
11:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावतीचे नाव: एकमर

पावती क्र.: 2510

दिनांक: 15/04/2014

दस्तावेजाचा अनुक्रमांक: बरक-2430-2014

दस्तावेजाचा प्रकार: डीपॉजिट टू मेक

मादर करग्याच्या नाव: सिंकी रेहमत मय्यद

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 860.00

पृथांची संख्या: 43

एकूण:

₹. 30860.00

आपणाम मूळ दस्त, यत्रनेय प्रिंट, सूची-२ व सीडी अंदाजे 12:17 PM ह्या वेळेस मिळेल ~~मेधा~~
स डुनि का बोरीवली 8

वाजार मूल्य: ₹. 4705000/-

भरवेले मुद्रांक शुल्क: ₹. 247500/-

मोबदला: ₹. 4950000/-

सह. दुय्यम दिनांक: सिंगली - ८

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-

सीडी/धनादेश/पि ऑर्डर क्रमांक: MH000187658201415S दिनांक: 12/04/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: ₹. 860/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON _____

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2013

1. दस्ताचा प्रकार :- कारवाण अनुषंग क्रमांक :- 24/351
2. सादरकर्त्याचे नाव :- रविना कुमान शिंदे बरत-61
3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला 2830 9/83
4. गावाचे नाव :- लोवसा 2018
5. नगरभूनापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :-
6. मुल्य दरविभाग (खोन) :- 87 उपविभाग :- 394
7. मिळकतीचा प्रकार : खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक प्रति चौ.मी.दर :- 102300
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 41.81- कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- गल्ली पोटमाळा :-
10. मजला क्रमांक :- 13 उर्वरवाढी / आढे / नाही
11. बांधकाम वर्ष :- घसासा
12. बांधकामाचा प्रकार :- आरसीसी इतर पद्धतीचे अर्थ पत्रके कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक मूल्य :- ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :-
1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
2. नवीन इमारतीत दिलेले क्षेत्र :-
3. भाड्याची रक्कम :-
15. लिव्ह अन्ड लायसन्सचा दस्त :-
निवासी / अनिवासी :-
1. प्रतिमाह भाडे रक्कम :-
2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-
16. निर्धारित केलेले बाजारमुल्य :-
17. दस्तामध्ये दर्शविलेला मोबदला :-
18. देय मुद्रांक शुल्क :- भरलेले मुद्रांक शुल्क :-
19. देय नोंदणी फी :-

लिपीक

सह. दुय्यम निबंधक

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

Bank/Branch: IBKL - 6910626/Borivali [West] Stationery No: 13008857304863
 Pmt Tn id : 40251239 Print DtTime : 12-Apr-2014@15:31:28
 ChallanIdNo: 69103332014041250511 GRAS GRN : MH000187658201415S
 District : 7101-MUMBAI Office Name : IGR190-BRL1_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 2,47,500/- (Rs Two, Four Seven, Five Zero Zero only)

RgnFes Schm: 0030063301-70/Registration Fees
 RgnFes Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell
 Prop Mvblety: Immovable
 Prop Descr: FLAT NO B 1501, EMPRESS COMPLEX, C COLONY, BORIVALI WEST, MUMBAI, Ma
 Maharashtra, 400103

Duty Payer: PAN-ARGPS9722A, REHMA BANSODKAR
 Other Party: PAN-AVZPDS012D, ROSHAN DSOUZA AND ARTHUR BOLPHY DSOUZA



Bank official1 Name & Signature

Teresa Fernandes
 Teresa Fernandes

Bank official2 Name & Signature

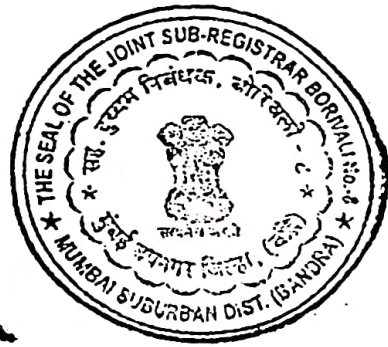
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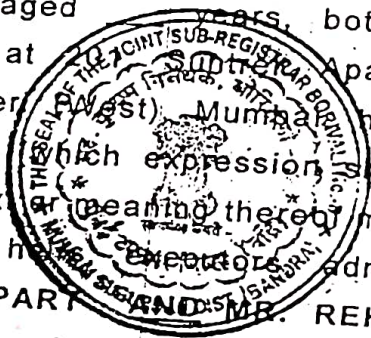
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai, this 15th day of April, 2014 BETWEEN MR. ROSHAN D'SOUZA, aged _____ years & MR. ARTHUR DOLPHY D'SOUZA, aged _____ years, both Adults, Indian Inhabitants, residing at _____ Apartments, Behind Amboli Church, Andhera (West), Mumbai hereinafter called "the TRANSFERORS" which expression shall unless it be repugnant to the context (meaning thereby) mean and include their respective legal heirs, administrators and assigns) of the ONE PART MR. REHMAT KURBAN SAYYED, aged 40 years, & MRS. PINKY REHMAT SAYYED (MAIDEN NAME: PINKY JITENDRA DAVE), aged 35 years, both Adults, Indian Inhabitants, residing at 202, Rosewood Co-operative Housing Society Ltd., Holy Cross Road, I.C. Colony, Borivali (West), Mumbai - 400 103, hereinafter called "the TRANSFEREES" (which expression shall unless repugnant to



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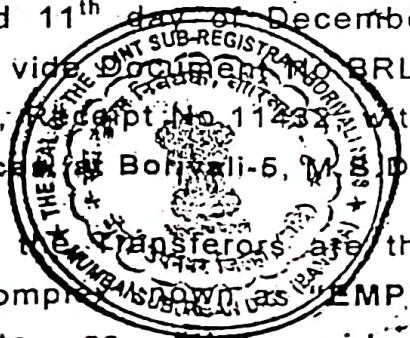
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the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS :-

(i) Pursuant to an Agreement for Sale, dated 11th day of December, 2013 and made between M/s. ROMELL REAL ESTATE PVT. LTD., therein referred to as "the Developers" of the One Part and MR. ROSHAN D'SOUZA, & MR. ARTHUR DOLPHY D'SOUZA, the Transferors herein, therein referred to as "the Purchasers" of the Other part; latter have purchased and acquired the Flat, bearing Flat No.1501, on 15th Floor, of Building-B, in the complex known as "EMPRESS", lying, being and situated at I.C. Colony, Borivali (West), Mumbai - 400 103, area admeasuring 374.93 sq.ft. carpet equivalent to 34.84 sq.mtrs. carpet (hereinafter referred to as "the said Flat premises") and more particularly described in the Schedule hereunder written; The said Agreement for Sale, dated 11th day of December, 2013, is duly registered vide document No. BRL-5-10341-2013, dt. 16.12.2013; Receipt No. 11434 with Jt. Sub-Registrar of Assurance at Borivali-5, M.S.D.

(ii) And hence the Transferors are the members of the building/ complex known as "EMPRESS" (hereinafter referred to as "the said Building"); The



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(Maharashtra Act No.XV of 1971) and the rules made thereunder/said Act and subject to the provisions of Maharashtra Co-operative Housing Society's Act, 1960 and Maharashtra Ownership Flats Act, 1963

- (iii) The present sale is governed under all applicable Laws and more particularly under the Maharashtra Co-operative Societies Act, 1960 and provision of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.
- (iv) The Transferees have approached to the Transferors and requested them to sell the said Flat premises for the consideration and on the terms and conditions hereinafter appearing. The Transferors have also acceded to the request of the Transferees.

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

1. The Transferors to sell and the Transferees agree to purchase the rights, title and interest of the Transferors in respect of the said Flat at and for the total consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only). The Transferees shall pay the said sum of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) to the Transferors being the full and final consideration in respect of the said Flat, by way of cheques, in the following manner:-

- (a) Rs.8,10,000/- (Rupees Eight Lakhs Ten Thousand only) being the advance/part payment in respect of the said Flat premises, paid by the Transferees to the Transferors by way of cheque, before the execution and Registration of this Agreement (the

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Transferors hereby doth admit and acknowledge the receipt hereunder);

- (b) Rs.41,40,000/- (Rupees Forty One Lakhs Forty Thousand only) being the balance consideration in respect of the said Flat premises, shall be payable by the Transferees to the Transferors, by obtaining Loan from Bank/ Financial Institution/ Other sources, by way of cheque, within 30 (thirty) working days from the date of Registration of this Agreement for Sale, after which the Transferors shall hand over the peaceful and vacant possession of the said Flat premises to the Transferees.
2. It is hereby agreed by and between the parties that the Transferors shall provide the required and necessary original documents in respect of the said Flat to Transferees for obtaining/ availing Loan in stipulated time.
3. The Transferors shall apply to the said Builder for issuing NO OBJECTION CERTIFICATE as well as NO DUES CERTIFICATE for transferring the said Flat premises to the Transferees herein.
4. The Transferors declare that they have paid all the amounts due and payable to the said Builder till date.
5. The Transferors hereby covenant with the Transferees as follows:-



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10. The Transferors hereby declares that they shall receive the payments as per this Agreement and shall hand over the peaceful and vacant possession of the said Flat premises to the Transferees alongwith all original documents and papers in respect of the said Flat.
11. That the Transferors hereby declares and undertakes that if any stamp duty or penalty is due and pending on the previous documents and agreements and/or any taxes, charges, bills, litigations, in respect of the said Flat, the same shall be cleared and payable by the Transferors herein and the Transferees shall not be responsible for the same.
12. That the Transferors have no objection for the transfer of Electricity Meter & Mahanagar Gas connection (if any) from the name of Transferors to the name of the Transferees herein by the concerned authority alongwith security deposit.
13. The transfer charges in respect of this transfer shall be borne and payable by the Transferors and Transferees equally. The stamp duty and the registration charges shall be borne by the Transferees alone.

SCHEDULE OF THE PROPERTY

Flat No. 1501, on 15th Floor, of Building-B, in the complex known as "EMPRESS", lying, being and situated at I.C. Colony, Borivali (West), Mumbai - 400 103, area admeasuring 374.93 sq.ft. carpet equivalent to 34.84 sq.mtrs. carpet and the building is constructed in the year _____, consisting of Stilt + 1st to 18th upper Floor with lift, on C.T.S No.929/A,

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IN WITNESS WHEREOF the parties hereto ha
 hereunto set and subscribed their respective hands the d:
 month and year first hereinabove written;

SIGNED, SEALED AND DELIVERED
 by the withinnamed "TRANSFERORS"
 MR. ROSHAN D'SOUZA, &



) Roshan

MR. ARTHUR DOLPHY D'SOUZA
 in the presence of.....



) Arthur D'Souza

SIGNED, SEALED AND DELIVERED
 by the withinnamed "TRANSFEREES"
 MR. REHMAT KORBAN SAYYED &



) Sayyed

MRS. PINKY REHMAT SAYYED
 (MAIDEN NAME: PINKY JITENDRA DAVE)
 in the presence of.....



) Sayyed


WITNESSES:

1. A. D. -

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RECEIPT

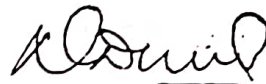
RECEIVED of and from the withinnamed TRANSFEREES - MR. REHMAT KURBAN SAYYED & MRS. PINKY REHMAT SAYYED (MAIDEN NAME: PINKY JITENDRA DAVE), a sum of Rs.8,10,000/- (Rupees Eight Lakhs Ten Thousand only) being the advance/ part payment in respect of the sale of Flat, bearing Flat No.1501, on 15th Floor, of Building-B, in the complex known as "EMPRESS", lying, being and situated at I.C. Colony, Borivali (West), Mumbai - 400 103, by way of cheque, as per the terms and conditions of this Agreement, in the following manner:-

| Cheque No. | Date | | Amount(Rs.) |
|--------------------------------------------------------------------------------------|------|--|-------------|
|  | | | |
| TOTAL Rs.: | | | 8,10,000/- |
| (subject to realization of cheque) | | | |

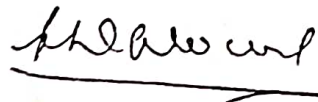
WE SAY RECEIVED Rs.8,10,000/-

Place:

Date:



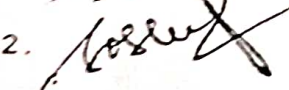
MR. ROSHAN D'SOUZA, &



MR. ARTHUR DOLPHY D'SOUZA
TRANSFERORS

WITNESSES:

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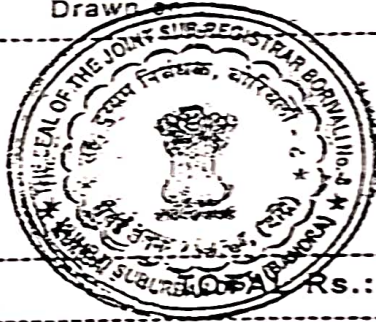
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FINAL RECEIPT

RECEIVED of and from the withinnamed TRANSFEREES - MR. REHMAT KURBAN SAYYED & MRS. PINKY REHMAT SAYYED (MAIDEN NAME: PINKY JITENDRA DAVE), a sum of Rs.41,40,000/- (Rupees Forty One Lakhs Forty Thousand only) being the balance/ full & final consideration in respect of the sale of Flat, bearing Flat No.1501, on 15th Floor, of Building-B, in the complex known as "EMPRESS", lying, being and situated at I.C. Colony, Borivali (West), Mumbai - 400 103, by way of cheque, as per the terms and conditions of the Agreement, in the following manner:-

| Cheque No. | Date | Drawn | Amount(Rs.) |
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Rs.: 41,40,000/-

(subject to realization of cheque)

WE SAY RECEIVED Rs.41,40,000/-

Place:
Date:

MR. ROSHAN D'SOUZA, &

MR. ARTHUR DOLPHY D'SOUZA
TRANSFERORS

WITNESSES:

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
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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFUPD8367G

नाम / NAME
PINKY DAVE

पिता का नाम / FATHER'S NAME
JITENDRA DAVE

जन्म तिथि / DATE OF BIRTH
15-02-1979

हस्ताक्षर / SIGNATURE



अधिकारी का नाम (अवकाश संख्या) / OFFICER'S NAME (PENSION NO.)
 कॉम्प्लेक्स ऑफ़ इन्कॉम-टैक्स (अवकाश संख्या)

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFUPD8367G

नाम / NAME
PINKY DAVE

पिता का नाम / FATHER'S NAME
JITENDRA DAVE

जन्म तिथि / DATE OF BIRTH
15-02-1979

हस्ताक्षर / SIGNATURE


अधिकारी का नाम (अवकाश संख्या) / OFFICER'S NAME (PENSION NO.)
 कॉम्प्लेक्स ऑफ़ इन्कॉम-टैक्स (अवकाश संख्या)

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

ROSHAN DSOUZA

ARTHUR DOLPHY DSOUZA

10/07/1985
 Permanent Account Number
AVZPD5012D

Sign: 



आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

41388

सूची क्र.2

दुपयम निबंधक : सह दु.नि. बोरीवली 5

04/2014

दस्त क्रमांक : 10341/2013

Generated Through eSearch
For original report please
contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव : एकसर

चिमेबाब बकर
कोदना
बालरमाव(माडेपट्टयाच्या
मल्लिपट्टयाकर आकारणो देतो की
देवर ते तमुद करणे)

करनामा
रु.2986000
रु. 4277163

| | |
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| खरल-८/ | |
| 2830 | 96/83 |
| २०१४ | |

। मूनापन,पोटाहेस्ता व
जनांक(अतल्यात)

पालिकेचे नाव:मुंबई मनपाइतर वर्गन :सदनिका नं: सदनिका क्रं 1501 यी बिल्डींग, माळा
नं: 15 या मजला , इमारतीचे नाव: इम्प्रेस , ब्लॉक नं: आय सी कॉलनी बोरीवली पश्चिम
मुंबई, रोड नं: ऑफ होली क्रॉस रोड

) सेक्टर

41.81 चौ.मीटर

)आकारणो किंवा जुडी देण्यात असेल
हो.

)दत्तरेवज करून देणाऱ्यातिसून
नामा वसकराचे नाव किंवा
मनो न्यायालयाचा हुकुमनामा
या आदेश अतल्यात,प्रतियादिचे
व व पत्ता.

नाव: सेक्टर 41.81 वियल ईस्टेट प्रा ली चे संचालक ज्यूड रोमेल तर्फे मुखत्यार अरविंद -

)दत्तरेवज करून देणाऱ्या
करादे व किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
तल्यात,प्रतियादिचे नाव व पत्ता



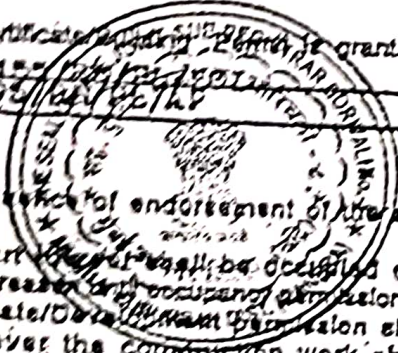
)दत्तरेवज करून दिल्याचा दिनांक 11/12/2013
0)दत्त नोंदणी केल्याचा दिनांक 16/12/2013
1)अनुक्रमांक,खंड व पृष्ठ 10341/2013
2)बालरमावापनाणे मुद्रांक शुल्क 213950
3)वाजारनावापनाणे नोंदणी शुल्क 30000

To/s. Romell Real Estate Pvt. Ltd.
 101, B/Wing, ~~Charul Apartment,~~
 Azad Road, Vile Parle (E), Mumbai-400 057.

| | |
|--------------------------|------|
| 32A-6/ COMPOSITE DLPG | |
| 2830 | 2/83 |
| 2092 | |

With reference to your application No. 6571 dated 13-12-2010 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1968 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1968 to erect a building on plot No. C.T.S. No. 222A, 222B & village Ekner ward B/Wing situated at I.C. Colony, Borivali (W), Mumbai.

The Commencement Certificate is granted subject to compliance of mentioned conditions.
 W/DAUR No. 22A/DBTP/015 dt. 22-11-2010
 KAUR No. SRA/DBTP/595 dt. 14-1-2011



- The land vacated in consequence of enforcement of the setback, line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- The Commencement Certificate/Development Permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
- This permission does not entitle you to do anything which does not vest in you or in contravention of the provision of coastal Zone Regulation.
- If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1968.

This Certificate is liable to be revoked by the C.E.O. (SRA) if:

The C.E.O. (SRA) has appointed Shri V.H. Patil, Dy. Chief Engineer (SRA)

to exercise his powers and functions of the Planning Authority under section 45 of the Act.

This C.C. is granted for work up to 15th floor of Wing A & full CC to Wing B per approved plan dtd. 14-1-2011.

| | | |
|-------|----|----|
| 32A-4 | | |
| 90369 | ED | 62 |
| 2093 | | |

For and on behalf of Local Authority
 The Slum Rehabilitation Authority
 Dy. Chief Engineer (SRA)
 CHIEF EXECUTIVE OFFICER
 (SLUM REHABILITATION AUTHORITY)

works of way 'A' as per approved plans dt. 14/2/11

[Signature]
Executive Engineer
State Rehabilitation Authority

SKA/ADT/17/595/KNI/PLI/AP **3 AUG 2012**

This c-c-is further extended i.e. full c-c-is still +
1st to 18th Nov with 4 *[unclear]* of way 'B'
as per approved ~~plans~~ plans dt. 24/5/2012



[Signature]
Executive Engineer
State Rehabilitation Authority

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| वरल-61 | | |
| 2880 | 23 | 83 |
| 2098 | | |



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| वरल - 4 | | |
| 903.89 | 89 | 62 |
| 2093 | | |

[Signature]

[Signature]

17002/2
2720.00
+1574.6 म पू.क 1720
कुल
अंशही क्षेत्र
17002/2
2720.00 चे.दे.पानामामुने
रु.क.ड.क.के.कां
११००.१०

वरल-८1
१४३० २१/४३
२०१४



| क्रमांक | धर क्रमांक | नमिन धरक (पा) पट्टेदार (प), किंवा धार (पु) | साक्षारकाल |
|---------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| १११५ | ११५५/४८ | नमिन धरक/पट्टेदार :- मा. नि.स.प.प.क.री मुंबई नगरपालिका, मुंबई उपनगर निलाम यांचे कब्जित क्षेत्र इ.स.व. नं. १०९५/१९७५ म.पू.क. १२२०.०० चे.दे.पानामामुने रु.क.ड.क.के.कां १७०८.२ चे.दे.पानामुने २२६०.०० चे.दे. क्षेत्र राखत केले. | सी. १११५-११-१६ १०/१०/२० म.पू.क. मोदीवती |
| १११६ | ११५६/४८ | नमिन धरक/पट्टेदार :- मा. नि.स.प.प.क.री मुंबई नगरपालिका, मुंबई उपनगर निलाम यांचे कब्जित क्षेत्र इ.स.व. नं. १०९५/१९७५ म.पू.क. १२२०.०० चे.दे.पानामामुने रु.क.ड.क.के.कां १७०८.२ चे.दे.पानामुने २२६०.०० चे.दे. क्षेत्र राखत केले. | सी. १११५-११-१६ १०/१०/२० म.पू.क. मोदीवती |
| १११७ | ११५७/४८ | नमिन धरक/पट्टेदार :- मा. नि.स.प.प.क.री मुंबई नगरपालिका, मुंबई उपनगर निलाम यांचे कब्जित क्षेत्र इ.स.व. नं. १०९५/१९७५ म.पू.क. १२२०.०० चे.दे.पानामामुने रु.क.ड.क.के.कां १७०८.२ चे.दे.पानामुने २२६०.०० चे.दे. क्षेत्र राखत केले. | सी. १११५-११-१६ १०/१०/२० म.पू.क. मोदीवती |



४२
२०१३

सह-नि.प.प.क.री
समन अधिकारी
मुंबई

न.भू.अ.वोरीवली
मुंबई उपनगर निलाम

सत्य प्रतिलिपि
नगर भूमापन अधिकारी
मुंबई
(पान नं. - 1)

| | |
|--------|-------|
| बरल-11 | |
| 2030 | 24/83 |
| 2093 | |

| क्रमांक | प्रति क्रमांक | महानगर (प) | साक्षात्कृत |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------|
| U/101 | का. वि. नं. 1/101 मुंबई उपनगर विस्तार क्षेत्रातील आदेश क्र. 101/101 व 102/101 व 103/101 व 104/101 व 105/101 व 106/101 व 107/101 व 108/101 व 109/101 व 110/101 च्या अधीनस्थ 110/101 चौ. मि. क्षेत्राची स्वतः विकत घेण्याच्या बाबत "सी. आर. ग्रेड मे बांधकाम क्षेत्र" | पुणे उपनगर जिल्हा | डे. व्ही. 101/101 म. व्ही. 101/101 |



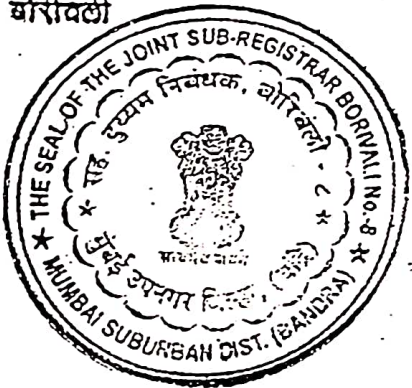
घटी नमूद

अर्ज क्र. - 6660

नक्शा अर्ज दाखल तारीख 9/1/70 एकूण नोंदी 1 नक्शा
 नक्शा सवार तारीख 7/1/70 एकूण नोंदी 20.00
 नक्शा दिव्याची तारीख 9/1/70
 नक्शा सवार करणार सगण्ड
 नक्शा तपासाणार सगण्ड

एकूण शुल्क : 82-00

प्रमुख लिपीक
 नगर भूमिपट्टन अधिकारी
 वारीवली



सत्य प्रतिलिपी

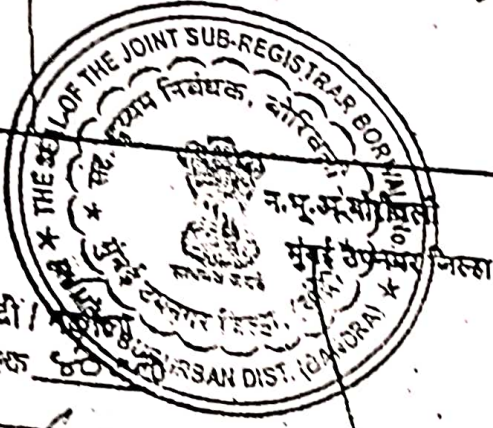
नगर भूमिपट्टन अधिकारी
 वारीवली

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| बरल - 4 | |
| 70389 | 43 22 |
| 2093 | |

[Handwritten signature]

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| बरल-८१ | | |
| २३० | २९ | ६३ |
| २०९४ | | |

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <p>१. निम्नलिखित पुस्तकें बराल में प्रत्येक वर्ष १२/१० व १२/११ में प्रकाशित की गई हैं। इन पुस्तकों के मूल्य इस प्रकार हैं।</p> <p>२. १२/१० व १२/११ में प्रकाशित की गई पुस्तकों के मूल्य इस प्रकार हैं।</p> <p>३. १२/१० व १२/११ में प्रकाशित की गई पुस्तकों के मूल्य इस प्रकार हैं।</p> <p>४. १२/१० व १२/११ में प्रकाशित की गई पुस्तकों के मूल्य इस प्रकार हैं।</p> | <p>पुस्तकें</p> <p>नमिष वाक्य (पठ) पुस्तक (१) किथ वाक (पा)</p> | <p>साक्षात्कार</p> <p>१२/१० व १२/११ में प्रकाशित की गई पुस्तकों के मूल्य इस प्रकार हैं।</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------|



उत्तर मकान -

अर्ज नं. ६६२०

नकल अर्ज दाखल तारीख १९/११/१० एकूण नोंदी।

नकल तयार तारीख १९/११/१० नकल तयार शुल्क ४०

नकल निष्पादन तारीख २५/११/१०

नकल तयार करणार्थ २५/११/१०

नकल तयार शुल्क २००

एकूण शुल्क = ४२५०

प्रमुख लिपीक
नगर भूमापन अधिकारी
बोराल-३

सत्य प्रतिलिपी

नगर भूमापन अधिकारी
वीरिवली

| | | |
|---------|----|----|
| बरल - ५ | | |
| १०३४७ | ५८ | ५८ |
| २०९३ | | |



2092
 90389
 4 - 1212

Handwritten signature and text.

Handwritten text.

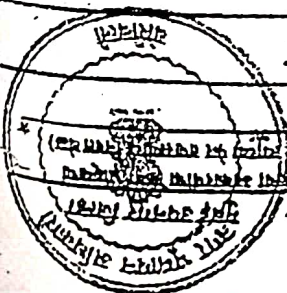


Handwritten notes and signatures, including a date '20/12/90' and a signature 'S. S. Srinivasan'.



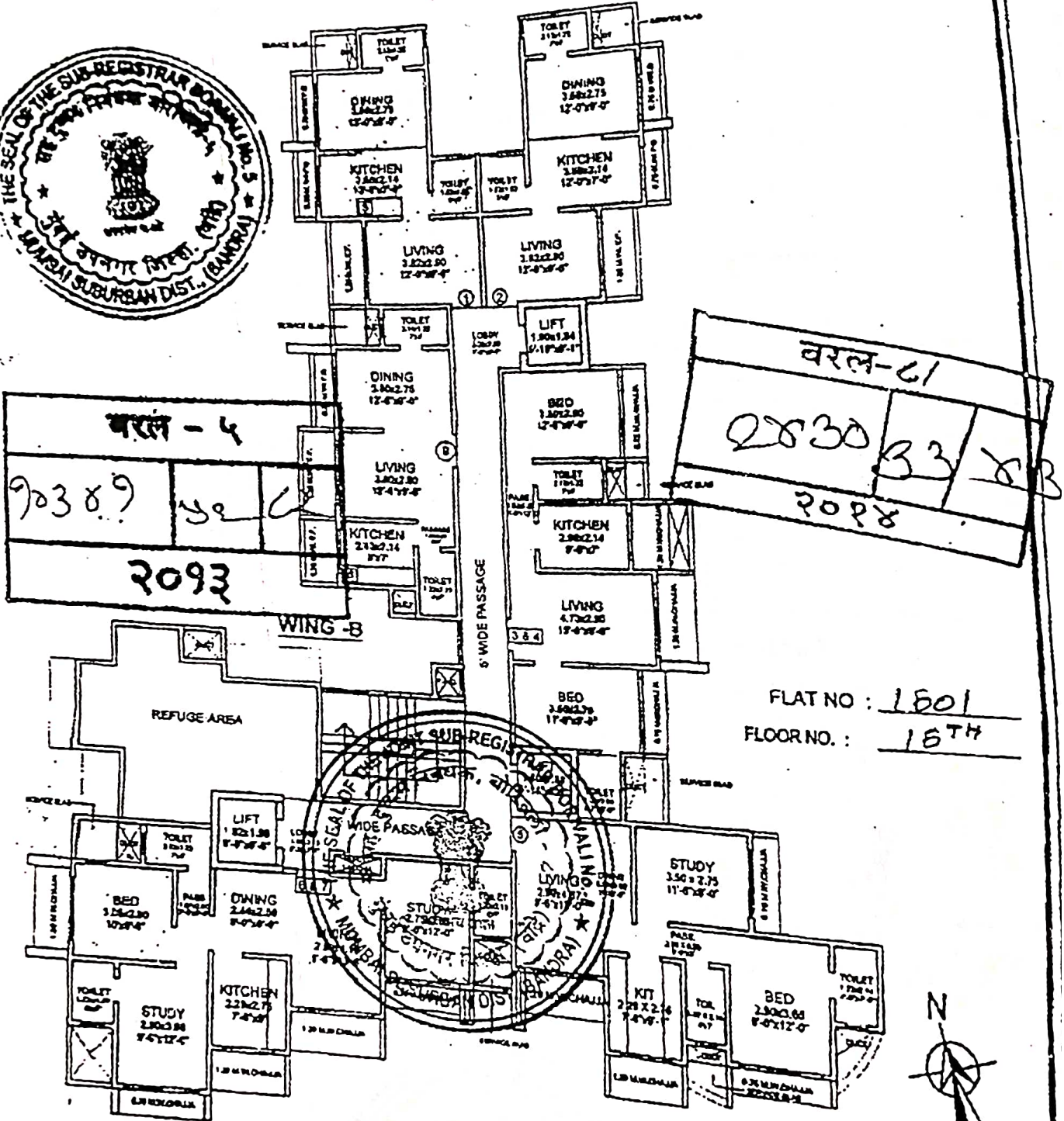
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|----------------------------------------------|-----------------------------------------------|----------------------------------------------|
| <p>Handwritten text in the first column.</p> | <p>Handwritten text in the second column.</p> | <p>Handwritten text in the third column.</p> |
|----------------------------------------------|-----------------------------------------------|----------------------------------------------|

2802
 4850587
 12-1212



Handwritten text and signatures at the bottom of the page, including a date '12/12/90' and a signature.

ANNEXURE




FLAT NO : 1501
 FLOOR NO. : 15TH



15th FLOOR PLAN
WING -B

DIRECTOR: MR SUDE ROMELL
 NAME OF PURCHASER :

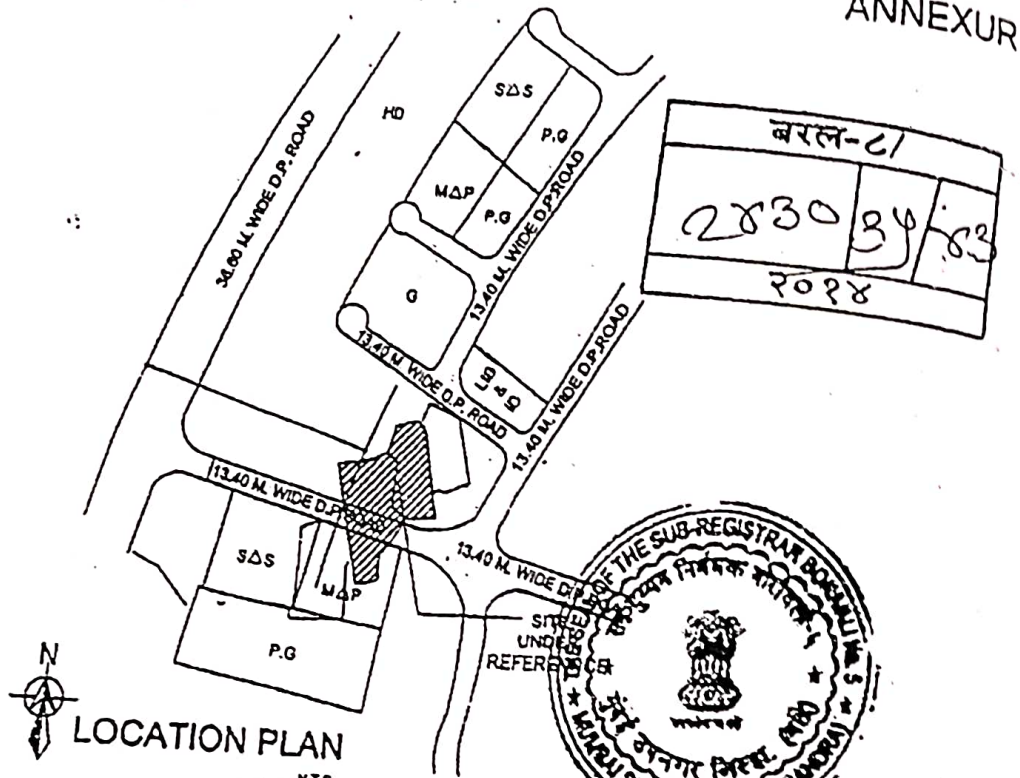
MR. ROSHAN D'SOUZA
MR. ARTHUR DOLPHY
D'SOUZA

SIGNATURE OF PURCHASER/
 ALLOTEE:

Abdullah

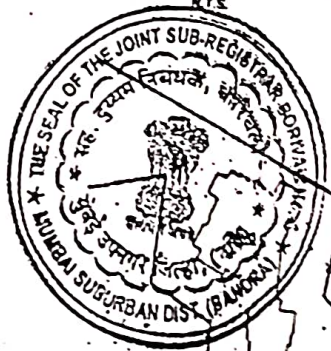


EMPRESS
 PROPOSED RESIDENTIAL BUILDING AT 10

ANNEXURE

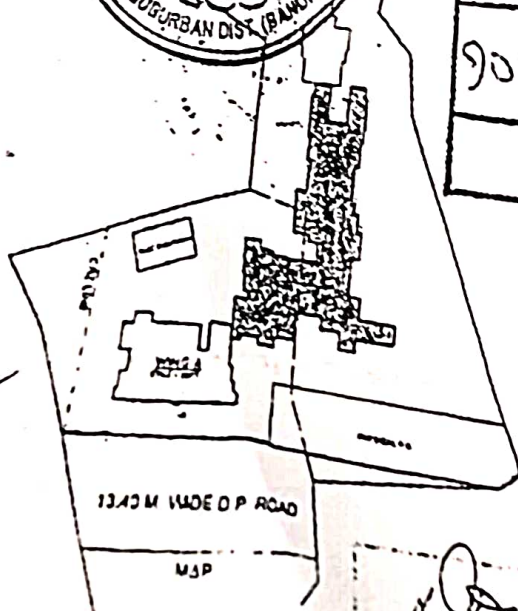


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| बरल-८१ | | |
| 2830 | 34 | 83 |
| २०१४ | | |



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| बरल - ५ | | |
| 90389 | 34 | ८२ |
| २०१३ | | |

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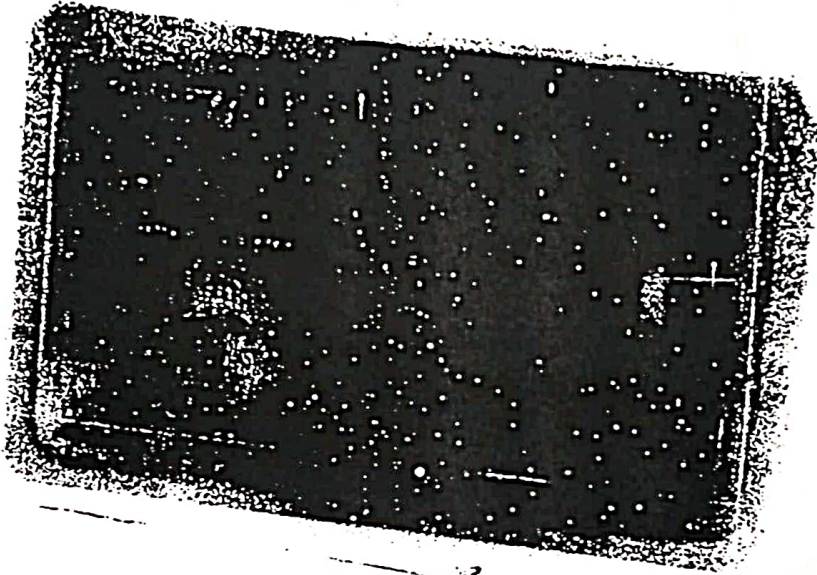


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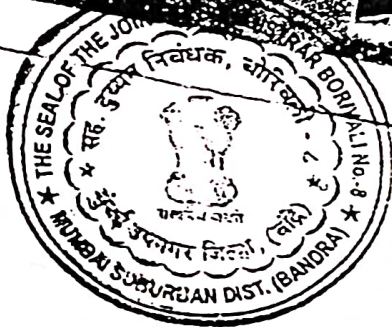
| | | |
|--------|----|----|
| बरत-८/ | | |
| ०६३० | ३६ | ४३ |
| २०२४ | | |



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| बरेल-८/ | | |
| २६३० | ३५४८८ | |
| २०१४ | | |



आयकर विभाग
 INCOME TAX DEPARTMENT
 SAIPRAKASH P BHEDI
 PAKIRA ATAPKA BHETA
 भारत सरकार
 GOVT OF INDIA
 भारत सरकार



| | |
|------|------|
| बस-८ | |
| २४३० | ३४४३ |
| २०१४ | |

DATED THIS ____ DAY OF APRIL, 2014

B E T W E E N

MR. ROSHAN D'SOUZA, &
MR. ARTHUR DOLPHY D'SOUZA

.... TRANSFERORS

A N D

MR. REHMAT KURBAN SAYYED &
MRS. PINKY REHMAT SAYYED
(MAIDEN NAME: PINKY JITENDRA
DAVE)

.... TRANSFEREES



**AGREEMENT FOR SALE
OF**

Flat No.1501, on 15th Floor,
Building-B,

"EMPRESS",

I.C. Colony, Borivali (West),
Mumbai - 400 103

Summary1 (GoshwaraBhag-1)

नमस्कार, 15 एप्रिल 2014 11:57 म.स.

दस्तावेजाचा भाग-1

| | |
|-----------------------------|------------|
| दस्तावेज | |
| दस्तावेज क्रमांक: 2430/2014 | |
| दस्तावेज-01 | |
| 2430 | 15/04/2014 |
| 2014 | |

दस्तावेज क्रमांक: दस्तावेज 01/2430/2014

वाच्यार मूल्य: रु. 47,05,000/-

नोवदना: रु. 49,50,000/-

मरजेले मुद्रांक मूल्य: रु. 2,47,500/-

ड. नि. म.स. ड. नि. दस्तावेज 01 चाचे कायदेशीरपणे

अ. क्र. 2430 दर दि. 15-04-2014

रोजी 11:56 म.स. वा. हजर केला.

दस्तावेज क्रमांक: 2430

दस्तावेज दिनांक: 15/04/2014

दस्तावेजकारणाचे नाव: सिद्धी रेव्हन्यू समिती

नोवदमी क्र

रु. 30000.00

दस्तावेजकारणाची क्र

रु. 860.00

दस्तावेजाची संख्या: 23

एकूण: 30860.00

Signature

दस्तावेज हजर करणाऱ्याची सही:



Signature
सिद्धी रेव्हन्यू समिती

सह. मुख्यम निबंधक, बोरिवली-6

मुंबई उपनगर जिल्हा

मुद्रांक मूल्य: (एक) कोमत्याही महादमरनातिकेच्या हद्दीत किंवा त्याच्या अंतर्गत असलेल्या कोमत्याही कटक क्षेत्राच्या हद्दीत किंवा

उप-वर्ग (दोन) मध्ये मनुद न केलेल्या कोमत्याही नागरी क्षेत्रात

मिळ्या क्र. 1 15/04/2014 11:55:08 AM ची वेळ: (सादरपत्रक)

मिळ्या क्र. 2 15/04/2014 11:57:05 AM ची वेळ: (शि)

Signature
सह. मुख्यम निबंधक, बोरिवली-6
मुंबई उपनगर जिल्हा.

Summary-2(दस्त गोषवारा भाग - २)



15/04/2014 12 00:22 PM

दस्त गोषवारा भाग-2

वरल8

दस्त क्रमांक 24

वरल

दस्त क्रमांक : वरल8/2430/2014

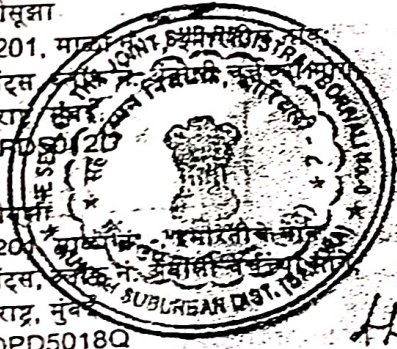
दस्ताचा प्रकार :- अॅग्रीमेंट टू सेल

2430

२८

द्यायाचित्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | द्यायाचित्र |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------|
| 1 | नाव: रेहमत कुरवान सय्यद पत्ता: प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: रोझुड को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: आई.सी. कॉलनी, रोड नं: होली क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर: ARGPS9722A | लिहून घेणार वय :- 40 स्वाक्षरी: | |
| 2 | नाव: पिकी रेहमत सय्यद पत्ता: प्लॉट नं: 202, माळा नं: -, इमारतीचे नाव: रोझुड को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: आई.सी. कॉलनी, रोड नं: होली क्रॉस रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AFUPD6367G | लिहून घेणार वय :- 35 स्वाक्षरी: | |
| 3 | नाव: रोशन - डीसूझा पत्ता: प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: सनव्रेक अपार्टमेंट्स, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: AVZFD5012B | लिहून घेणार वय :- 25 स्वाक्षरी: | |
| 4 | नाव: आर्थर - डीसूझा पत्ता: प्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: सनव्रेक अपार्टमेंट्स, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर: AMDPD5018Q | लिहून घेणार वय :- 64 स्वाक्षरी: | |



वरील दस्तऐवज करून देणार तयारकीत अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 15/04/2014 11:58:57 AM

ओळख:- खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पट

अनु क्र. पक्षकाराचे नाव व पत्ता

द्यायाचित्र

Summary-2(दस्त गोषवारा भाग - २)

शिकका क्र.4 ची वेळ: 15 / 04 / 2014 11 : 59 : 44 AM

शिकका क्र.5 ची वेळ: 15 / 04 / 2014 11 : 59 : 56 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, चोरिवली - ८
मुंबई उपनगर जिल्हा

Payment Details.

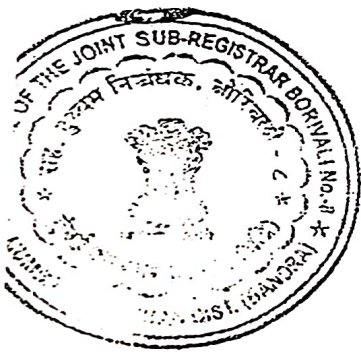
अ. Epayment Number
MH000187658201415S

Defacement Number
0000116238201415

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

2430 /2014

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| खरल-८/१ | | |
| २४३० | ४३ | ४३ |
| २०१४ | | |



प्रमाणित करण्यात येते की, या
दस्ताव्याचे एकूण... ४३... पाने आहेत.

सह. दुय्यम निबंधक, चोरिवली - ८,
मुंबई उपनगर जिल्हा

खरल-८ २४३० १२०१४
पुस्तक क्रमांक १, क्रमांक २४३२, वर
नोंदला.
दिनांक १५ माहे एप्रिल २०१४

सह. दुय्यम निबंधक, चोरिवली - ८
मुंबई उपनगर जिल्हा

सूची क्र.2

दुय्यम निबंधक : राहु दु.पि.बोरीवली B

दस्ता क्रमांक : 2430/2014

मोबंणी 03
Rogn. 03m

गावार्णे नाय : एफसर

अंगीमेंट टू मेल

रु.4,950,000/-

रु.4,705,000/-

929D.0 पालिगंणे नाय: मुंबई मजपा इतर वर्णन ; सवभिका सं: 1501, माळा सं: किलडीभ्य क्लॉर, इमारतीचे नाय: एम्पेम, वील्डीग-धी, ब्लॉक नं: आई.सी. कॉलनी, बोरीवली रॉस्ट
374.93 चौ.मीटर

1) नाय:- रोशन - डीमूझा ;यय: 25;

पत्ता :-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाय: सनत्रेक अपार्टमेंटूम, ब्लॉक नं: अयोगी चर्चक्या मागे, रोड नं: -, म
मुंबई.

पिन कोड:- 400058

पॅन नंबर: AVZPD5012D

2) नाय:- आर्धर - डीमूझा ;यय: 64;

पत्ता :-प्लॉट नं: 201, माळा नं: -, इमारतीचे नाय: सनत्रेक अपार्टमेंटूम, ब्लॉक नं: अयोगी चर्चक्या मागे, रोड नं: -, म
मुंबई.

पिन कोड:- 400058

पॅन नंबर: AMDPD5018Q

1) नाय:- रेहमत कुरवान मय्यद ; वय:40;

पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाय: रोजवुड को-ऑपरेटिव हाउसिंग सोमायटी लीमीटेड, ब्लॉक नं: आ
कॉलनी, रोड नं: होली क्रॉस रोड, महाराष्ट्र, मुंबई.;

पिन कोड:- 400103;

पॅन नं:- ARGPS9722A;

2) नाय:- पिकी रेहमत मय्यद ; वय:35;

पत्ता:-प्लॉट नं: 202, माळा नं: -, इमारतीचे नाय: रोजवुड को-ऑपरेटिव हाउसिंग सोमायटी लीमीटेड, ब्लॉक नं: आ
कॉलनी, रोड नं: होली क्रॉस रोड, महाराष्ट्र, मुंबई.;

पिन कोड:- 400103;

पॅन नं:- AFUPD6367G;

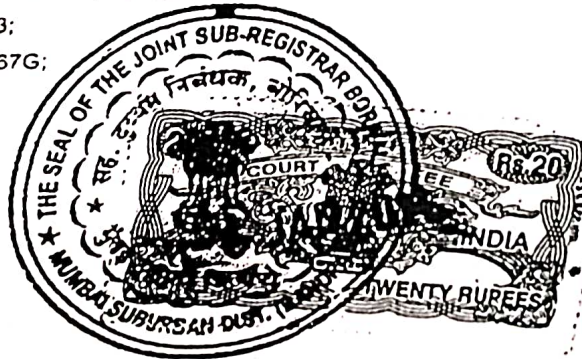
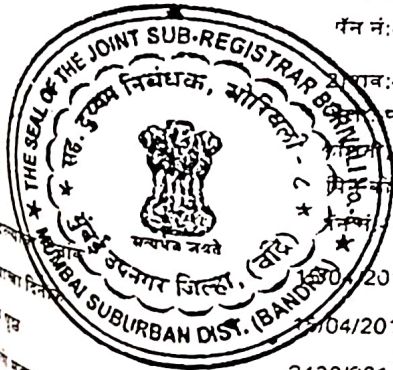
15/04/2014

2430/2014

रु.247,500/-

रु.30,000/-

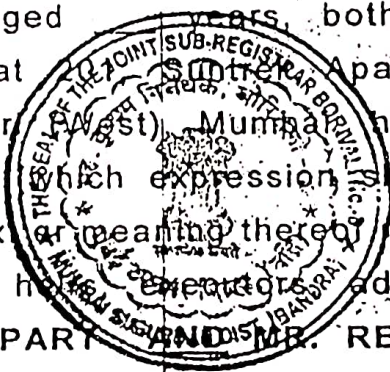
खरी प्रत



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| २०१४ | |

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai, this 15th day of April, 2014 BETWEEN MR. ROSHAN D'SOUZA, aged, ___ years & MR. ARTHUR DOLPHY D'SOUZA, aged ___ years, both Adults, Indian Inhabitants, residing at [redacted] Apartments, Behind Amboli Church, Andheri (West), Mumbai, hereinafter called "the TRANSFERORS" which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the ONE PART AND MRS. REHMAT KURBAN SAYYED, aged 40 years, & MRS. PINKY REHMAT SAYYED (MAIDEN NAME: PINKY JITENDRA DAVE), aged 35 years, both Adults, Indian Inhabitants, residing at 202, Rosewood Co-operative Housing Society Ltd., Holy Cross Road, I.C. Colony, Borivali (West), Mumbai - 400 103, hereinafter called "the TRANSFEREES" (which expression shall unless repugnant to



Sayed
P Sayyed

Sayed
Hereward

Sayed
P Sayyed

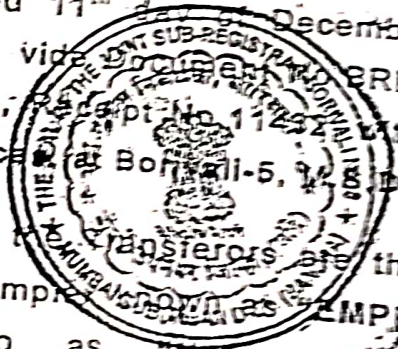
Sayed
Hereward

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the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS:-

- (i) Pursuant to an Agreement for Sale, dated 11th day of December, 2013 and made between M/s. ROMELL REAL ESTATE PVT. LTD., therein referred to as "the Developers" of the One Part and MR. ROSHAN D'SOUZA, & MR. ARTHUR DOLPHY D'SOUZA, the Transferors herein, therein referred to as "the Purchasers" of the Other part; latter have purchased and acquired the Flat, bearing Flat No.1501, on 15th Floor, of Building-B, in the complex known as "EMPRESS", lying, being and situated at I.C. Colony, Borivali (West), Mumbai - 400 103, area admeasuring 374.93 sq.ft. carpet equivalent to 34.84 sq.mtrs. carpet (hereinafter referred to as "the said Flat premises") and more particularly described in the Schedule hereunder written; The said Agreement for Sale, dated 11th December, 2013, is duly registered vide Document No. BRL-5-10341-2013, dt. 16.12.2013, at Borivali-5, with Jt. Sub-Registrar of Assurance, Borivali-5, Mumbai.
- (ii) And hence the members of the building/ complex "EMPRESS" (hereinafter referred to as "the said Building"); The Transferees/s shall observe and perform all the terms and conditions of the said Agreement for Sale, dated 11th day of December, 2013, and the rules and regulations of proposed society. The terms and conditions of this Agreement shall always be subject to the Provisions of Maharashtra Ownership Act



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(Maharashtra Act No.XV of 1971) and the rules made thereunder/said Act and subject to the provisions of Maharashtra Co-operative Housing Society's Act, 1960 and Maharashtra Ownership Flats Act, 1963

- (iii) The present sale is governed under all applicable Laws and more particularly under the Maharashtra Co-operative Societies Act, 1960 and provision of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder.
- (iv) The Transferees have approached to the Transferors and requested them to sell the said Flat premises for the consideration and on the terms and conditions hereinafter appearing. The Transferors have also acceded to the request of the Transferees.

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

1. The Transferors to sell and the Transferees agree to purchase the rights, title and interest of the Transferors in respect of the said Flat at and for the total consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only). The Transferees shall pay the said sum of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) to the Transferors being the full and final consideration in respect of the said Flat, by way of cheques, in the following manner:-
- (a) Rs.8,10,000/- (Rupees Eight Lakhs Ten Thousand only) being the advance/part payment in respect of the said Flat premises, paid by the Transferees to the Transferors by way of cheque, before the execution and Registration of this Agreement (the

Signature
Date: 10/10/14

Signature
Date: 10/10/14

2830 2/28
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day month and year first hereinabove written;

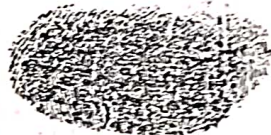
SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFERORS")
MR. ROSHAN D'SOUZA, &



Roshan D'Souza



MR. ARTHUR DOLPHY D'SOUZA
in the presence of.....



Arthur Dolphy D'Souza



SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEREES")
MR. REHMAJ KORGAN SAYYED &



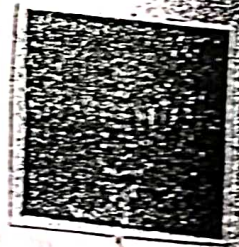
Rehmat Korgan Sayyed



MRS. PINKY REHMAJ SAYYED
(MAIDEN NAME: PINKY JITENDRA DAVE)
in the presence of.....



Pinky Rehmat Sayyed



WITNESSES:

1. *[Signature]*

2. *[Signature]*

