

✓ (Pankaj Singh) (5/6) (Summary)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		10 August 2022, 01:41:26 PM	
Valuation ID	202208104371	बदर 16	
मूल्यांकनाचे वर्ष	2022		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	49-बसोवा (अंधेरी)		
उप मूल्य विभाग	49/236A भुभाग उत्तरेस समुद्र, पुर्वेस गावाची हद्द, पश्चिमेस 37.60 मी डी पी रोड, दक्षिणेस डी पी रोड यामधील भुभाग.		
सर्व्हे नंबर व न. भू. क्रमांक	इतर #		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
98950	183840	211420	261500
बांधीव क्षेत्राची माहिती		औद्योगिक	भोजमापनाचे एकक
बांधकाम क्षेत्र (Built Up) -		183840	चौरस मीटर
बांधकामाचे वर्गीकरण -			
उद्घवाहन सुविधा -			
रस्ता संगमूख -	88चौरस मीटर	मिळकतीचा वापर -	मिळकतीचा प्रकार -
Sale Type - First Sale	1-आर सी सी	मिळकतीचे वय -	बांधीव
Sale-Resale of built up Property constructed after circular dt.02/01/2018	आहे	मजला -	Rs.30250/-
		निवासी सदनिका	
		0 TO 2वर्षे	
		11th floor To 20th floor	
मजला निहाय घट-वाढ = 110% apply to rate* Rs.202224/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)			
= ((202224-98950) * (100 / 100)) + 98950)			
= Rs 202224/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 202224 * 88		
	= Rs 17795712/-		
B) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
C) बंदिस्त वाहन तळाचे मूल्य	= 13.94 * (183840 * 25/100)		
	= Rs 640682.4/-		
Applicable Rules	= 10.4.16		
एकत्रित अंतिम मूल्य	मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅसेनाईन मजला क्षेत्र मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + खुल्या जमिनीसरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य = A + B + C + D + E + F + G + H + I + J = 17795712 + 0 + 0 + 640682.4 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 18436394.4/-		



SB → PANKAJ → Vicky Raj
(Agent)

- ✓ Sanction letter
- ✓ LOD
- ✓ A/c Statement
- ✓ Foreclosure letter

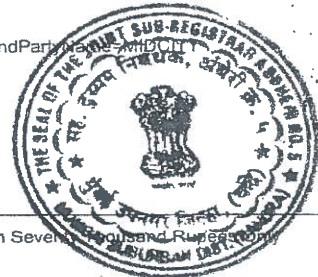
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२०२२		

3.60 cr
- 1.50 - cr (SB)

CHALLAN
MTR Form Number-6



GRN	MH006252123202223P	BARCODE	Date		10/08/2022-12:33:57	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)	BTPS0995H				
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5		Full Name	SANJAY SHAH AND PANKAJ RAM PRAKASH SINGH			
Location	MUMBAI			Flat/Block No.	FLAT NO 1401 , 14 TH FLOOR OCEAN HEIGHTS		
Year	2022-2023 One Time		Premises/Building	VERSOVA			
Account Head Details	Amount In Rs.	Road/Street	VERSOVA				
0030045501 Stamp Duty	1440000.00	Area/Locality	ANDHERI WEST MUMBAI				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 0 0 0 6				
		Remarks (If Any)	PAN2=AAUFM3131C~SecondPartyName=SHRI S. S. SINGH HEIGHTS-CA=24000000				
		Amount In Words	Fourteen Lakh Seven Thousand Rupees Only				
Total	14,70,000.00						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	10000502022081001124	5879548524410			
Cheque/DD No.	Bank Date	RBI Date	10/08/2022-12:34:24	Not Verified with RBI			
Name of Bank	Bank-Branch		STATE BANK OF INDIA				
Name of Branch	Scroll No. . Date		No Verified with Scroll 90C				
Department ID :			Mobile No. :		9962929673		
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.							



Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-512-9631	0003122958202223	10/08/2022-13:47:48	IGR553	30000.00



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

Receipt of Document Handling Charges

PRN 1008202207045

Receipt Date 10/08/2022

Received from SANJAY SHAH, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9631 dated 10/08/2022 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 10/08/2022

Bank CIN 10004152022081006571

REF No. 222247534337

Deface No 1008202207045D

Deface Date 10/08/2022

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



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

Receipt of Document Handling Charges

PRN 1008202207111 Receipt Date 10/08/2022

Received from SANJAY SHAH, Mobile number 9999999999, an amount of Rs.160/-, towards Document Handling Charges for the Document to be registered on Document No. 9631 dated 10/08/2022 at the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN	Payment Date 10/08/2022
Bank CIN 10004152022081006625	REF No. 222238542863
Deface No 1008202207111D	Deface Date 10/08/2022

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



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२०२२		



महाराष्ट्र शासन - नॉदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2022-2023

1. दस्ताचा प्रकार करारनामा अनुच्छेद क्रमांक 25वी

2. सादरकर्त्याचे नाव अंजय शाह

3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला

4. गावाचे नाव :- पर्योवा

5. नगरभूमापन क्रमांक / सर्वे क्र. / अंतिम भूखंड क्रमांक :- 1217A

मुल्य दरविभाग (झोन): 49 उपविभाग :- 236 A

मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

98950 183840

8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- 88 कारपेट / बिल्ट अप चौ. मीटर / फूट

9. कार पार्किंग :- 1 गच्ची :- - पोटमाळा :- -

10. मजला क्रमांक :- 14 वा उद्वाहन सुविधा आहे / नाही

11. बांधकाम वर्ष :- - घसारा :- -

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / कच्चे

13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. - 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 एण्ड लायसेन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-

3. भाड्याची रक्कम :-

16. निर्धारित केलेले बाजारमुल्य :- 1,84,36,394 ✓

17. दस्तामध्ये दर्शिलेला मोबदला :- 2,40,00,000 ✓

18. देय मुद्रांक शुल्क :- 14,40,000/- भरलेले मुद्रांक शुल्क :- 14,40,000/- ✓

19. देय नॉदणी फी :- 20,000/-

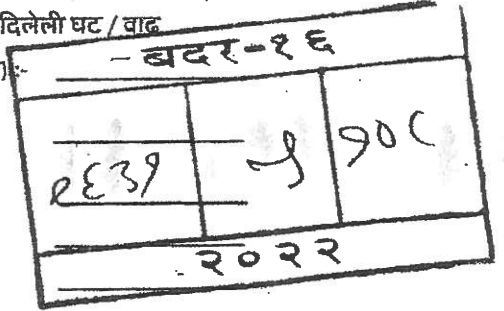
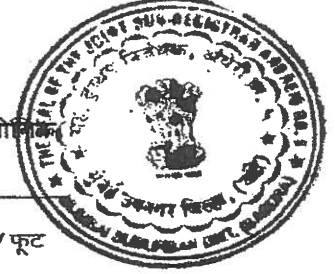
लिपीक [Signature]

सह - दुय्यम निबंधक

$202224 \times 88 = 17795712$ ✓

$45960 \times 13.94 = 640682$ ✓

1,84,36,394 ✓

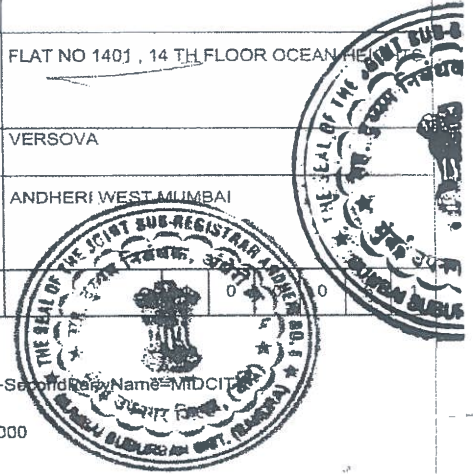




CHALLAN
MTR Form Number-6

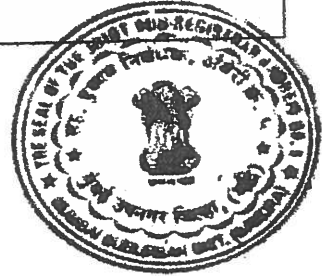


GRN	MH006252123202223P	BARCODE	Date		10/08/2022-12:33:57	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5		PAN No.(If Applicable)	BPTPS0995H			
Location	MUMBAI		Full Name	SANJAY SHAH AND PANKAJ RAM PRAKASH SINGH			
Year	2022-2023 One Time		Flat/Block No.	FLAT NO 140J , 14 TH FLOOR OCEAN HEIGHTS			
Account Head Details	Amount In Rs.	Premises/Building	VERSOVA				
0030045501 Stamp Duty	1440000.00	Road/Street	ANDHERI WEST MUMBAI				
0030063301 Registration Fee	30000.00	Area/Locality	PIN				
		Town/City/District	Remarks (If Any)				
		PIN	PAN2=AAUFM3131C-Second Regy Name=MIDCITY HEIGHTS-CA=24000000				
		Amount In	Fourteen Lakh Seventy Thousand Rupees Only				
Total	14,70,000.00	Words					
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	10000502022081001124	5879548524419			
Cheque/DD No.	Bank Date	RBI Date	10/08/2022-12:34:24	Not Verified with RBI			
Name of Bank	Bank-Branch	STATE BANK OF INDIA					
Name of Branch	Scroll No.	Date	Not Verified with Scroll				



Department ID : Mobile No. : 9962929673
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलान केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सधर चलान लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1008202207045	Date 10/08/2022
Received from SANJAY SHAH, Mobile number 9999999999, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 10/08/2022
Bank CIN 10004152022081006571	REF No. 222247534337
This is computer generated receipt, hence no signature is required.	



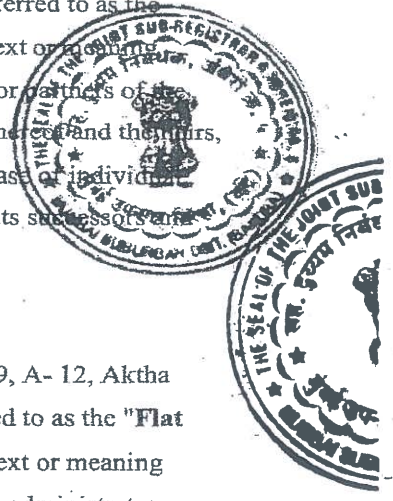
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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai on this 10th day of August, 2022 ("Agreement").

BETWEEN

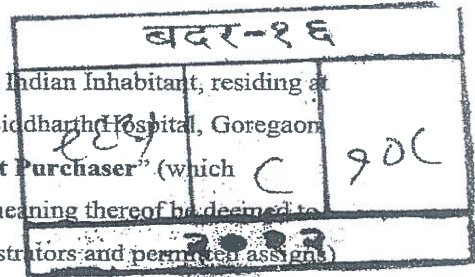
MIDCITY HEIGHTS, a partnership firm, registered under the Partnership Act, 1932 under Registration No 11-35229 dated 24 November 2011 and (PANAAUFM3131C) having its address at B-104, Shiv Shivam Towers, Adarsh Nagar No. - 1, Oshiwara Link Road, Jogeshwari (West), Mumbai 400102, comprising of (1) Mr. Amarjeet Jitendra Shukla, and (2) Mrs. Rita Jitendra Shukla, as its Partner, hereinafter referred to as the "**Promoter**" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include, in case of the partnership firm, their partner or partners of the firm for the time being and the partners of the firm from time to time the firm, its executors and administrators of the survivor or survivors of them, in case of individual his heirs, executors and administrators and in case of body corporate, its successors (assigns) of the **ONE PART**.



AND

1) **MR. SANJAY SHAH**, an adult, Indian Inhabitant, residing at 6/59, A- 12, Aktha Khutahi, Samath, Varanasi, Uttar Pradesh – 221007 hereinafter referred to as the "**Flat Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the **SECOND PART**.

2) **MR. PANKAJ RAM PRAKASH SINGH**, an adult, Indian Inhabitant, residing at 78/621, Motilal Nagar no. 1, H. B. Rupvate Marg, near Siddharth Hospital, Goregaon (W), Mumbai - 400104 hereinafter referred to as the "**Flat Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and permitted assigns) of the **THIRD PART**.



SECOND PART & THIRD PART will be jointly refer as **OTHER PART**

The Promoter and the Flat Purchaser shall hereinafter collectively be referred to as "**Parties**" and individually as "**Party**".

WHEREAS:

A Mrs. Shakuntala Virendrakumar Jhamb (herein referred to as the "**Original Vendor**") was seized, possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land and ground admeasuring to 9948.90 square meters, as per P.R. card bearing Survey No 14, Hissa No 1, CTS No 1217 of Village Versova, situated at Yari Road, Andheri (West), Mumbai 400061 (hereinafter referred to "**as the Larger Property**"). The Larger Property is consisting of 3 (three) plots i.e. Plot Nos. 1, 2 and 3.

Sanjay Shah

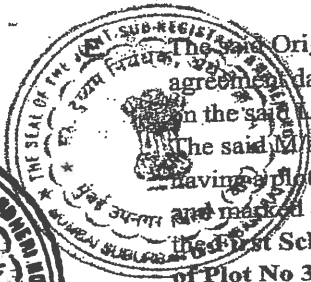
Pankaj Singh

[Signature]

Partner

MIDCITY HEIGHTS

- B.** By an Agreement dated 22nd June 1979 between the Original Vendor and Mr. Zakaria Aghadi as the Builder therein, the said Original Vendor had granted development rights to M/s. Zakaria Aghadi Builders (herein referred to as the "Original Developers") to develop the said Larger Property. The said Original Builders had proposed to construct 11 (eleven) buildings or thereabouts on the said Larger Property consisting of undivided plots being Plot Nos. 1, 2 and 3/4 known as "ZAKARIA AGHADI NAGAR";
- C.** The said Original Developers developed the building known as Unity Complex consisting of 7 (seven) Wings on undivided plot No 1 of said Larger Property;
- D.** The said Original Developers granted further development rights under an agreement dated 7th August 1981 to M/s Sabri Builders to develop the plot no. 2 of the said Larger Property. The said M/s Sabri Builders constructed a building known as "Ganga Jamuna Apartments" upon the plot No 2 in the said Larger Property;



The said Original Developers granted further development rights under an agreement dated 25th July 1981 to M/s Halima Builders to develop the plot No 3/4 on the said Larger Property. The area of the plot No 3/4 is 1302.96 square meters. The said M/s Halima Builders constructed building known as "Heena Apartment" having a plot area of 1013.16 square meters which is shown in Red colour boundary and marked as Annexure "A" annexed hereto and more particularly described in the 1st Schedule hereunder written (hereinafter referred to as the "said Portion of Plot No 3/4 or Land");

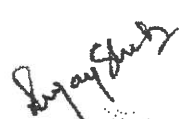

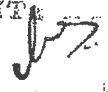
- F.** M/s. Halima Builders sold the respective flats to the purchasers of "Heena Apartment" constructed by them on portion of the said plot No 3/4 on ownership basis for valuable consideration. The building of all the said Flat Purchaser known as "Heena Apartments" is registered with the registrar of Co- operative societies under the Maharashtra Co-operative Societies Act, 1960 in the name and style of "ZAKARIA AGHADI NAGAR NO.3 CO-OPERATIVE HOUSING SOCIETY LTD" bearing registration No BOM-HSG-K- W-7374 dated 18/2/1984 (the "said Society");

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- G.** By a Deed of Conveyance dated 6th February 2013 the Original Vendor conveyed the said Land in favour of the said Society. The same is registered with the Sub Registrar of Assurances at Mumbai under Serial No BDR-1/1505/2013 dated 6 February 2013;

- H.** The residential flats in the said Building 'Heena Apartment' were in use, occupation and possession of the members of the said Society who have been issued 5 (five) fully paid up shares of Rs. 50 each. Presently, there are 14 (fourteen) existing members of the Society (the "Existing Members");
- I.** The Society herein as such is absolutely seized and possessed of and entitled to Land being all that piece or parcel of land together with the building and structure standing thereon subject to the right of occupation of the Existing Members;
- J.** As per the Development Control Regulations for Greater Bombay, 1991 (D.C. Regulations) the Land had the capacity of consuming floor Space Index in respect of the Land and Floor Space Index (F.S.I.) of other properties by way of Transferable Development Rights (T.D.R.) in accordance with the provisions of

FOR WITNESS

2

the D.C. Regulations (F.S.I. to be obtained by way of T.D.R., is hereinafter referred to as the "TDR/FSI"). The Existing Members of the Society had agreed to transfer their respective entitlements to the Promoter and agreed to enter into Development Agreement with the Promoter herein;

K. By a Development Agreement dated 19th March 2015 executed by and between the Society (as the Society), Existing Members of the Society (as Members) and Promoter herein (as the Developer) and registered with the office of Sub-Registrar of Assurances at Andheri under Serial No BDR-17/2279/2015 (hereinafter referred to as the "Development Agreement") the Society did thereby grant unto and in favour of the Promoter the development rights in respect of the Land to redevelop the same by demolishing the said old building and structures and constructing a new building thereupon by utilizing the FSI of the Land as also TDR/FSI as per the prevailing D.C. Regulations for Greater Mumbai, as per the plans and specifications as may be sanctioned / approved by the Corporation of Greater Mumbai (hereinafter referred to as "MCGM") in consideration and upon terms and conditions set out therein;

L. Pursuant to the Development Agreement and being part of the transaction entered under the Development Agreement, the Society has executed a General Power of Attorney dated 19th March 2015 duly registered with the Sub-Registrar of Assurances at Andheri under Serial No BDR-17/2280/2015 in favour of the Promoter to enable the Promoter to get the plans sanctioned from MCGM and to obtain various permissions including procuring IOD/CC, approvals from various authorities and complete the construction and obtain OC/CC from MCGM;

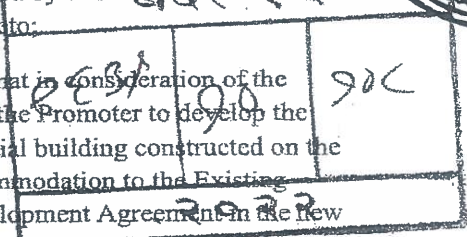
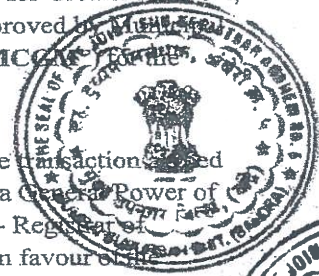
M. As per the terms of the Development Agreement, the Society has irrevocably authorized and empowered the Promoter along with their servants, agents, contractors, to enter upon the Land and redevelop the same by constructing a new building as per the plans and specification approved by MCGM and relevant Development Control Regulations applicable thereto;

N. Under the Development Agreement, it is agreed that in consideration of the Society granting development rights in favour of the Promoter to develop the Land, the Promoter shall construct a new residential building constructed on the Land and shall provide permanent alternate accommodation to the Existing Members free of cost as per the terms of the Development Agreement in the new building and the Promoter is also authorized and empowered to sell the balance area and flats to the prospective purchaser / members for the consideration and on the terms and conditions as the Promoter deem fit and proper without any reference to the Society and/or its Existing Members, and for the said purpose to issue Letter of Allotment and/or to execute Agreement for Sale and such other documents for sale of Promoters allocation, and register the same. The Society has also agreed to admit such prospective purchasers / members of the Promoter allocation as its members on the terms and conditions as set out in the Development Agreement;

O. Under the Development Agreement, the Promoter are allowed, to use and consume entire FSI available on the Land, including FSI in the form of Transfer of Development Rights (TDR/FSI) and fungible FSI thereto for construction of new buildings;

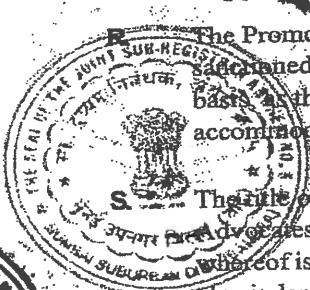
P. Pursuant to the Development Agreement the Society and Existing Members handed over possession of the Land together with the structure standing

Surya Singh
Tanuj Singh
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FOR MEDICAL PURPOSES
Partner



thereon for the purpose of demolishing the then existing structures and constructing new building thereupon as per the plans and specifications sanctioned by the MCGM;

Q. The Promoter proposes to construct on the Land a residential building named as "Ocean Heights" (the "said Building") consisting of ground / stilt and up to 21 (twenty one) upper floors. Presently, the Promoter has submitted and obtained sanction from MCGM in respect of building plans of the Building. A copy of the Intimation of Disapproval bearing No CHE/WS/1122/K/337(NEW) dated 4 March 2015 issued by the Executive Engineer (Building Proposals) "K (west)" Ward, MCGM together with the sanctioned building plan is annexed hereto and marked as Annexure "B". The Promoter has also disclosed to the Flat Purchaser and annexed hereto and marked as Annexure "C" its proposed building plan for construction of up to 21 (twenty one) upper floor in the Building. The Land together with the Building and the common areas, amenities and facilities to be provided therein shall hereinafter collectively be referred to as the "said Project");



The Promoter is constructing the Building on the Land in accordance with the said sanctioned plan and shall sell the flat therein on ownership basis or such other basis as they may in their absolute discretion deem fit and proper after accommodating the original members as per the Development Agreement;

The title of the Promoter herein as to the Land is certified by, Khaitan & Co, Advocates & Solicitors as per their Title Report dated 27th June 2017, a copy thereof is annexed hereto and marked Annexure "D". The Flat Purchaser has also independently checked and verified and confirmed the title of the Promoter to the Land through its own Advocate;

T. The Land stands in the name of the Society in the Revenue Record / Municipal Record / City Survey Record as owners as reflected in the copy of the Property Card annexed hereto as Annexure "E";

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The Parties agree that for the purpose of the Real Estate (Regulation and Development) Act, 2016 (hereinafter collectively referred to as the "Real Estate Act") and rules and regulations made thereunder by the State Government of Maharashtra (hereinafter collectively referred to as the "Real Estate Rules") the subject matter of this Agreement is an extent of land admeasuring approximately 1013.16 square meters (being the Land) which comprises of the Project as a stand alone real estate project as envisaged under the Real Estate Act and Real Estate Rules,

- V. The Promoter has entered into a standard agreement with an architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects;
- W. The Promoter has appointed a structural engineer for the preparation of the structural designs and drawings of the Building and the Promoter accepts the professional supervision of the structural engineer till the completion of the Building;
- X. The Promoter has registered the Project under the provisions of the Real Estate Act with the Maharashtra Real Estate Regulatory Authority (the "Regulatory Authority"). The Regulatory Authority has issued a Registration

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Partner

certificate bearing No **P51800008981** dated **19/08/2017** in favour of the Promoter in relation to the Project. Authenticated copy of the registration certificate is annexed hereto and marked as **Annexure "F"**;

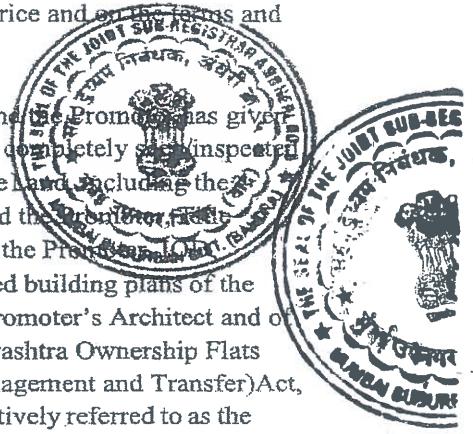
Y. The Flat Purchaser being desirous of purchasing a flat in the Building has approached the Promoter and requested the Promoter to allot in his favour a Flat No. **1401** admeasuring **80.00 square meters** carpet area on **14th** floor along with **One car parking** Space of the Building (which is presently under construction) on the Land (hereinafter referred to as the 'Flat') which flat is more particularly described in the **Second Schedule** hereunder written and shown as shaded and delineated on the plan with red colour hatched lines in **Annexure "G"** annexed hereto;

Z. Upon assurances and representations of the Flat Purchaser that she shall strictly abide by the covenants contained in this Agreement. The Promoter in good faith believing all representations of the Flat Purchaser to be true and correct has agreed to allot the Flat in favour of the Flat Purchaser, at the price and on the terms and conditions contained herein;

AA. The Flat Purchaser has demanded from the Promoter and the Promoter has given inspection to the Flat Purchaser and Flat Purchaser has completely seen/inspected all the documents of title of the Promoter relating to the Land, including the Development Agreement executed between Society and the Promoter, **Report** dated **27th June 2017** issued by the Advocate of the Promoter, **Commencement Certificate** together with the sanctioned building plans of the Building, designs and specifications prepared by the Promoter's Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder (hereinafter collectively referred to as the "MOFA Act") and the Real Estate Act;

BB. While sanctioning the plans of the Building, the concerned local authority/ MCGM and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter and the flat purchasers while developing and using the Land and the Building and upon the observance and performance of which, occupation certificate in respect of the Building shall be granted by the concerned local authority/ MCGM;

CC. The Flat Purchaser has entered into this Agreement after seeking necessary legal advice and knowing fully well and after duly satisfying herself about (i) nature of the right, title and interest of the Promoter to the Land and the development thereof and the encumbrances thereon; (ii) layout, drawings, plans and specifications duly approved by MCGM / competent authorities in respect of the Land/Building; (iii) the nature of right of the Promoter to develop the Building; (iv) the entitlement of the Promoter to undertake the Project; (v) the various amounts and deposits that are to be paid by the Flat Purchaser including the contribution, stamp duty, registration fees, advocates fees, premium, penalties and other outgoings; and (vi) the approvals and sanctions that are in process and / or obtained from MCGM / competent authorities in respect of the development of the Project including inter alia the layout plan, building plan, floor plan and commencement certificate. The Flat Purchaser hereby confirm(s) that the Flat Purchaser shall not raise any requisitions or objections in this regard;



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Sanjay Shukla
Ranjan Singh
Partner

FOR MIDDLETOWN
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DD. The Flat Purchaser confirm(s) that the Flat Purchaser has visited and inspected the Land and the present stage of construction of the Building and has fully familiarized herself with the scheme of development of the Project on the Land including the Building;

EE. The Promoter may also approach other Bank/s or Financial Institution/s for availing further financial assistance against the security of the Land, Building to be constructed thereon and receivables from sale of apartments constructed in the Building. However, such additional security created by the Promoter shall not affect the right and interest of the Flat Purchaser in relation to the Flat;

FF. The Flat Purchaser has carefully read and understood the contents and meanings of each of the recitals and clauses of this Agreement, along with all the aforesaid and hereunder relevant information furnished by the Promoter. After fully understanding the terms and conditions thereof the Flat Purchaser has agreed to enter into this Agreement;



Under section 13 of the Real Estate Act, the Promoter is required to execute a written Agreement for Sale of the Flat with the Flat Purchaser, being in fact these presents and the Parties are required to register this Agreement under the provisions of the Registration Act, 1908; and

HH. In the aforesaid circumstances, the Parties hereto are desirous of recording the terms and conditions on which the Promoter has agreed to sell and the Flat Purchaser has agreed to purchase the Flat in the Building in the manner hereinafter appearing.

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

The recitals mentioned hereinabove, Schedules hereunder and Annexures hereto shall form an integral and operative part of this Agreement as if the same have been incorporated herein verbatim and to be construed and interpreted accordingly.

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SUBJECT MATTER OF AGREEMENT	
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1.1 The Building is being constructed on the Land in accordance with the sanctioned building plans, design and specifications approved by MCGM / concerned authority and the Promoter herein shall continue to construct and complete the construction of the Building on the Land, in accordance with the plans, designs and specifications approved by MCGM / concerned authority which have been seen and verified by the Flat Purchaser subject to such alterations and modifications as may be required by MCGM / concerned competent authority or statutory authority, under any law of the State or Central Government, for the time being in force to be made in them or any of them. PROVIDED that the Promoter shall have to obtain the prior written consent of the Flat Purchaser in respect of variations or modifications in the Flat which may adversely affect the Flat except any alteration or addition which are necessary in pursuance of a change in any law, rules, regulations or order or request made by MCGM / local authority, planning authority, competent authority or Government or any officer of any local authority.

For MID CITY

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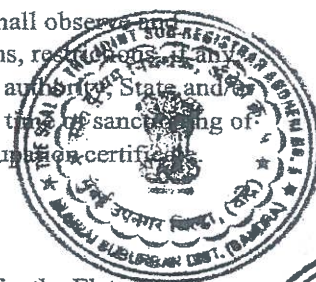
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Partner

- 1.2 The Flat Purchaser agree/s that she shall have no right to withhold such permission / consent without any reasonable cause and shall give such permission / consent in writing as and when required by the Promoter.
- 1.3 Relying on the Promoter's representation and assurances, the Flat Purchaser has agreed to purchase/acquire Flat No. 1401 admeasuring 80.00 square meters carpet area (subject to fluctuation of not more than 3% (three percent) on the 14th floor along with **One car parking** Space of the Building, which flat is more particularly described in the **Second Schedule** hereunder written and shown as shaded and delineated on the plan with red colour hatched lines in **Annexure "G"** annexed hereto and hereinafter referred to or called as the "Flat", for mutually concluded and lump sum consideration as set out in Clause 2 below.
- 1.4 It is hereby agreed that the Promoter and the Flat Purchaser shall observe and perform and comply with all terms and conditions, stipulations, restrictions, etc. which have been or which may be imposed by MCGM, local authority, State and Central Government including environment authorities at the time of sanctioning of the plans or any time thereafter or at the time of granting occupation certificate.

2 CONSIDERATION

- 2.1 The Flat Purchaser hereby has agreed to pay to the Promoter for the Flat a lump sum consideration of **Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs Only)** (hereinafter referred to as the "Total Consideration")
- 2.2 The Total Consideration includes common areas and facilities to be provided by the Promoter in the Project. The nature, extent and description of the common areas and facilities are more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as the "Common Areas and Facilities").
- 2.3 Out of the Total Consideration; 33.5% shall be paid by the Flat Purchaser which is equivalent to **Rs. 80,00,000/- (Rupees. Eighty Lakhs Only)** and the remaining 66.5% shall be paid vide housing loan availed by the Flat Purchaser.
- 2.4 Out of the Total Consideration, the Flat Purchaser/s/has/have has paid on or before execution of this Agreement a sum of **Rs. 80,00,000/- (Rupees. Eighty Lakhs Only)** as advance payment or application fee and hereby agree to pay to the Promoter the balance amount of **Rs.1,60,00,000/- (Rupees. One Crores sixty lakh Only)** The flat/Premises purchaser/s has to pay within **15 (Fifteen)** days to the Promoter after the execution of this Agreement.
- 2.5 The Total Consideration is escalation-free and exclusive of all taxes and expenses such as Cess, Goods and Services Tax ("GST") or any other similar taxes applicable to transactions for the sale of Flat as levied by the State and Central Government through their respective Finance Acts and other legislations and various clarifications/notifications and regulations have made Value Added Tax and Service Tax which may be levied, in connection with the construction of and carrying out the Project by the Sellers) up to the date of handing over the possession of the Flat .
- 2.6 The Flat Purchaser authorize/s the Promoter to adjust / appropriate all payments made by it under any head(s) of dues against lawful outstanding, if any, in its name as the Promoter may in its sole discretion deem fit and the Flat



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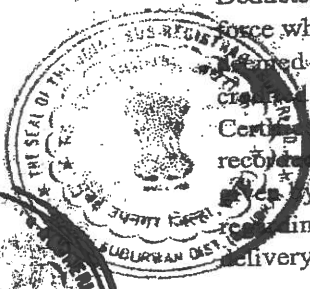
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Partner

Purchaser undertake/s not to object / demand / direct the Promoter to adjust its payments in any manner.

2.7 In the event the Flat Purchaser intends to avail any housing loan from any bank / financial institution for payment of Total Consideration or part thereof in respect of the Flat, the same shall be subject to issuance of prior written consent by the Promoter in favour of the bank / financial institution and subject to such terms and conditions as may be prescribed by the Promoter. It shall be the sole responsibility of the Flat Purchaser to ensure timely repayment of the loan amount and the Promoter shall not be liable or responsible for repayment of such loan amount or part thereof to the concerned bank / financial institution. The Flat Purchaser shall indemnify and keep indemnified the Promoter from and against all claims, cost, expenses, damages, actions, charges and losses which the Promoter may suffer or incur by reason of any action that the bank / financial institution may initiate on account of such loan or for the recovery of the loan amount of part thereof.

2.8 Any deduction of an amount made by the Flat Purchaser on account of Tax Deducted at Source (TDS) as may be required under the law for the time being in force while making any payment to the Promoter under this Agreement shall be deemed to have been paid by the Flat Purchaser and received and acknowledged/ certified by the Promoter, only upon Flat Purchaser submitting original TDS Certificate and the amount mentioned in the certificate is matching with the amount received on the website of the Income Tax Department. Such certificate shall be submitted by the Flat Purchaser after end of every financial year on or before 30th April following the payments made during the said previous financial year or before delivery of possession whichever is earlier.



FLOOR SPACE INDEX

3.1 It is hereby declared that sanctioned plan/s of the Building have been shown to the Flat Purchaser. The Promoter hereby declares that the Floor Space Index ("FSI") utilized as on date on the Land is 2247.17 square meters.

3.2 The Promoter hereby declares that it has planned to avail additional FSI of 3431.73 square meters by way of FSI/ TDR available on payment of premium or FSI available as incentive FSI by implementing various schemes as mentioned in the relevant Development Control Regulations or based on expectation of increased / incentive / additional FSI which may be available in the future on modification to the Development Control Rules which are applicable to the Project or on account of handing over to MCGM or other competent authority any set back area. In this Agreement the word FSI or Floor Area Ratio shall have the same meaning as understood by the planning authority /MCGM under its relevant building regulations or bye-laws. The Flat Purchaser has/have agreed to purchase the Flat based on the proposed construction of up to 21 (twenty one) upper floor in the Building by the Promoter and sale of additional flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that such proposed / additional / incentive / increased FSI shall belong to the Promoter only and the Flat Purchaser shall not have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity due to such additional construction.

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MIDCITY HEIGHTS

Sayan
Raj
Partner

- 3.2 The Flat Purchaser agree/s that the Promoter shall be entitled to freely utilize the balance / additional FSI which may be available in respect of the Land on any other property, if so permitted by the concerned authority.
- 3.3 The Flat Purchaser shall not at any time and in any manner, obstruct the construction work and completion of other works such as laying drainage line, water line, or electrical line, installation of machinery and equipment etc. in the Project. The Flat Purchaser is aware of this and has agreed to and given its irrevocable consent for the same.

4 **MUTUAL COVENANTS**

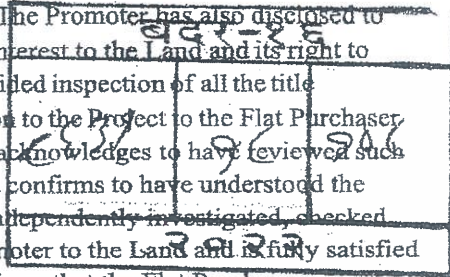
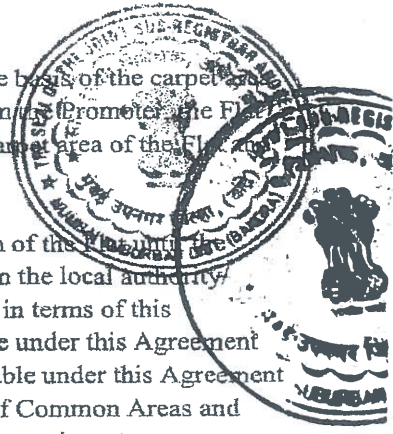
4.1 The proposed specifications of the Flat and the fixtures and fittings to be provided by the Promoter in the Flat are described in the Annexure "H" (the "Flat Specifications"). The Flat Purchaser shall not demand any changes, alteration, addition or modifications in the plan, layout, room sizes and Flat Specifications of the Flat.

4.2 The Total Consideration of the Flat hereby agreed is on the basis of the carpet area of the Flat. Before accepting the possession of the Flat from the Promoter, the Flat Purchaser shall satisfy herself about the correctness of the carpet area of the Flat as per the Flat Specifications provided therein.

4.3 The Flat Purchaser shall not be entitled to claim possession of the Flat until an occupation certificate in respect of the Flat is received from the local authority/MCGM and the Flat Purchaser has fulfilled its obligations in terms of this Agreement and has paid all dues and consideration payable under this Agreement including payment of necessary deposits, charges etc. payable under this Agreement to the Promoter towards the Flat and proportionate share of Common Areas and Facilities and has signed the possession documents, bonds, receipts, etc.

4.4 The Promoter has made full and true disclosure of its title to the Land as well as the encumbrances, if any, known to the Promoter. The Promoter has also disclosed to the Flat Purchaser nature of its right, title and interest to the Land and its right to develop the Project. The Promoter has also provided inspection of all the title documents, permissions and approvals in relation to the Project to the Flat Purchaser as required by law. The Flat Purchaser hereby acknowledges to have reviewed such title documents, permissions and approvals and confirms to have understood the contents thereof. The Flat Purchaser has also independently investigated, checked and verified and confirmed the title of the Promoter to the Land and is fully satisfied with the same. The Flat Purchaser further confirms that the Flat Purchaser was provided with a draft of this Agreement and had sufficient opportunity to read and understand the terms and conditions thereof. The Flat Purchaser further confirms that the Flat Purchaser has been suitably advised by its lawyers with respect to the title of the Promoter to the Land and the terms and conditions contained in this Agreement and after having acquainted herself with all the facts and right, title and interest of the Promoter to the Land, has agreed to enter into this Agreement.

4.5 The Flat Purchaser declares that she has carefully read this Agreement, got translated and fully understood it and agrees to the contents of this Agreement and assured that it shall abide by all the terms and conditions of this Agreement and is aware that only thereupon this written Agreement has been executed.



Supriya *Tanku* *...*

FOR MIDCITY HEAVENS

- 4.6 The Promoter hereby agree that they shall cause the Society to admit the Flat Purchaser herein as a member and issue Share Certificate in his name.

5 PAYMENTS BY FLAT PURCHASER

5.1 Mode of Payment

The Flat Purchaser shall make all the payments to the Promoter by demand draft payable at Mumbai or by direct transfer to the bank account of the Promoter. Also, unless Promoter gives receipt of such electronic payment, the same shall not be deemed as received.

6 POSSESSION

- 6.1 Subject to payment of all dues payable by the Flat Purchaser to the Promoter in pursuance of these presents and compliance of the Flat Purchaser's obligations contained in this Agreement, the Promoter herein shall deliver the possession of the Flat to the Flat Purchaser on or before 31st December 2023 (the "Possession Date").

The Promoter shall be entitled to reasonable extension of time for giving possession of the Flat on the aforesaid date (the "Extended Date"), if the construction and completion of building and Project in which the Flat is to be situated is delayed on account of:

- (a) Force Majeure event as defined under the Real Estate Act;
- (b) Extension granted by the Regulatory Authority for an aggregate period not exceeding 1 (one) year for reasonable circumstances, without default on the part of the Promoter;
- (c) War or civil commotion;
- (d) Any notice, order, rule, notification of the Government, MCGM and/or other public or competent authority;
- (e) Where actual work could not be carried out by the Promoter as per sanctioned plan due to specific stay or injunction orders relating to the Project from any Court of law, or Tribunal, competent authority, statutory authority, high power committee etc.; or
- (f) Due to such mitigating circumstances as may be decided by the Regulatory Authority.

It is agreed between the Parties that the Promoter shall not be liable to pay any interest to the Flat Purchaser in the event the Possession Date is extended for the reasons mentioned above.

- 6.3 If the Promoter fails or neglects to give possession of the Flat to the Flat Purchaser on the Possession Date and/or on the Extended Date, on account of reasons not beyond his control and of his agents by the aforesaid date, then the Flat Purchaser shall issue a written notice of 90 (ninety) days to the Promoter, calling upon the Promoter to deliver possession of the Flat to the Flat Purchaser within the notice period of 90 (ninety) days, failing which, the Flat Purchaser shall have an option to terminate this Agreement. In the event the Flat Purchaser exercises the option to terminate this Agreement, the Promoter shall be liable to

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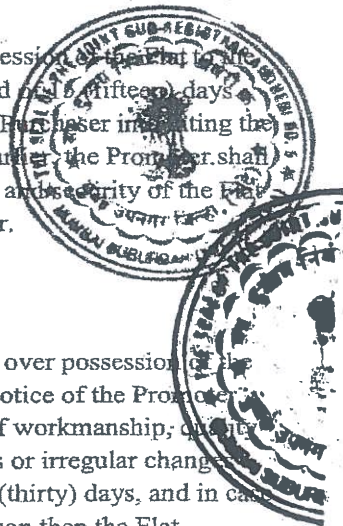
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refund to the Flat Purchaser within a period of 30 (thirty) days from the date of expiry of the notice period of 90 (ninety) days, the amounts already received by the Promoter in respect of the Flat together with interest at the rate of the State Bank of India highest Marginal Cost of Lending Rate + 2% from the date Promoter received the sums till the date the amounts and interest thereon is repaid.

- 6.4 It is clarified that upon termination of this Agreement by the Flat Purchaser in the circumstances mentioned above, the Flat Purchaser shall execute and register a deed of cancellation within the aforesaid period of 30 (thirty) days and the Promoter will refund the amounts together with interest only upon registration of the deed of cancellation, but not otherwise. It is further clarified and the Flat Purchaser confirm(s) that it will not be entitled to terminate this Agreement for any reason whatsoever other than on account of Promoter's failure to handover possession of the Flat on the Possession Date and/or the Extended Date in terms of this clause.
- 6.5 It is further agreed that (i) from the date of handing over possession of the Flat to the Flat Purchaser, or (ii) from the expiry of the aforesaid period of 15 (fifteen) days from date of issue of intimation by the Promoter to the Flat Purchaser intimating the Flat Purchaser to take possession of the Flat, whichever is earlier, the Promoter shall not be responsible for daily maintenance, cleaning, up keep and security of the Flat and such responsibility shall always be of the Flat Purchaser.



7 STRUCTURAL DEFECT

- 7.1 If within a period of 5 (five) years from the date of handing over possession of the Flat to the Flat Purchaser, the Flat Purchaser brings to the notice of the Promoter any structural defect in the Flat or any defects on account of workmanship, quality or provision of service, then wherever possible such defects or irregular changes shall be rectified by the Promoter at its own cost within 30 (thirty) days, and in case it is not possible to rectify such defects, for whatsoever reason then the Flat Purchaser shall be entitled to receive from the Promoter compensation for such defect in the manner provided under the Real Estate Act. The word defect hereinabove stated shall mean only the construction/manufacturing defects caused on account of willful neglect of the Promoter herself and shall not mean defects caused by normal wear and tear, negligent use of the Flat by the Flat Purchaser, abnormal fluctuations in the temperatures, abnormal heavy rains, natural calamity etc.
- 7.2 Provided however, in the event the Flat Purchaser fails to take possession of the Flat on the expiry of 15 (fifteen) days from date of issue of intimation by the Promoter to the Flat Purchaser to take possession of the Flat as mentioned in sub clause 6.2 above, the prescribed liability period shall be deemed to have commenced from the date of expiry of 15 (fifteen) days from date of issue of intimation by the Promoter to the Flat Purchaser.
- 7.3 Provided further that after receipt of the occupation certificate from the local authority / MCGM in respect of the Flat, the Promoter shall not be held responsible or liable in case of any addition and/or alteration to the flat / building / wing is done by the Flat Purchaser (including the Flat Purchaser), or any damage caused to the flat/building/wing not due to any act or fault of the Promoter or its agent, any tampering with the geometrical section/s of the flat / building / wings by the Flat Purchaser for any purpose whatsoever, any overloading of the building by the Flat Purchaser, lack of maintenance by the Flat

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For MIDCITY HEIGHTS

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Partner

Purchaser or Society, any event of force majeure, act of God, any natural calamity or manmade occurrences which could not have been reasonably foreseeable by the Promoter and the Promoter could not have prevented them through employment of reasonable skill and care, and failure of the Flat Purchaser to communicate to the concerned authorities about any deformities in the Building in time.

7.4 Provided further that the Flat Purchaser shall not carry out any alterations of whatsoever nature in the Flat or in the fittings therein, in particular it is hereby agreed that the Flat Purchaser shall not make any alterations in any of the electrical fittings, fittings, pipes, water supply connections or any of the erection in the bathroom or kitchen as this may result in seepage of the water. If any of such works are carried out, the defect liability automatically shall become void. Further, the Flat Purchaser shall be liable for damages, if any, caused to occupants of adjoining flats.

7.5 The Flat Purchaser shall not damage, take support of any RCC members like RCC columns, RCC beams or RCC slabs or make changes therein or affect the same in any manner whatsoever.

The Flat Purchaser specifically agrees not to undertake any addition / alteration / modification inside or outside the Flat. The Flat Purchaser also agrees not to change / alter position of the signage. The Flat Purchaser shall store / display their materials within the boundaries of the Flat only.

The Flat Purchaser further confirm(s) that she is aware that the Promoter has identified the toilet and wet areas for the Flat and the Flat Purchaser agree/s that it will not use any other area as a toilet / wet area.

COVENANTS BY FLAT PURCHASER

The Flat Purchaser with an intention to bring all persons into whosoever hands the Flat may come, doth hereby covenant with the Promoter as follows:

8.1 To become a member of the Society and for that purpose sign all the necessary documents as may be required by the Promoter and to pay maintenance and all other charges from time to time, as may be determined, by the Promoter/Society, without committing any default therein.

Further, the Flat Purchaser shall pay fees/charges pursuant to obtainment of OC by the Promoter before taking possession of the Flat.

8.3 The Flat or any part thereof or permit the same to be used only for residential purpose and the open parking spaces and closed / mechanized parking spaces shall be used only for parking vehicle belonging to the Flat Purchaser and for no other purpose whatsoever.

8.4 Not to carry out any alterations, additions and modifications of whatsoever nature in the Flat or in the Flat Specifications. It is hereby agreed that the Flat Purchaser shall not make any alterations in any of the RCC structure, fittings, pipes, water supply connections or any of the erection in the kitchen, toilets, bathroom, terrace, passages, etc. of the Flat or shall store heavy articles / keep heavy loads in the Flat, balcony, terraces, passages, bay, windows, etc. which are likely to damage the floors, failing which, any liability including the defect liability of the Promoter shall automatically become void. Further, the Flat

Supriya Singh

Pankaj Singh

J.P.

Purchaser shall be liable to pay damages, if any, to affected purchaser / user of the flat below/above or adjacent or any other flat purchasers.

8.5 The Flat Purchaser shall use the parking spaces, if selected by the Flat Purchaser, only for the purpose for keeping or parking the Flat Purchaser's own car / two- wheeler and in manner not inconvenient to other flat holders and shall not enclose the car parking area in any manner at any time for whatsoever reason. The Flat Purchaser is well aware that car parking area and its location may change as per actual ground situation at time of completion of the Project or for technical requirements / reasons and the Flat Purchaser shall not object for the same. The Flat Purchaser shall not object for the overhead and underground pipelines, cables running through the parking used by her and shall not take objection in future in case any maintenance of the said lines / cables is required to be carried out.

8.6 To maintain the Flat at Flat Purchaser's own cost in good tenable repair and condition from the date of possession, and shall not do or cause to be done anything in or to the Flat or the Building / wing in which the Flat is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the Society or the concerned local or any other authority or change / alter or make addition in or to the Flat and/or the Building/wing in which the Flat is situated and the Flat Purchaser any part thereof.

8.7 Not to store inside or outside the Flat/building/surrounding area any goods or articles which are of hazardous, combustible or dangerous nature or are too heavy as to cause damage to the construction or structure of the building or storing of which goods is objected to by the concerned local or other authority and shall not cause to be carried heavy packages to upper floors, which may damage or are likely to damage the staircases, common passages or any other structure of the building/wing including entrances of the building and in case any damage is caused to the building/wing in which the Flat is situated or to the Flat or any fatality on account of negligence or default of the Flat Purchaser in this behalf, the Flat Purchaser shall be liable for all the consequences of the breach. Flat Purchaser will not utilize common area, passage area, parking space, lobby, ducting etc. for any kind of storage purpose, which may create obstructions to the other flat purchasers.

8.9 To carry out at his own cost, expense and consequences all internal repairs and permitted renovation / interior work to the Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter, provided that during the defect liability period such repairs shall be carried out by the Flat Purchaser with the written consent and the supervision of the Promoter or its representative and shall not do or cause to be done anything contrary to the rules and regulations and bye-laws of the Society, concerned local authority or other public authority. In the event of the Flat Purchaser committing any act in contravention of the above provisions, the Flat Purchaser shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority. As security for carrying out such internal repairs and interior work, the Flat Purchaser shall deposit with the Promoter Rs. 50,000/- (Rupees Fifty Thousand) which shall be refunded after completion of the repair or interior works by the Flat Purchaser after deducting therefrom costs as may be suffered by the Promoter within a period of seven (7) days from the day of intimation by the Flat Purchaser. Quantum of such costs shall be calculated by the Promoter on ad-hoc basis. The Flat Purchaser shall

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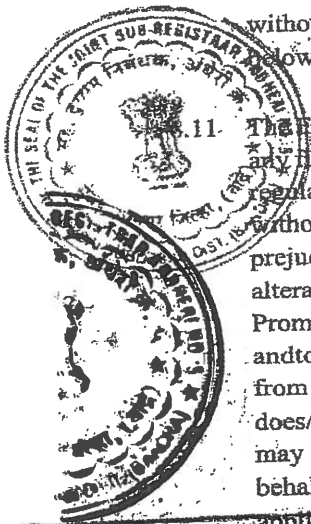
Supriya Shah

Ranjay Singh

Partner

ensure that the workers carrying out the repairs or interior works behave properly and do not cause nuisance to the Promoter and others flat purchasers and act as per the guidelines that may be stipulated by the Promoter. If any worker misbehaves and continues to misbehave after warning, the Promoter shall be entitled to stop his entry in the property.

8.10 Not to demolish or cause to be demolished and not to make at any time or cause to be made any addition or alteration of whatsoever nature in or to the Flat or any part thereof, or in or to the Building in which the Flat is situated and not to make any alteration or changes in the elevation and outside colour scheme and exterior façade of the Building, floor lobby, common passage, windows, fittings, fixtures and other specifications in the common areas, amenities in the Building, or the tiling / layout in / of the compound of the Building or on any part of the Land and shall keep the portion, sewers, drains, pipes and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect other parts of the Building and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society (as defined below) as the case may be.



11. The Flat Purchaser agree(s) and undertake(s) that the Flat Purchaser shall carry out any fit-out/interior work in the Flat strictly in accordance with the rules and regulations framed by the Promoter and/or the Society and/or the local authority and without causing any disturbance to other occupants of flat in the Building. Without prejudice to the aforesaid, if the Flat Purchaser make(s) any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat or the Building, the Promoter shall be entitled to call upon the Flat Purchaser to rectify the same and to restore the Flat and/or Building to its original condition within 30 (thirty) days from the date of intimation by the Promoter in that behalf. If the Flat Purchaser does/do not rectify the breach within such period of 30 (thirty) days, the Promoter may carry out necessary rectification/restoration to the Flat or the Building (on behalf of the Flat Purchaser) and all such costs / charges and expenses (including applicable taxes) incurred by the Promoter shall be reimbursed by the Flat Purchaser.

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8.12 Not to do or cause to be done any act or thing which may render void or voidable any insurance of the Land and the Building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

8.13 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flat in the compound or any portion of the Land and the Building.

8.14 Transfer / assignment

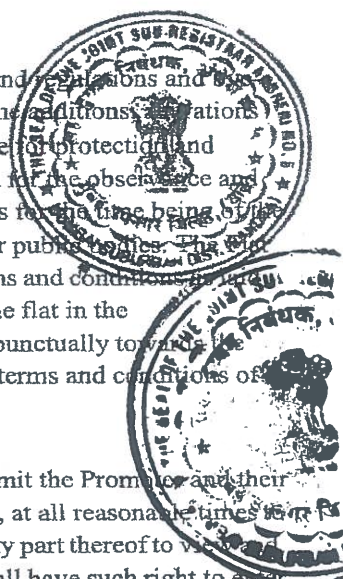
The Flat Purchaser shall not sell, let, sub-let, give on leave and license basis, lease, rent, transfer, assign or part with Flat Purchaser interest or benefit under this Agreement or part with the possession of the Flat until all the dues payable by the Flat Purchaser to the Promoter and all statutory payments, outgoings, charges and taxes payable under this Agreement or in respect of the Flat are fully paid up by the Flat Purchaser and only if the Flat Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until Flat Purchaser has applied in writing to the Promoter /

MIDCITY HEIGHTS

Suprat Shukla *Pankaj* *13* *13*
 Partner Partner

Society together with details of the proposed transferee and obtained written consent of the Promoter / Society prior to such transfer. The Flat Purchaser shall also pay the transfer charges that would be payable to the Promoter / Society in relation to such transfer.

- 8.15 The Flat Purchaser hereby agree/s that in the event any amount by way of premium or security deposit or betterment charges or development charges or tax or security deposit, for the purpose of giving water connection, drainage connection and electricity connection or any other tax including any or any payment of a similar nature is payable to MCGM or to the State Government and/or any other concerned authorities the same shall be paid by the Flat Purchaser to the Promoter in proportion to the carpet area of the Flat and in determining such amount it shall be the discretion of the Promoter and shall be conclusive and binding upon the Flat Purchaser.
- 8.16 The Flat Purchaser shall observe and perform all the rules and regulations and bye-laws which the Society may adopt upon its inception and the additions, variations or amendments thereof that may be made from time to time for protection and maintenance of the Building/wing and the flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Flat Purchaser shall also observe and perform all the stipulations and conditions set down by the Society regarding the occupation and use of the flat in the Building/wing and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.
- 8.17 Till completion of the Project, the Flat Purchaser shall permit the Promoter and their surveyors and agents with or without workmen and others, at all reasonable times to enter into and upon the Flat and the Land and Building or any part thereof to examine the state and conditions thereof. The Promoter shall have such right to enter into and upon the Land / Building / Flat even after the Flat Purchaser is in possession of the Flat.
- 8.18 Not to obstruct the construction and development work in the Project or any part of the Land for any reason whatsoever and in any way.
- 8.19 The Flat Purchaser is not permitted to remove, un-install, tamper with or change the design of window safety grills. The Flat Purchaser has/have hereby agreed not to enclose the balconies either temporary or permanent at any time in future and for any reason whatsoever. The safety grills shall be installed from inside and the Flat Purchaser shall not remove the grills at any time in future. In case the Flat Purchaser remove/s the grills and there is any mishap or accident, the Promoter shall not be held responsible for the same.
- 8.20 The Flat Purchaser shall maintain aesthetic look, appearance and design of the Building and shall not hang clothes in the balconies. The Flat Purchaser shall also not install/construct/erect water storage tanks in the Flat, balconies, toilets, etc. The Flat Purchaser will not put any plants/pots/flower pots or other such things that require watering so as to avoid water seepage that causes deterioration of walls and colour.



not to shift windows of the Flat and/or carry out any changes in the Flat so as to increase the area of the Flat and/or put any grill which would affect the elevation of the Flat.

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Partner

of the Building and/or carryout any unauthorized construction in the Flat. In the event if any such change is carried out by the Flat Purchaser it shall remove the same within 24 (twenty four) hours from receipt of notice in that regard from the Promoter. In the event if the Flat Purchaser fail to remove the same within 24 (twenty four) hours, then the Promoter shall be entitled to enter upon the Flat and remove such unauthorized construction and the Flat Purchaser hereby agree/s and undertake/s not to raise any objection for the same and/or demand any damages for the same from the Promoter.

8.22 The Flat Purchaser shall not cover the area of the flowerbed with debris, blocks, tiles or any such material and shall not conceal the pipes passing through the portion of the flower-bed and shall not do any such filling which would lead to excess load on the slab of the flower-bed portion which is adjoining the living diningroom.

8.23 The open spaces, common entrances, common passages, ducts, refuge area, lobbies, staircases, lifts in the Building shall be used in a reasonable manner for the purpose of ingress and egress only and not for any storage purpose or anything else. The Flat Purchaser shall not use or permit use of common passage, ducts, refuge areas, open spaces, lobbies and staircases in the Buildings for storage or for use by their servants at any time.



The Promoter has provided water sprinklers in each room of the Flat as required by the fire department. The Flat Purchaser shall not tamper, cover, damage, re- design, obstruct, etc. the firefighting pipe lines and sprinklers and smoke / heat detectors installed inside and outside the Flat.

8.25 Till a separate electric meter or a water meter is installed/ allotted by the M.S.E.B./Reliance Energy / concerned authority, the Flat Purchaser herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of its flat.

8.26 During construction of the Project, the Flat Purchaser and/or any person on its behalf shall not be entitled to enter the site of construction of the Project for any purpose whatsoever. In case the Flat Purchaser and/or any person on its behalf enters the Land or Building during construction, the Promoter shall not be responsible for the safety of the Flat Purchaser and/or any person on its behalf and shall not be liable for any compensation in case of any accident, damage etc.

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8.27 The Flat Purchaser shall not use the elevators for transportation of material to be taken for the purpose of any work being done by the Flat Purchaser or his workers in the Flat.

8.28 The Flat Purchaser shall not erect dish or other antennae outside the Flat/Building or on the roof/terrace of the Building. The Promoter will be providing a common dish antenna for all the flat purchasers on the Building.

8.29 If after delivery of possession of the Flat, the Promoter or Society is required to carry out repairs including for stopping leakage of water in the toilet, then the Flat Purchaser herein shall permit the Promoter or the Society, as the case may, be to carry out such repairs without delay and shall provide all necessary co- operation and assistance therefor. If such leakage is due to alterations or modifications made by the Flat Purchaser or due to negligence of the Flat

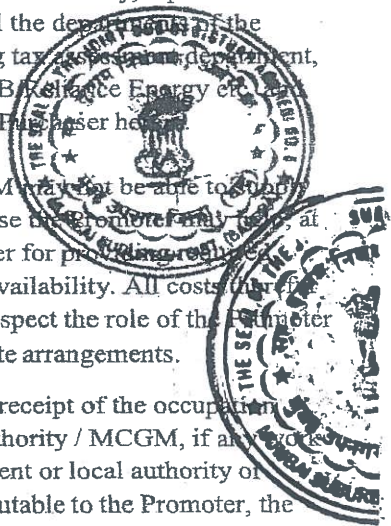
Dipay Shah

For By

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Purchaser, then the Flat Purchaser shall be liable to carry out the said repairs and bear and pay the cost thereof.

- 8.30 The Flat Purchaser shall keep the facade and outer surfaces of the Building in the same condition and maintain the same to the extent of its flat. The Flat Purchaser shall not do or cause to be done or abstain from doing any act, which will affect the beauty and peace of the Building. The Flat Purchaser shall not cause any obstructions or nuisance to other purchasers or the Promoter or the Society in any manner whatever.
- 8.31 The Flat Purchaser hereby irrevocably authorises the Promoter to represent it before the concerned authorities in all matters relating to property tax, assessment and re-assessment before the concerned authorities and the decisions taken by the Promoter in this regard shall be binding on the Flat Purchaser. The Promoter may till the execution of the final transfer of the Project in favour of the Society, represent the Flat Purchaser to do all the necessary things / acts in all the departments of the concerned authority, collector, road, water and building tax, assessment department, Government and Semi Government departments, MSEB, Kutchha Energy etc. The same shall stand ratified and confirmed by the Flat Purchaser hereinafter.
- 8.32 The Flat Purchaser is aware that local authority/ MCGM may not be able to supply adequate drinking water throughout the year. In that case the Promoter may, at its option but not under an obligation, the Flat Purchaser for providing drinking water by purchasing the same from the market as per availability. All costs therefor shall be borne by the flat purchasers /Society. In this respect the role of the Promoter shall be of providing required help and making adequate arrangements.
- 8.33 After the possession of the Flat is handed over or after receipt of the occupation certificate of the Building from the concerned local authority / MCGM, if any work thereafter is required to be carried out by the Government or local authority or MCGM or any statutory authority for reasons not attributable to the Promoter, the same shall be carried out by the Flat Purchaser in co-operation with the purchasers of other flats in the Building at their own costs and the Promoter shall not be in any manner liable or responsible for the same.
- 8.34 The Flat Purchaser has read the terms of the Development Agreement and Flat Purchaser agrees that this Agreement is subject to the said terms and such terms of Development Agreement are also applicable and binding on the Flat Purchaser. The Flat Purchaser shall not do or omit to do any act by which the terms and conditions of the Development Agreement will be violated.
- 8.35 The Promoter shall have first and paramount charge/lien over the Flat for all amounts due and payable by the Flat Purchaser to the Promoter/Society under the terms of this Agreement. Further, if any housing finance is availed by the Flat Purchaser for any bank or financial institution, the charge of such bank or financial institution shall be subject to prior charge of the Promoter over the Flat in relation to pending dues that are outstanding to be paid by the Flat Purchaser.
- 8.36 The Flat Purchaser agree/s that the Flat Purchaser undivided share in the Common Areas and Facilities are not divisible and partible.
- 8.37 The Flat Purchaser shall obtain No Objection Certificate from Promoter/ Society and shall pay the transfer charges which will be levied by Promoter/ Society before transfer of rights acquired by the Flat Purchaser under this Agreement.



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8.38 The Flat Purchaser hereby agree, undertake and covenant with the Promoter that it, shall not at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Promoter under this Agreement, or any other deed, document or writing that may be entered into and executed between the Parties hereto, or those of the Promoter as mentioned herein.

8.39 The Flat Purchaser do/doth hereby confirm that the Flat Purchaser's right will be restricted to the Flat and that the Flat Purchaser shall not bring in the compound of the Building any vehicle or park any vehicle in other areas other than the parking space/area allotted to it. The Flat Purchaser confirms that the right to park car or vehicle will be available to only such persons or Flat Purchaser to whom the Promoter/said Society have expressly allotted the same and not to any other person. All the unallotted car parking spaces out of the Promoter's allocation shall belong to the Promoter and which the Promoter is entitled to allot to any persons whom the Promoter may desire.

8.40 The Flat Purchaser hereby expressly agrees and covenants with the Promoter that in the event of entire building not being ready for occupation simultaneously and in the event of the Promoter offering possession of the Flat to the Flat Purchaser or handing over possession of the Flat earlier than completing the construction of the Building, then the Promoter shall have the right to complete the balance construction without any interference or objection by the Flat Purchaser. The Flat Purchaser further confirm that they shall not object or dispute for carrying out balance construction work by the Promoter or their assigns on the ground of nuisance, annoyance or any other ground or reason whatsoever and the Promoter shall be entitled to either transfer or construct and complete the Building on the Land through any nominee as they may desire in their absolute discretion without any interferences or objection by the Flat Purchaser.

8.41 The Flat Purchaser shall at no time demand partition of their interest in the Building and/or the Land and it is hereby agreed and declared by the Flat Purchaser that their interest in the Flat [and closed / mechanized parking space] is indivisible and impartible.

9	REPRESENTATIONS AND WARRANTIES OF THE PROMOTER
2239	The Promoter hereby represents and warrants to the Flat Purchaser as follows:
2033	9.1 The Promoter / Society has actual, physical and legal possession of the Land and has the requisite rights and permissions to carry out development upon the Land for the purpose of development and implementation of the Project and the Promoter shall obtain requisite approvals from time to time to complete the development of the Project;

The Promoter hereby represents and warrants to the Flat Purchaser as follows:

9.1 The Promoter / Society has actual, physical and legal possession of the Land and has the requisite rights and permissions to carry out development upon the Land for the purpose of development and implementation of the Project and the Promoter shall obtain requisite approvals from time to time to complete the development of the Project;

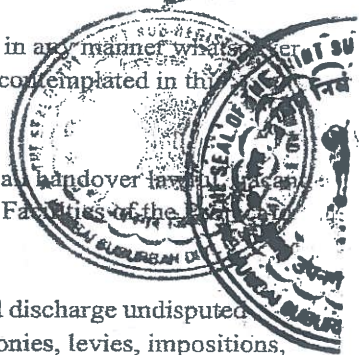
9.2 There are no encumbrances upon the Land or the Project except those disclosed herein;

9.3 There are no litigations pending before any Court of law with respect to the Land or Project;

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- 9.4 All approvals, licenses and permits issued by MCGM / competent authorities with respect to the Project are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by MCGM/competent authorities with respect to the Project shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project and common areas comprised in the Project;
- 9.5 The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Flat Purchaser created herein, may prejudicially be affected;
- 9.6 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Land, including the Project and the said Flat which will, in any manner, affect the rights of Flat Purchaser under this Agreement;
- 9.7 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Flat to the Flat Purchaser in the manner contemplated in this Agreement;
- 9.8 At the time of completion of the Project, the Promoter shall handover lawfully and peaceful, physical possession of the Common Areas and Facilities of the Project to the Society;
- 9.9 The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premia, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to MCGM / competent authorities;
- 9.10 No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land.



10 OTHER MUTUAL COVENANTS

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- 10.1 The Promoter at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the Building and Common Areas And Facilities for months or years with a view to ensure cleanliness thereof. The Flat Purchaser and the Society shall be bound by the contract. After handing over possession of all flats to the flat purchasers (except unsold flats which are held by the Promoter), the Promoter has sole right to discontinue the outgoing/ maintenance at any time, after giving prior notice of thirty (30) days to the flat purchaser and Society. The Flat Purchaser agree/s with above arrangement of maintenance of the Building and Common Areas and Facilities and also authorizes the Promoter to do so.
- 10.2 The Common Areas and Facilities shall be common for all flats/ units (existing and future) in the Project.
- 10.3 It is expressly agreed that right of the Flat Purchaser under this Agreement is only restricted to the Flat [and one closed/open/stackable car parking space] agreed

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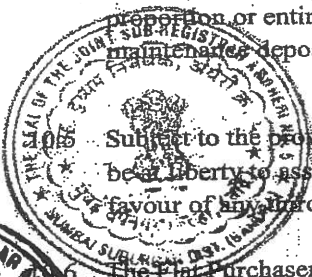
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to be sold by the Promoter and agreed to be acquired by the Flat Purchaser and all the other flats in the Promoter's allocation shall remain the property of the Promoter until the occupants of such flats are admitted as members of the Society and all Common Area and Facilities shall remain the property of the Society.

10.4 Water & electricity connections - The Promoter will be applying to the concerned authorities for giving separate water connections for the building and electricity meters and connections for the flat of the Flat Purchaser, if there is a delay in obtaining the water and electricity connections from the concerned departments then in that case the Promoter may at its option provide electrical connections / water supply through any other temporary arrangement. The Flat Purchaser shall pay for the proportionate charges (including applicable taxes) as demanded, determined and decided by the Promoter. The Promoter shall be entitled to deduct any dues of such proportion or entire charges payable by the Flat Purchaser for the above from the maintenance deposit for which the Flat Purchaser hereby gives its consent.



Subject to the provisions of the Real Estate Regulation Act, 2016 the Promoter shall be at liberty to assign or transfer its majority right, title and interest in the Project in favour of any third party.



The Flat Purchaser shall regularly review and visit the website of the Regulatory Authority to get regular updates on the status of development of the Project and the Promoter shall not be required to separately provide any updates to the Flat Purchaser in this regard.

The Promoter shall be entitled to create lease, sub-lease, allot or give on license any portion of the Land to any Government / semi-government authorities / local authority / Adani Energy, any other private company, etc. for operational services for the benefits of all flat purchasers in the Building such as electricity, water, drainage, access, telephone, dish antenna, cable TV etc.

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२६३९-२	The Flat Purchaser hereby irrevocably authorizes and empowers the Promoter to make representations by executing all necessary documents and forms as may require, for procuring electricity connection and meter, for residential use, from MSEB/ Adani Energy for the said unit in the name of the Flat Purchaser, property tax assessment of the flat in the name of the Flat Purchaser, and for such other record as may be found required to be in the name of the Flat Purchaser. The Promoter may
२०	at the completion of the Project, represent the Flat Purchaser by signature or otherwise to do all the necessary things / acts in all the departments of MCGM, Government and Semi Government departments, Reliance Energy etc. and the same shall stand ratified and confirmed by the Flat Purchaser herein.

11 RIGHT OF PROMOTER OVER UNSOLD UNITS

11.1 It is expressly and specifically clarified, agreed, understood and confirmed by and between the Parties hereto that, the unsold units in the Building shall at all times, remain the absolute property of the Promoter and the Promoter may become a member of the Society in respect thereof and the Promoter shall have full right, absolute power and authority and shall be unconditionally entitled to deal with and to sell, lease, license, let or otherwise dispose off the same in any manner and for such consideration and on such terms and conditions as it may

FOR MIDCITY HEIGHTS

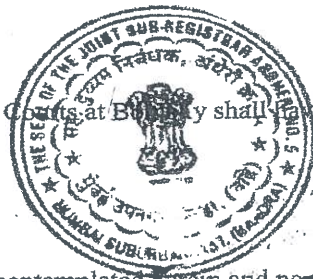
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in its sole and absolute discretion deem fit and proper and the Flat Purchaser shall not object to or dispute the same. The Promoter shall not be liable to pay any transfer fee, entrance fee, maintenance charges or outgoing etc. or any amount under any head towards the share in common expenses in respect of the unsold flats, save and except, the municipal taxes with effect from the date of grant of occupation certificate in respect thereof. The allottee / purchaser of such unsold units shall be admitted as member by the Society and they shall be liable to pay such common maintenance charges and outgoings from the date of delivery of possession. The Promoter will also be entitled to the refund of the municipal taxes and water taxes on account of the vacancy of the said unsold flats.

12 MISCELLANEOUS TERMS

12.1 Governing Law & Jurisdiction

This Agreement shall be subject to Indian Laws and the Courts at Bangalore shall have exclusive jurisdiction .

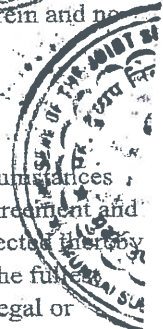


12.2 One Transaction

This Agreement relates to the transaction recorded and contemplated herein and no other transaction.

12.3 Partial Invalidity

If any provision of this Agreement or the application thereof to any circumstances shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to other circumstances shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law. When any provision is so held to be invalid, illegal or unenforceable, the Parties hereto undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable. In the event, any of the terms and conditions of this Agreement are set-aside or declared unreasonable by any Court or Law or if the Parties take the plea of frustration of contract, the entire Agreement shall not be void and shall continue to subsist to the extent of the remaining terms and conditions and bind the Parties.



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12.4 Right of Possession

The right of possession of the Flat Purchaser in respect of the Flat shall arise only upon the Flat Purchaser fulfilling all the obligations as are contained in this Agreement and payment of the Total Consideration and other amounts and taxes that are payable by the Flat Purchaser in terms of this Agreement.

12.5 Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes the terms and conditions whatever agreed between the Parties prior to execution of this Agreement but does not include or supersedes any document contemporaneously entered into between the Parties.

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12.6 Dispute Resolution

Any dispute between parties shall be settled amicably.

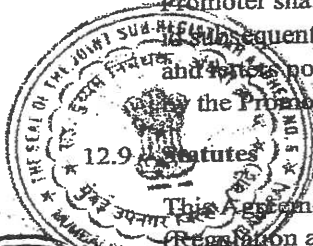
12.7 Stamp Duty and Registration

The charges towards stamp duty and registration fees in respect of this Agreement and incidental expenses including advocates fee towards registration of this Agreement, shall be borne and paid by the Flat Purchaser.

12.8 Notices

All notices to be served on the Promoter and Flat Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Promoter or Flat Purchaser notified email address and by Registered Post Acknowledgement Due at their address/es specified in the title of this Agreement or at the address intimated in writing by the Parties after execution of this Agreement. The Flat Purchaser and the Promoter shall inform each other in writing of any change in address / notified email

subsequent to the execution of this Agreement failing which all communications and notices posted at the above address / email id shall be deemed to have received by the Promoter or the Flat Purchaser, as the case may be.

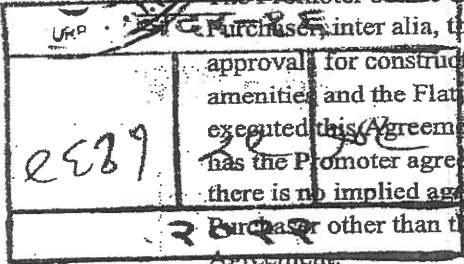


This Agreement shall always be subject to the provisions of the (i) Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder, (ii) Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder, and (iii) the Maharashtra Apartment Ownership Flats Act, 1970 and the rules made thereunder.



12.10 Complete Disclosure

The Promoter before execution of this Agreement has explained to the Flat Purchaser, inter alia, the entire Project, mode and form of transfer, status of approval for construction, formation of Society, maintenance of overall project amenities and the Flat Purchaser having understood and accepted the same has executed this Agreement. The Promoter has not undertaken any responsibility nor has the Promoter agreed anything with the Flat Purchaser orally or otherwise and there is no implied agreement or covenant on the part of the Promoter and the Flat Purchaser other than the terms and conditions expressly provided under this Agreement.



12.11 Right to Amend

This Agreement shall only be amended or modified through written consent of the Parties.

12.12 Provisions of this Agreement applicable to subsequent flat purchaser:

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

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12.13 Further Assurances

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

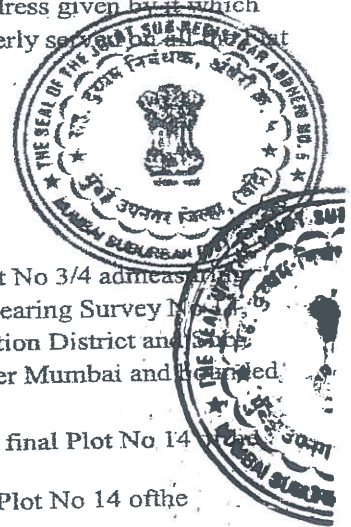
12.14 Joint Flat Purchasers

In case of joint Flat Purchasers all communications shall be sent by the Promoter to the Flat Purchaser whose name appears first and at the address given by it which shall for all intents and purposes be considered to be properly served on all Flat Purchasers.

**FIRST SCHEDULE
(Description of the Land)**

ALL THAT piece and parcel of the undivided land being Plot No 3/4 admeasuring about 1013.16 square meters situate, lying and being at plot bearing Survey No 1260/1A, Hissa No 1, CTS No 1217 of Village Versova in the Registration District and District of Andheri, District Mumbai Suburban, within Greater Mumbai and bounded as follows:

- On or towards the West: By Sub-Plot No 1 of the said final Plot No 14 of the said Scheme;
- On or towards the North: By Sub-Plot No 2 of the said final Plot No 14 of the said Scheme;
- On or towards the South: By building known as Sky Heaven on Plot bearing CTS No 1260/1A; and On
- or towards the East: By a 13.4 M. wide road.



**SECOND SCHEDULE
(Description of the Flat)**

बदर-२६		
२३१	१०	१०८
२०२२		

Flat No. 1401 admeasuring carpet area of 80.00 square meters situated on the 14th floor along with One car parking Space of the building styled as Ocean Heights being constructed upon the plot described in First Schedule above. The said Flat is more particularly shown as shaded and delineated in red colour hatched lines in the plan hereto annexed.

THIRD SCHEDULE

- A. Common Areas and Facilities in the said Building:
- B. Common Areas and Facilities in the said Land:

For MIDCITY

[Handwritten signature] Partner

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT
 AT MUMBAI ON _____ DAY AND THE YEAR FIRST HEREBY WRITTEN

SIGNED AND DELIVERED **FOR MIDCITY HEIGHTS**
 by the within named Promoter
MIDCITY HEIGHTS
 through its Partner (Mr. Amarjeet J. Shukla) In
 the presence of:

1. *[Signature]*
2. *[Signature]*
RAVISHANKER GPTG
Sandeep Wadhane - *[Signature]*
 SIGNED AND DELIVERED
 by the within named Flat Purchasers)
MR. SANJAY SHAH)



SIGNED AND DELIVERED
 by the within named Flat Purchasers)
MR. PANKAJ RAM PRAKASH
SINGH)

- In the presence of
1. **RAVISHANKER GPTG** *[Signature]*
 2. **Sandeep Wadhane - *[Signature]***

बदर-२६		
२८८९	३९	९०८
२०२२		



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Ocean heights by Midcity Group, Plot Bearing / CTS / Survey / Final Plot No.:1217A at Andheri, Andheri, Mumbai Suburban, 400102** registered with the regulatory authority vide project registration certificate bearing No **P51800008981** of

1. **M/S Midcity Heights** having its registered office / principal place of business at **Tehsil: Andheri, District: Mumbai Suburban, Pin: 400102.**

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

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per **Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;**
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 4.

OR
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project for the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realisable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **31/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Dated: **12/07/2022**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 12-07-2022 11:06:30



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 No CHE/WS/1122/K/337(NEW)
COMMENCEMENT CERTIFICATE

To,
 ZAKARIA AGHADI NAGAR NO.3 CHSL
 Heena Apts, Yari Road, versova, Andheri(W)

Sir,

With reference to your application No. CHE/WS/1122/K/337(NEW) Dated. 14/8/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Maharashtra Regional and Town Planning Act, 1966, dated 14/8/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building / Building Development work on plot No. 1217/part C.T.S. No. 1217 Division / Village / Town Planning Scheme No. ANDHERI situated at / Street in K/E Ward Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road line/ line from part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.	R3	906
Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.		
The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.		
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. **Shri. Balaram K. Sankhe (Asst.Eng.(B.P.) K/West North)** Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/3/2017

Issue On : 20/4/2016

Valid Upto : 2/3/2017

Remark :

C.C up to top of Stilt i.e. ht 05.07mt as per approved plan dtd 03/03/2015



Approved By
EEBP
Executive Engineer



Issue On : 22/9/2016

Valid Upto : 2/3/2017

Remark :

Approved By
AEBP
Assistant Engineer (BP)

Issue On : 23/11/2017

Valid Upto : 2/3/2018

Remark :

Further C.C. up to top of 14th floor (i.e. 49.10 AGL mt.)+ LMR,OHT as per last approved plan dated 10.11.2017.

बदर-१६		
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Name: B. Sankhe
Designation: Assistant Engineer
Organization: Municipal Corporation of Greater Mumbai
Date: 23-Nov-17



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

Assistant Engineer . Building Proposal
Western Suburb I K/E Ward Ward



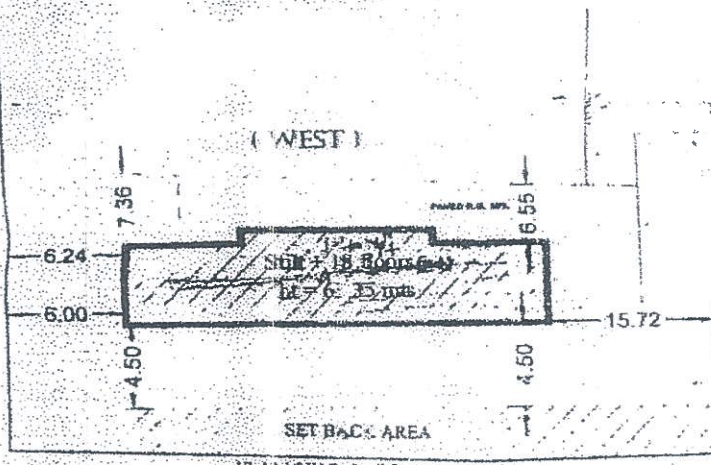
Mumbai Suburban/Mumbai District.

बदर-१६		
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ANNEXURE - A

CTS NO.1217/B

CTS NO.



BLOCK PLAN
SCALE - 1 : 500

(EAST)

(NORTH)

बदर-१६		
२६३७	७८	१०८
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FOR MIDCITY WEIGHTS
[Signature]
Partner

Binpp-3536-2005-15,000 Forms. (4 Pages F/B)

346
Form 88

in replying please quote No. and date of this letter.

En. Engineer Bldg. Proposal (W.S.)
R. K. Patkar Marg
Mumbai-400 036.

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

4 MAR 2015

No. CHE/WS/1122/K/337 (NEW)

MEMORANDUM

Municipal Office,
Mumbai 20

Zakaria Aghadi Nagar No.3 C.H.S.L.



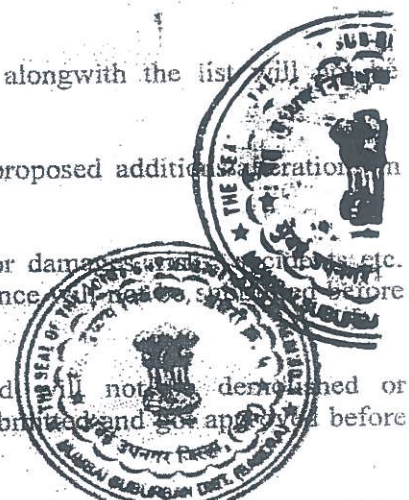
With reference to your Notice, letter No.337 dated 08.11.2013 and delivered on200.... and the plans, Sections, Specifications and Description and further particulars and details of Proposed redevelopment of existing building known as Zakaria Aghadi Nagar C.T.S. No. 12-A, Village Versova, Andheri (W), Mumbai, furnished to me under your letter, dated 30.12.2014 I inform you that I cannot approve the building or work proposed to be erected or executed, and I am hereby formally intimate to you under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval by thereof reasons :-

CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE FURNISH C.C.

- 1) The commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of atleast 28.04 mtr. T.H.D. or 0.15 mtr. above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.) / E.E.S.W.D. of W.S. before submitting B.C.C
- 5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.

Handwritten notes and stamps: 28.04, 0.15, 28.7, and a large handwritten number 2839.

- 7) That the regular / sanctioned / proposed lines and reservations, C.R.Z. marking will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I.L.R. before applying for C.C
- 8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.
- 9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [K/West Ward] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before demolition of existing building.
- 10) That the Registered Agreement with the existing tenant alongwith the list will submitted before C.C.
- 11) That the consent letter from the existing tenants for the proposed additional operation in their tenement will not be submitted before C.C.
- 12) That the Indemnity Bond indemnifying the Corporation for damages, etc. and to the occupiers and an undertaking regarding no nuisance, shall be submitted before C.C./starting the work.
- 13) That the existing structure proposed to be demolished, shall not be demolished or necessary Phase Programme with agreement will not be submitted and approved before C.C.
- 14) That the requirements of N.O.C. of (i) Reliance Energy /Tata Power, [ii] S.G. [iii] P.C.O., [iv] A.A. & C.[K/West Ward], [v] S.P. [vi] S.W.D., [vii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.
- 15) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.
- 16) That "All Dues Clearance Certificate" related to H.E.'s dept. from the concerned A.E.W.W. [K/West Ward] shall not be submitted before applying for C.C.
- 17) That the NOC from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.
- 18) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.
- 19) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.
- 20) That the requisite premium as intimated will not be paid before applying for C.C.



बदर-२६	
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- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 3 MAY 2016 day of 200 but not so as to contravene any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time and force.

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

Executive Engineer, Building Proposals,
Zone Wards

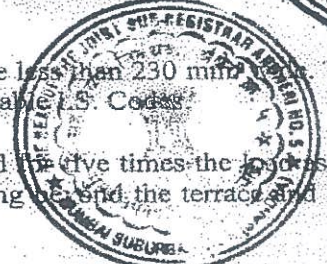
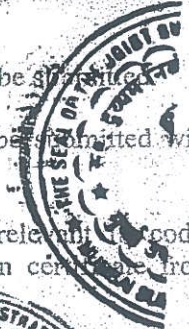
SPECIAL INSTRUCTIONS.

- (1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
- (2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
- (3) Under Bye Law No.8, the Commissioner has fixed the following levels :-
 Every person who shall erect as new domestic building shall cause the same to be built so that every of the plinth shall be -
 (a) Not less than 60 cms. above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in "this street."
 (b) Not less than 60 cms. above every portion of the ground within 160 cms. of such building."
 (c) Not less than 28.04 mtr. above Town Hall Datum."
- (4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property tax is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus, compliance with this provision is punishable under Section 167 of the Act irrespectively of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's department.
- (5) Your attention is further drawn to the provision of Services 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.
- (6) Proposed date of commencement of work should be communicated as per requirements of Section 47(1) (aaa) of the Bombay Municipal Corporation Act.
- (7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.
- (8) Necessary permission for non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector under the Land Revenue Code and Rules thereunder.



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

- 21) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.
- 22) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.
- 23) That the Janata Insurance Policy in the name of site or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.
- 24) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.
- 25) That the soil investigation will not be done and report thereof will not be submitted with structural design.
- 26) That the building will not be designed with the requirements of all relevant codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.
- 27) That no main beam in R.C.C. framed structure shall not be less than 230 mm. The size of the columns shall also not be governed as per the applicable I.S. Codes.
- 28) That all the cantilevers [projections] shall not be designed for five times the loads per I.S. code 1893-2002. This also includes the columns projecting over the terrace and carrying the overhead water storage tank, etc.
- 29) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
- 30) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 31) That the phasewise programme for removal of the debris shall not be submitted and got approved.
- 32) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.s. and area claimed free of F.S.I. will not be submitted.
- 33) That the registered undertaking for water proofing of terrace and Nahani traps shall not be submitted.
- 34) That the N.O.C. from E.E.[T&C] for parking layout in the basement / podium shall not be submitted.

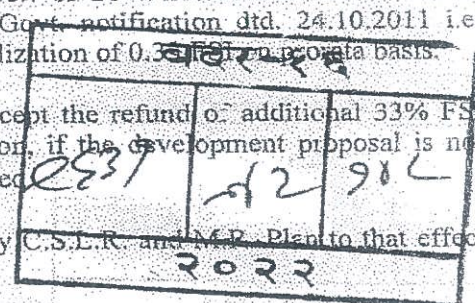
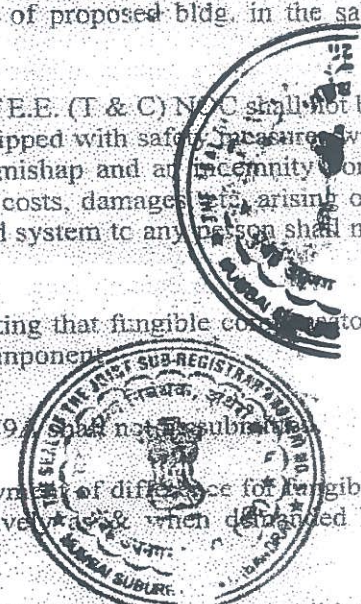


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- 35) That setback/D.P. Road/D.P. Reservation/Amenity Space area shall not be handed over to M.C.G.M.
- 36) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.
- 37) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.
- 38) That the design for Rain Water Harvesting System from Consultant as per Govt. notification under Sec.37[2] of MR&T.P. Act, 1966 under No.TPB-4307/396/CR-24/2007/UD-11 dt.6/6/2007 shall not be submitted.
- 39) That the authorized Pvt. Pest Control Agency to give anti malaria treatment shall not be appointed in consultation with P.C.O.[K/West Ward].
- 40) That the sheet piling along with diaphragm wall shall not be constructed taking all the precautionary measures under the strict supervision of registered Structural Engineer before actual work of basement is taken in hand after issue of C.C.
- 41) That the MUT shall not be submitted by the developer to sell the tenements/flats on lease only and to abide by the provision of MOFA (Act) amended upto date and in complying the MCGM and its employees from any legal complications arising (MOFA) will be submitted.
- 42) That the deposit removal deposit of Rs. 45,000/- or Rs. 22/- per sq.mtr. of the built up area, whichever is less will not be paid before further C.C.
- 43) That the 'Debris Management Plan' shall not be got approved from Executive Engineer [Env.] and the conditions therein shall not be complied with.
- 44) That the N.O.C. from Collector - M.S.D. for excavation of land shall not be submitted.
- 45) That remarks / specifications regarding formation level and construction of road from the office of Dy. Ch. Engineer [Roads] W.S. shall not be obtained before applying for C.C.
- 46) That the labour welfare tax as per circular No. Dy.Ch.Eng/3663/BP (City) Dt. 30.9.2011 shall not be paid before asking for C.C.
- 47) The developer shall not submit the registered undertaking agreeing to comply with & follow all the rules, regulations, circulars, directives related to the safety of construction laborers/workers, issued time to time by the department of building & other construction labour, Government of Maharashtra.
- 48) That the developer will not intimate the prospective buyer and existing tenants regarding concessions availed for deficiency in open space, deficient parking space, etc. as well as not objecting neighbourhood development with deficient open spaces etc. and the cause shall

not be incorporated in sale agreement so as to make aware prospective buyer/ members about deficient open space/maneuvering spaces.

- 49) That the R.U.T. shall not be submitted by the developer stating that they will not take any objection in future for the development on adjoining plot with deficient open spaces and also condition will be incorporated about deficient open spaces of proposed bldg. in the sale agreement of flats.
- 50) That the Registered Undertaking stating that the conditions of E.E. (T & C) NOC shall not be complied with and to that effect the mechanized parking equipped with safety measures will be maintained permanently in safe condition to avoid any mishap and an indemnity bond indemnifying M.C.G.M. and its officers against any litigation, costs, damages etc. arising out of failure of mechanized system /nuisance due to mechanized system to any person shall not be submitted.
- 51) That the R.U.T. shall not be submitted by the developer stating that fungible componentary FSI for rehabilitation component shall not be used for sale component.
- 52) That the NOC from the Registrar of Societies under Section 79 shall not be submitted.
- 53) That the registered undertaking shall not be submitted for payment of difference for fungible, open space deficiency or any type of premium retrospective which demanded by M.C.G.M.
- 54) That the RUT shall not be submitted stating that the difference of payment for additional 33% FSI shall be paid and calculated as per the revision of rates by the Government from time to time as per the condition No.5 mentioned in Notification and circular before requesting for C.C.
- 55) That the RUT shall not be submitted regarding any adverse clarification received from Government of Maharashtra in respect of condition No.7 of Govt. notification No.TPB-4308 /775/CR-127/2008/UD-11 dtd. 10.4.2008 and new Govt. notification dtd. 24.10.2011 i.e. regarding consent of society / occupants regarding utilization of 0.33% FSI on pro-rata basis.
- 56) That the letter from owner stating that they will accept the refund of additional 33% FSI premium paid, without claiming any interest thereon, if the development proposal is not approved / rejected by M.C.G.M. shall not be submitted.
- 57) That the demarcation of plot boundary carried out by C.S.L.R. and M.P. Plan to that effect shall not be submitted.
- 58) That the work shall not be carried out between sunrise and sunset.
- 59) That the R.U.T. & Indemnity Bond shall not be submitted stating that owner/developer and concerned Architect/Lic. Surveyor shall compile and preserve the following documents.
 - a) Ownership documents.
 - b) Copies of IOD, CC subsequent amendments, OCC, BCC and corresponding canvas mounted plans.
 - c) Copies of Soil Investigation Report.
 - d) RCC details and canvas mounted structural drawings.



- e) Structural Stability Certificate from Lic. Structural Engineer.
- f) Structural audit reports.
- g) All details of repairs carried out in the buildings.
- h) Supervision certificate issued by Lic. Site Supervisor.
- i) Building Completion Certificate issued by Lic. Surveyor / Architect.
- j) NOC and Completion Certificate issued by C.F.O.
- k) Fire safety audit carried out as per the requirement of C.F.O.

The above documents shall be handed over to the end user/prospective society within a period of 30 days in case of redevelopment of properties and in other cases, within 90 days after granting occupation certificate by the developer. The end user/prospective society shall preserve and maintain the abovesaid documents/plans and subsequent periodical structural audit reports and repair history. Further, the end user/ prospective society shall carry out necessary repairs/structural audit/fire safety audit, etc. at regular intervals as per requirement of C.F.O. A copy of the sample agreement to be executed with the prospective buyers incorporating the above conditions shall not be submitted to this office.



60) That all the structural members below the ground shall not be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same shall not be taken and completion certificate that effect shall not be submitted from the Licensed Structural Engineer.

61) That the R.U.T. shall not be submitted by the owner/developer for maintaining the noise levels as per the norms of Pollution Control Board.



61) That the R.U.T. shall not be submitted for not misusing the additional parking proposed for full potential F.S.I. and will count the same in FSI or will be handed over to M.C.G.M. free of cost if the building is not constructed for full potential.

62) That the B.E. from the developer stating that they will incorporate a condition in the sale agreement of prospective buyers as well as existing tenants about deficiency in provision of aisle space of 3.50 mt. for two way maneuvering of vehicles instead of 6.00 mt. shall not be submitted.

64) That the P.R. Card in the name of Society shall not be submitted.

65) That the R.U.T. for handing over of excess parking to M.C.G.M. shall not be submitted.

66) That the NOC of MCZMA shall not be submitted.

66) That the NOC of MCZMA shall not be submitted.		
B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.		
2639	2639	That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plan.
2)	2639	That NOC from Civil Aviation department will not be obtained for the proposed height of the building.

CHE/WS/1122/K/337 (NEW)

- 3) That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.
- 4) That the N.O.C. from A.A. & C. [K/West Ward] shall not be submitted.
- 5) That the plinth stability certificate from R.C.C. consultant shall not be submitted.
- 6) That the work-start notice shall not be submitted.
- 7) That the design of the road crust obtained from the Road Consultant of the office of Chief Engineer [Roads] W.S. to carry out the construction of road upto sub-base level and the design shall not be complied with before asking for C.C. beyond plinth.
- 8) That C.C. shall not be granted beyond plinth level unless the concerned owner / builder satisfies the competent authority that he has moved the concerned authorities / utilities for providing connection in this regard & advance connection [not committed] is taken as per the specifications.
- 9) That the testing of building material to be used on the subject shall not be done and results of the same will not be submitted periodically.
- 10) That the quality control for building work for structural work shall not be done and certificate to that effect shall not be submitted periodically in progress.
- 11) That the monthly status report shall not be submitted regularly.
- 12) That the A.M.S.I. of the completed work upto plinth/stilt/podium level, as applicable, shall not be verified and submitted.



C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

- 1) That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Nursing home, user will not be provided and that the drainage system or the residential part of the building will not be affected.
- 2) That some of drains will not be laid internally with C.I. pipes.
- 3) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II date 12.6.1978.
- 4) That the surface drainage arrangement will not be made in consultation with E.C. (W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
- 5) That the existing well will not be covered with R.C.C. slab.
- 6) That the 10' wide paved pathway upto staircase will not be provided.

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CE/9297/II	date	12.6.1978
2022		

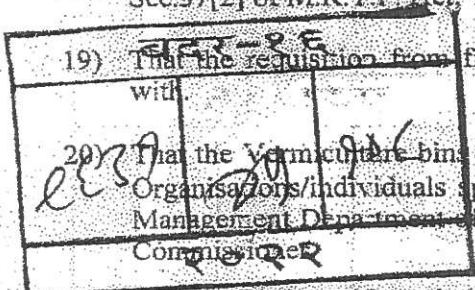
- 7) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.
- 8) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.
- 9) That the carriage entrance will not be provided before starting the work.



- 10) That the parking spaces will not be provided as per D.C.R. No.36.
- 11) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for within a period of six years from the date of occupation.
- 12) That every part of the building constructed and more particularly overhead water tank will be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
- 13) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.



- 14) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.
- 15) That the infrastructural works such as construction of hand-holes/manholes, ducts for underground cables, concealed wiring inside the flats/rooms, room/space for telecom installations etc. required for providing telecom services shall not be provided.
- 16) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.
- 17) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.
- 18) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 300 Sq.Mts. as per Govt. notification under Sec.37[2] of M.R.T.P. Act, 1966.



- 19) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.
- 20) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.
- 21) That the Drainage Completion Certificate shall not be submitted.
- 22) That the Lift Inspector's completion certificate shall not be submitted.

- 23) That the structural stability certificate shall not be submitted.
- 24) That the Site Supervisor's completion certificate shall not be submitted.
- 25) That the smoke test certificate shall not be submitted.
- 26) That the water proofing certificate shall not be submitted.
- 27) That the N.O.C. from A.A. & C. [K/West Ward] shall not be submitted.
- 28) That the setback area shall not be transferred in the name of M.C.G.M.
- 29) That the P.R. Card for amalgamated plots in the name of applicant shall not be submitted.
- 30) That the final completion certificate from C.F.O. shall not be submitted.
- 31) That the completion certificate for Rain Water Harvesting System shall not be submitted.
- 32) That the completion certificate from E.E. Mech. (E.I.) for the provision of artificial light, ventilation and / or A.H.U. shall not be submitted.
- 33) That the construction of road including S.W. Drain and road including central dividers, lane marking and providing street furniture and obtain completion certificate from E.E. [Roads] W.S. shall not be submitted before applying for occupation.
- 34) That the payment towards the difference in pro-rata cost of C.C. road and asphalt road for road width of 18.30 mtrs. and above shall not be made in the office of Dy. Chief Engineer [Roads] before applying for occupation.
- 35) That the Energy Conservation Systems as stipulated vide circular under No.ChE/M&E/1063 dt.16/06/2008 shall not be complied with.
- 36) That the list of documents required to be scanned and legible scanned image shall not be submitted.
- 37) That the A.M.S.L. of completed work (top of building) shall not be verified and submitted.



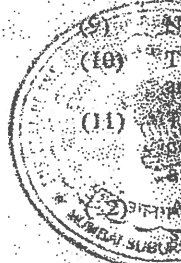
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D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1. That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from H.E.'s department regarding adequacy of water supply.

Ex. Engr. Bldg. Prop. (W.S.) K Ward
Brihan Mumbai Mahanagar Palika

- (1) The work should not be started unless objections from A1
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over and road side drain.
 The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume the Municipal tap water has been consumed on the construction works and bills referred against them accordingly.
 The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand, preps, debris etc. should not be deposited over footpaths or public street by the owner/architect/their contractors etc. without obtaining prior permission from the Ward Officer of the area.
- (6) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (7) No work should be started unless the structural design is approved.
- (8) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (9) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (10) All the terms and conditions of the approved layout / sub-division under No. _____ of _____ should be adhered to and complied with.
- (11) No Building / Drainage Completion Certificate will be accepted non water connection granted (except for the construction purpose) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (12) Rec-reation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (13) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (14) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
 The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq.mts. below payment.
- (15) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (16) No work should be started unless the existing structure proposed to be demolished are demolished.



(14) *cc 3/17*
 (15) *308*
 (16) *308*

CHE/WS/1122/K/337 (NEW)

- (20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) for your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:
 - (i) Specific plans in respect of evicting or rehusing the existing tenants on a hour starting their number and the area of occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to vacate or the Alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 mt.
- (25) The work should not be started above first floor level unless the No Objection Certificate from Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) Positions of the manholes and other appurtenances in the building should be so arranged that they necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbert pressed with screw or dome shape pieces (like a garden mari ruse) with copper pipes with perforations each not exceeding 1.5 mm. in diameter the cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed and its lower ends in cement concrete block.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32)
 - (a) Louvers should be provided as required Bye-law No.51(b).
 - (b) Lintels of Arches should be provided over Door and Window opening.
 - (c) The drains should be laid as require under section 234-A.
 - (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you shall do so at your own risk.



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COPY TO ARCHITECT OWNER

Executive Engineer, Building Proposal Zones
K Ward

BMPP-4245-2008-3,000 Form

MUNICIPAL CORPORATION OF GREATER MUMBAI
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ /BSII/WS/AH/AK of

COMMENCEMENT CERTIFICATE

This L.C.D.C. is issued subject to the provisions of Urban Land Ceiling and Regulation Act, 1976

20 APR 2016

To, Zangana, Ashadi Nagar
NO. 3, Chhok (Home Plot)

Ex. Engineer Bldg. Proposal (W.S.)
Hard K - Ward
Municipal Office, R. T. Nagar Ma
Bandra (W.) Maharashtra - 400 057



With reference to your application No. 5072 dated 08/11/2013 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Maharashtra Municipal Corporation Act 1888 to erect a building.

To the development work of proper Redevel. of plot No. 1217-A situated at Chhok (W) village Naranda in Hard K Ward.

The Commencement Certificate/Building Permit is granted on the following conditions -
1. The land is situated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or resumed to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate shall be revoked by the Municipal Commissioner for Greater Mumbai if -
(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Dr. R. R. Paul Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2 MAR 2017

This Commencement certificate is for carrying out the work upto for 120 sq. ft. Chhok (W) S. To mtr. Chhok five point (sewerage mtr.) above ground level.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai
R. R. Paul 20/04/16
Executive Eng. Bldg. Proposals

Valid up to 02/03/2017
CHE/WS/ 1122/K/337(NB/W) of
Further C. C. is now extended
to h_f 33.60 mtr.
for/up to _____ height

22 SEP 2016

upto top of 9th (Nineth) Floor
height thirty three feet six m.
AGL + LMR + OHT as per approved
plan dtd. 23/4/2016.

[Signature]
A.E.P. (WS) K/West Ward



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C-3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/WS/1122/K/337(NEW)

COMMENCEMENT CERTIFICATE

To,
SAKARIA AGHADI NAGAR NO 3 CHSL
Meena Apts, Yeri Road, Versova, Andheri(W)

Sir,

In reference to your application No. CHEWS/1122/K/337(NEW) Dated. 14/8/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under Section 346 no 337 (New) dated 14/8/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of plot No. 1217/5B, C.T.S. No. 1217 Division / Village / Town Planning Scheme No. ANDHERI situated at Road / Street in 105 Ward Ward.

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

The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if -

- a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
- c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Shri. Balaram K. Sankhe (Asst.Eng.(B.P.) K/West North) Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 2/3/2017

Issue On : 20/4/2016

Valid Upto : 2/3/2017

Remark :

C.C up to top of Stilt i.e. ht 05.07mt as per approved plan dtd 03/03/2015

Approved By



Issue On : 22/9/2016

Valid Upto : 2/3/2017

Remark :

Approved By

AEBP

Assistant Engineer (3P)

Issue On : 23/11/2017

Valid Upto : 2/3/2018

Remark :

Further C.C. up to top of 14th floor (i.e. 49.10 AGL mt.)+ LMR O.H.T as per last approved plan dated 10/11/2017.

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२०२२		



2. Collector Mumbai Suburban /Mumbai District.

Certification signature by Balam
Kashinath Sankhe
<bram.sankhe@gmail.com>
Validity: Unknown
Name: Balam Kashinath
Sankhe
Designation: Assistant
Engineer
Organization: Municipal
Corporation of Greater
Mumbai
Date: 23-Nov-2017 17: 09:41

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

Assistant Engineer, Building Proposal

Western Suburb I K/E Ward War

बदर-१६		
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२०२२		



**KHAITAN
& CO**

Chartered Accountants

One Indiabulls Centre
13th Floor, Tower 1
841 Senapati Bapat Marg
Mumbai 400 013, India

T: +91 22 6536 5000
F: +91 22 6536 5050
E: mumbai@khaitan.co

6 September 2016

Nisus Finance Services Co. Private Limited
201A, Aurus Chambers, A Wing
SS Amritwar Marg, Behind Mahindra Towers
Worli, Mumbai - 400 013

Kind Attn: Mr Amit Goenka, MD & CEO

Dear Sir

Re: All that piece and parcel of land admeasuring about 1013.16 square meters (hereinafter referred to as the "said Land") forming part of larger land admeasuring about 3308.95 square meters bearing CTS No 1217A (hereinafter referred to as the "Larger Land") forming part of Survey No 14, Hissa No 1 situate, lying and being at Yari Road, Village ~~Maluka~~ Andheri and Registration Sub-District Bandra and District and Registration District Mumbai Suburban.

We have been instructed by you i.e. Nisus Finance Services Co. Private Limited (hereinafter referred to as "Nisus") to provide Nisus our report (hereinafter referred to as "this Report") in respect of the development rights of M/s Midcity Heights, a Partnership Firm, registered under the Indian Partnership Act, 1932, having its address at 20/34, Silver Sand Co-operative Housing Society Limited, Opposite Time N Again Restaurant, New Link Road, Oshiwara, Jogeshwari (W), Mumbai 400 102 comprising of (i) Midcity Infrastructure Private Limited represented by its Director Mr Rajen V Dhruv, and (ii) Mr Amarjeet Jitendra Shukla as its partners (hereinafter referred to as the "Developer") to the said Land.

1. STEPS TAKEN FOR PREPARING THIS REPORT

1.1 For the purpose of preparing this Report, we have taken the following steps:

1.1.1 Perused photo copies of the documents and papers provided to us by the Developer, the details of which documents are annexed hereto and marked as Annexure "A";

1.1.2 Raised Requisition on Title dated 31 July 2016, [additional Requisition and sought few clarifications from time to time from the Developer] (all such requisitions and clarifications are hereinafter collectively referred to as the "Requisitions") in respect of the development rights of the Developer to the said Land and received their response to the same. The Requisitions together with the response of the Developer are annexed hereto and marked as Annexure "B";

1.1.3 Caused search to be conducted in the records of the Sub-Registrar of Assurances in Mumbai in respect to the said Land from the year 1945 till date through Mr Vinod Sawant, Title Investigator, who has submitted his search report dated 17 August 2016 (hereinafter referred to as the "said Search Report"). Original of the said Search Report is annexed hereto and marked as Annexure "C";

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[Signature]	[Signature]

1 | 17

Enclave 2 House, 19 Old Post Office Street, Kolkata 700 001, India
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1104, Anand Estate, 24 Marehenna Road, New Delhi 110 004, India
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E: delhi@khaicoin.com
E: bangalore@khaicoin.com

[Handwritten signature]



**KHAITAN
& CO**

Advocates Since 1911

1.1.4 Obtained information and explanations (oral and written) from the officials / representatives of the Developer during various meetings and also on emails.

1.1.5 Inspected original document of title; and

1.1.6 Obtained Declaration on Title from the Developer in respect of its development right, title and interest to the said Land which is annexed hereto and marked as Annexure "D".

DEVOLUTION OF TITLE OF SAID LAND:

On basis of our review of the documents set out in Annexure "A" and the steps as set out in Paragraph 1 above, we observe that the devolution of title in respect to the said Land is as follows:

under a Deed of Conveyance dated 8 March 1967 registered with the Sub-Registrar of Assurances at Bandra under Serial No BND 1549 of 1967, executed between (i) Devji Maya Jangle in his personal capacity and also in his capacity as Karte and Manager of the joint and undivided Hindu family (therein as the Vendor), (ii) Chandrabai wife of the said Devji Maya Jangle, Laxman Devji Jangle, Smt. Bhanubai wife of the said Laxman Devji Jangle, Suresh Laxman Jangle, Ravindra Laxman Jangle, Kailas Laxman Jangle and Kunda Laxman Jangle the (four) names being minors under the age of 18 years by their father and natural guardian the said Laxman Devji Jangle, Kashinath Devji Jangle, Smt. Nirabal wife of the said Kashinath Devji Jangle and Bhalchandra Devji Jangle (therein as First Confirming Party), (iii) Gulabchand Tejmal Shah and Amrutlal Manilal Shah (therein as Second Confirming Party), (iv) Sohanlal Bhasin (therein as Third Confirming Party), (v) Smt. Krishnadevi Bhasin (therein as Fourth Confirming Party) and (vi) Mrs. Shakuntala Virendra Kumar Jhamb (therein as the Purchaser and hereinafter referred to as the "Original Owner") purchased all those pieces and parcels of land admeasuring in the aggregate 9948.90 square meters or thereabouts bearing Survey No. 14, Hissa No 1, CTS No 1217 situate, lying and being at Yari Road, Village Versova, Taluka Andheri, Mumbai (hereinafter referred to as the "Larger Plot").

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2.1.1 From a perusal of the Deed of Conveyance dated 6 February 2013 as mentioned in paragraph 2.5 below and Indenture of Lease dated 6 February 2013 as mentioned in paragraph 2.6 below of this Report, we understand as follows:

2.1.2 By and under an Agreement dated 22 June 1979 executed between the Original Owner and Mr. Zakaria Aghadi, the Original Owner granted development rights in favour of Mr. Zakaria Aghadi to develop the Larger Plot for such consideration and on such terms and conditions as set out in the Agreement dated 22 June 1979.

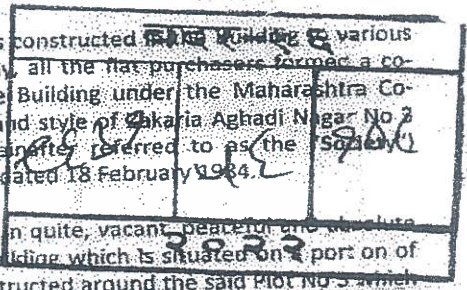
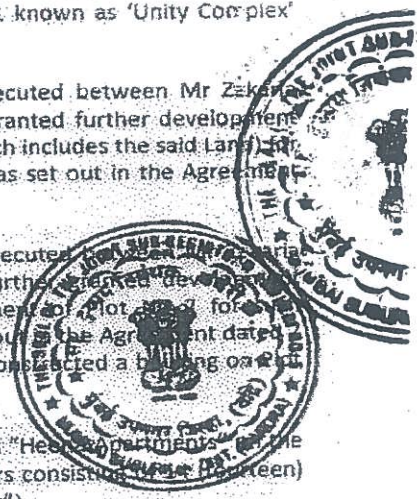
2.1.3 Mr. Zakaria Aghadi physically sub-divided the Larger Plot into 3 (three) plots namely, Plot No. 1, Plot No. 2 and Plot No. 3 and Mr. Zakaria Aghadi proposed to construct 11 (eleven) buildings on the Larger Plot known as Zakaria Aghadi Nagar.

2.1.4 The said Land forms part of Plot No. 3 which is admeasuring about 1302.96 square meters which forms part of the Larger Land.





- 2.1.5 Mr Zakaria Aghadi constructed a building on Plot No 1 known as 'Unity Complex' consisting of 7 (seven) wings.
- 2.1.6 By and under an Agreement dated 25 July 1981, executed between Mr Zakaria Aghadi and M/s Halima Builders, Mr Zakaria Aghadi granted further development rights to M/s Halima Builders to develop Plot No 3 (which includes the said Land) for such consideration and on such terms and conditions as set out in the Agreement dated 25 July 1981.
- 2.1.7 By and under an Agreement dated 7 August 1981, executed between Mr Zakaria Aghadi and M/s Sabri Builders, Mr Zakaria Aghadi granted further development rights to M/s Sabri Builders in respect of development of Plot No 2 for such consideration and on such terms and conditions as set out in the Agreement dated August 1981. We understand that M/s Sabri Builders constructed a building on Plot No 2 known as "Ganga Jamuna Apartments".
- 2.1.8 M/s Halima Builders constructed the building known as "Heera Apartments" on the said Land comprising of ground plus 6 (six) upper floors consisting of fifteen residential flats (hereinafter referred to as the "Building").
- 2.1.9 Out of the total area of 1302.96 square meters comprised in Plot No 3, an area of 289.80 square meters has gone into set-back.
- 2.1.10 The Municipal Corporation of Greater Mumbai (hereinafter referred to as "MCGM") issued occupation certificate dated 28 April 1983 in respect of construction of the Building on the said Land.
- 2.1.11 M/s Halima Builders sold the residential flats constructed in the Building to various purchasers on ownership basis. Subsequently, all the flat purchasers formed a co-operative housing society in relation to the Building under the Maharashtra Co-operative Societies Act, 1960, in the name and style of Zakaria Aghadi Nagar No 2 Co-operative Housing Society Limited (hereinafter referred to as the "Society") bearing registration No BOM-HSG-K-W-7374 dated 18 February 1984.
- 2.1.12 The purchasers of flats in the Building were in quiet, vacant, peaceful and absolute possession of their respective flats in the Building which is situated on a portion of Plot No 3 and there are boundary walls constructed around the said Plot No 3 which clearly demarcates and separates Plot No 3 from the plots of other 2 (two) societies namely, Unity Complex Co-operative Housing Society Limited (Plot No 1) and Ganga Jamuna Apartments Co-operative Housing Society Limited (Plot No 2) situated on the Larger Plot.
- 2.1.13 The Developer has informed that Plot No 1 is admeasuring about 6640 square meters and the purchasers of flat in the building known as "Unity Complex" formed a co-operative housing society known as Unity Complex Co-operative Housing Society Limited and Plot No 2 is admeasuring about 2005.94 square meters and the





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purchasers of flat in the building known as "Ganga Jamuna" formed a co-operative housing society known as Ganga Jamuna Apartments Co-operative Housing Society Limited.

2.2 By and under a Lease Deed dated 31 December 2010 executed between the Original Owner and Unity Complex Co-operative Housing Society Limited, the Original Owner granted a lease of Plot No 3 admeasuring 6640 square meters bearing CTS No 1217B in favour of Unity Complex Co-operative Housing Society Limited.

2.3 By and under a Deed of Conveyance dated 6 February 2013 registered in the office of the Sub-Registrar of Assurances at Andheri under Serial No BDR-1-1505-2013 on 6 February 2013 and executed between the Original Owner (therein referred to as the Vendor) and the Society (therein referred to as the Purchaser), the Original Owner sold, transferred and conveyed the said Land admeasuring 1013.16 square meters together with the Building in favour of the Society for a consideration amount of Rs 35,00,000 (Rupees Thirty five lakhs). The said Deed of Conveyance records that the consideration amount has been paid by the Society to the Original Owner as full and final purchase price.

By and under an Indenture of Lease dated 6 February 2013 registered with the Sub-Registrar of Assurances at Andheri under Serial No BDR-1-1506-2013 on 6 February 2013 executed between the Original Owner (therein referred to as the Lessor) and the Society (therein referred to as the Lessee), the Original Owner granted a lease in favour of the Society in respect of land admeasuring about 289.90 square meters which forms part of Plot No 3 hereinafter referred to as the "Leased Land") for a term of 9 (nine) years at an annual rent of Rs 100 (Rupees Hundred) and on such terms and condition as more particularly set out in the Indenture of Lease dated 6 February 2013.

2.5 The Developer has informed that Plot No 2 is still owned by the Original Owner and the same has not been transferred to Ganga Jamuna Apartments Co-operative Housing Society Limited.

2.6 Pursuant to a Special General Body Meeting of the Society held on 16 January 2012, all the 14 (fourteen) members of the Society appointed Midcity Infrastructure Private Limited for the purpose of redevelopment of the said Land and the Building.

2.7 Subsequently, by and under a letter dated 17 January 2012 addressed by the office bearers of the Society (Chairman, Secretary and Treasurer) to the Developer (M/s Midcity Heights), the Society appointed the Developer as the developer for redevelopment of the Society. We observe that although there was a change of Developer (i.e. from Midcity Infrastructure Private Limited to M/s Midcity Heights) the appointment of the new Developer has been confirmed only by the committee members of the said Society. Such appointment of the new Developer should ought to be done by the said Society only by passing appropriate resolutions at the general body meeting of the Members of the said Society. However, absence of such a resolution may not have a material impact on the rights of the Developer to develop the said Land as the Members have accepted the change and appointment of the Developer (i.e. from Midcity Infrastructure Private Limited to M/s Midcity Heights) by entering into the permanent alternate accommodation agreement with the Developer.



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2.8 By and under an Agreement of Redevelopment dated 19 March 2015 registered with the Sub-Registrar of Assurances at Andheri under Serial No BDR-17-2279-2015 on 19 March 2015 (hereinafter referred to as the "Development Agreement") executed between Society (therein as the Society) and the Developer (therein as the Developer), the Society grants development rights in favour of the Developer in respect of re-development of the said Land and the Building for such consideration and upon such terms and conditions as more particularly set out in the Development Agreement. The Development Agreement *inter alia* records as follows:

2.8.1 Within a period of 60 (sixty) days from receipt of sanctioned plan and intimation of disapproval by the Developer in relation to construction of a new Building, all the existing 14 (fourteen) members of the Society will handover possession of their respective flats with the Building to the Developer for enabling the Developer to demolish the Building and construct the new building on the said Land.

2.8.2 The Developer is aware that the said Plot No 3 (being the said Land and the Leased Land) has not been sub-divided from the Larger Plot and the Developer agrees and confirms that to obtain a No Objection Certificate from the authority of the holder of the Larger Plot in respect thereof;

2.8.3 The Developer shall provide each of the 14 (fourteen) members of the Society (hereinafter referred to as "Member/s") a sum of Rs 2000 (Rupees Two thousand) per square feet carpet area to be referred to as the corpus fund as and by way of compensation for the hardship and inconvenience that the members will suffer during the period of demolition and redevelopment;

2.8.4 The Developer shall provide to each Member of the Society a residential flat free of cost in the newly constructed building comprising of 855 square feet of usable carpet area (inclusive of fungible FSI) together with 1 (one) slot for parking.

2.8.5 The Developer agrees and confirms to give 1st preference to the existing Members to purchase the saleable flats at a discount rate of 10% (Ten percent) of the market value

2.9 Pursuant to the Development Agreement, the Society has also executed a Power of Attorney dated 19 March 2015 (hereinafter referred to as the "Power of Attorney"), registered with the Sub-Registrar of Assurances at Andheri under Serial No BDR-17-2280-2015 in favour of the nominees of the Developer, being Mr Rajen V Dhruv and Mr Amarjeet Jitendra Shukla, authorizing them to do all such acts, deeds, matters or things in respect of re-development of the said Land and the Building. The Power of Attorney *inter alia* records as follows:

2.9.1 To apply for, correspond and deal with the collector, revenue authorities, city survey office, superintendent of land records, municipal authorities and other Government and Semi Government authorities in relation to development of the said Land;



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2.3.2 To enter upon, occupy and enjoy the said Land, commence and utilize the available FSI for carrying out construction on the said Land and to complete the construction of the proposed building on the said Land consisting of residential flats;

2.3.3 To enter into agreement for Developers area which may be constructed on the said Land as owners on behalf of the Society and in the name of the Society for sale of flats etc. on ownership basis or otherwise in favour of prospective buyers and to receive the consideration amount from such prospective buyers either whole or in part and to pass effectual receipt of the same, sign, execute and lodge such agreements for registration with the Sub-registrar of Assurances and to hand over to the prospective buyers the possession of such flats.

GM has already issued Intimation of Disapproval bearing No CHE/WS/1122/K/337 (New) dated 4 March 2015 in favour of the Society in respect of proposed re-development on the said Land on the terms and conditions as mentioned in the Intimation of Disapproval.

In response to our Requisitions, the Developer has informed that all the 14 (fourteen) Members of the Society have already vacated their respective flats in the Building and handed over vacant and peaceful possession of the Building to the Developer. Accordingly, the Developer has even demolished the Building and commenced construction of the new Building to be known as 'Ocean Heights' (hereinafter referred to as the "New Building") on the said Land.

2.12 Pursuant to the Development Agreement, the Developer has entered into Permanent Alternate Accommodation Agreement with each of the 14 (fourteen) Members of the said Society for providing them permanent alternate accommodation in the New Building in lieu of them handing over and vacating their existing flats in the Building for the purpose of allowing the Developer to demolish the Building and commence the work of redevelopment on the said Land. The list of Permanent Alternate Accommodation Agreements entered by the Developer with all the existing Members and details of the residential flats to be allotted to each of them in the New Building in lieu of earlier flats is set out below. The Developer has informed that one of the joint members, Mr Sumit Gupta and Mr Amit Gupta who were residing in Flat no 31 on the 3rd floor of the Building and are entitled to Flat No 101 on the 4th floor of the New Building, have not yet executed the permanent alternate accommodation as they have been travelling and are expected to execute the same shortly;

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MEMBER

MEMBER	PERMANENT ALTERNATE ACCOMMODATION AGREEMENT	EXISTING FLAT (SQ. FT. CARPET AREA)	NEW FLAT (SQ. FT. CARPET AREA)
Mr Aparesh Yogesh Ranjit Mrs Shilpa Aparesh Ranjit	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4314/2015	Flat No G-1 Ground Floor Area: 634	Flat No 101 First Floor Area: 855



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S. NO	MEMBER	PERMANENT ALTERNATE ACCOMODATION AGREEMENT	EXISTING FLAT (SQ. FT CARPET AREA)	NEW FLAT (SQ. FT CARPET AREA)
2.	Mr Mustaque Ahmed Shaikh Mr Rafique Ahmed Shaikh	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4315/2015	Flat No G-2 - Ground Floor Area: 634	Flat 102 First Floor Area: 855
3.	Mrs Ritu R Khivsare Mr Rajendra M Khivsare	Executed on 8 June 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4704/2015	Flat No 11 First Floor Area: 634	Flat No 201 Second Floor Area: 855
4.	Mr Rafique Ahmed M Suleman Mrs Nadima Rafique Suleman	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4316/2015	Flat No 12 First Floor Area: 634	Flat No 202 Second Floor Area: 855
5.	Mrs Arvind Shergill	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4320/2015	Flat No 21 Second Floor Area: 634	Flat No 201 Third Floor Area: 855
6.	Mr Fazal Faroz Munshi	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4317/2015	Flat No 22 Second Floor Area: 634	Flat No 202 Third Floor Area: 855



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Flat No 21 Second Floor Area: 634	Flat No 201 Third Floor Area: 855
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S. NO.	MEMBER	PERMANENT ALTERNATE ACCOMODATION AGREEMENT	EXISTING FLAT (SQ FT CARPET AREA)	NEW FLAT (SQ FT CARPET AREA)
7.	Mrs Mumtaz Mushtaq Shaikh	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4390/2015	Flat No 32 Third Floor Area: 634	Flat No 402 Fourth Floor Area: 855
	Mrs Muneeza Azim Merchant	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4318/2015	Flat No 41 Fourth Floor Area: 634	Flat No 501 Fifth Floor Area: 855
9.	Mr Shabirally Akberally Moosa	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4313/2015	Flat No 42 Fourth Floor Area: 634	Flat No 502 Fifth Floor Area: 855
10.	Mr Rajesh Sanitosh Kumar Dhola	Executed on 1 November 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 197/2016	Flat No 51 Fifth Floor Area: 634	Flat No 601 Sixth Floor Area: 855
	Mr Bashir Ahmed Mond Hussain Mullaji Mrs Suraiya Bashir Mullaji	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17 - 4325/2015	Flat No 52 Fifth Floor Area: 634	Flat No 602 Sixth Floor Area: 855



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S. NO	MEMBER	PERMANENT ALTERNATE ACCOMODATION AGREEMENT	EXISTING FLAT (SQ FT CARPET AREA)	NEW FLAT (SQ FT CARPET AREA)
12.	Mrs Harbinder Dhillon	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17-4326/2015	Flat No 61 Sixth Floor Area: 634	Flat No 1801 Eighteenth Floor Area: 855
13.	Mrs Minna Dhillon	Executed on 27 May 2015 Registered with the Joint Sub-registrar at Andheri under BDR 17-4327/2016	Flat No 62 Sixth Floor Area: 634	Flat No 1802 Eighteenth Floor Area: 855



2.13 MCGM has issued a Commencement Certificate bearing No CHE/WS/1122/K/337 (New) dated 20 April 2016 in favour of the Society for proposed redevelopment of the Building on the said Land upto top of stilt above ground level.

3. SUB-DIVISION OF LARGER PLOT

3.1 The Larger Plot comprised of an area admeasuring about 9948.90 square meters bearing CTS No.1217.

3.2 By an Order dated 16 May 2013 issued by District Collector, Mumbai Suburban District, CTS No.1217 admeasuring about 9948.90 square meters has been sub-divided into:

3.2.1 CTS No.1217A admeasuring about 3308.90 square meters (being the Larger Land); and

3.2.2 CTS No.1217B admeasuring about 6640 square meters (hereinafter referred to as "CTS No.1217B").

3308.90	6640	9948.90
9948.90		

3.3 From the Property Register Card in respect of CTS No.1217B admeasuring about 6640 square meters, we understand that the Original Owner has granted a lease of such land in favour of Unity Complex Co-operative Housing Society Limited for a term of 999 (Nine hundred and ninety-nine) years.

3.4 In response to our Requisitions the Developer has informed that the said Land forms part of an undivided portion of the Larger Land. The Society has filed an application dated 2 February 2015 before the District Collector, Mumbai Suburban District for sub-division of the said Land and the Leased Land from the Larger Land and the same is under process.



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SEARCHES AND INVESTIGATIONS:

At the office of the Sub-Registrar of Assurances, Mumbai

4.1.1 From the said Search Report of Mr Vinod Sawant we understand that the following documents have been registered in respect of the Larger Plot including the said Land:

4.1.1.1 Confirmation Deed dated 15 April 2011 executed by Unity Complex Co-operative Housing Society Limited in favour of Lotus Logistics & Developers Private Limited in relation to CTS No 1217B;

4.1.1.2 Lease Deed dated 31 December 2010 executed between the Original Owner and Unity Complex Co-operative Housing Society Limited in relation to CTS No 1217B;

4.1.1.3 Undertaking dated 11 October 2013 executed by Lotus Logistics & Developers Private Limited in relation to CTS No 1217B;

4.1.1.4 Deed of Conveyance dated 6 February 2013 executed between the Original Owner and the Society in relation to the said Land;

4.1.1.5 Partition Deed dated 15 February 1953 executed between Government of Bombay in favour of Deoji Maya Jangle, Bhowan Maya Jangle and Menkya Maya Jangle;

4.1.1.6 Lease Deed dated 6 February 2013 executed between the Original Owner and the Society in relation to the Leased Land;

4.1.1.7 Undertaking dated 14 November 2014 executed by Lotus Logistics & Developers Private Limited in relation to CTS No 1217B;

4.1.1.8 Undertaking dated 27 October 2015 executed by the Society in relation to the Larger Land;

4.1.1.9 The Development Agreement.

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4.2 Public Notice		
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4.2.1 Pursuant to instructions received from Nisus, we have not released any public notice for the purpose of inviting any claims or objections from the public at large against the development rights, title and interest of the Developer to the said Land.

4.3 Court Searches and Litigation

4.3.1 Verification of subsisting litigation in respect of properties is often difficult on account of various reasons including that (i) such litigation can be instituted in



different fora depending on the reliefs sought; (ii) litigation records maintained in Courts and other authorities (judicial or otherwise) are neither updated nor maintained descriptively and are also not easily available / accessible; (iii) no registers are maintained in respect of matters referred to arbitration. As such, in title investigation processes, the Firm does not conduct any searches in any court of law or other fora (judicial or otherwise) to verify whether any properties are the subject matter of any litigation or adjudicatory proceedings.

4.4 Kami last Patrak

4.4.1 On perusal of the Kami last Patrak in relation to the Larger Plot, we observe that the Larger Plot was originally bearing Survey No 14 Hissa No. 14 (admeasuring about 2 acres and 14 guntas and was renumbered as CTS No 1217A (admeasuring about 9948.9 square meters).

4.5 Property Register Card

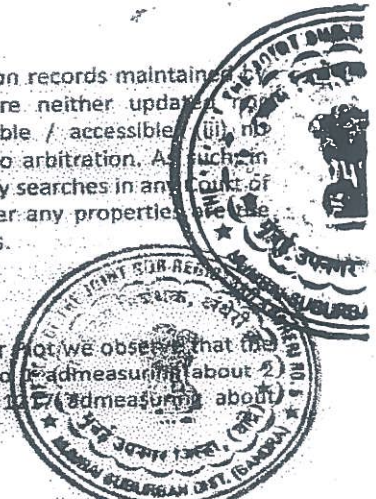
4.5.1 We have obtained the Property Register Card in relation to CTS No 1217A admeasuring about 3308.9 square meters (being the Larger Land). From the Property Register Card we observe that the user of the Larger Land is mentioned as 'agriculture'.

4.5.2 As per the provisions of Section 42A of the Maharashtra Land Revenue Code, 1966 (hereinafter referred to as "MLRC") which has come into effect from 22 August 2014, no prior permission of the Collector shall be necessary for conversion of use of a land for any purpose situated in the area covered by development plan and in respect of which the planning authority has granted a planning permission. Provided the person who converts the use of such land shall inform in writing to the village officer and the Tahsildar within 30 (thirty) days from the date on which the change of use of land commenced, failing which, he shall be liable to pay in addition to the non-agricultural assessment, a fine of Rs 25,000 (Rupees Twenty five thousand) or 40 (forty) times of the non-agricultural assessment, whichever is higher. Upon providing such intimation and upon payment of conversion tax and non-agricultural assessment therefor, the revenue authority shall grant a sanad (commonly known as non-agricultural order) for such land.

4.5.3 In this regard, we observe that MCGM has already issued intimation of Disapproval bearing No CHE/WS/1122/K/337 (New) dated 11 March 2015 in favour of the Society in respect of proposed re-development on the said Land; . 2022

4.5.4 We further observe that MCGM has also issued a Commencement Certificate bearing No CHE/WS/1122/K/337 (New) dated 20 April 2016 in favour of the Society for proposed redevelopment of the Building;

4.5.5 In the circumstances aforesaid, we suggest that the Developer should intimate the relevant authorities about the change of land use, pay the conversion tax, non-agricultural assessment and penalty, if applicable, and obtain the sanad from the



Handwritten notes and a rectangular stamp containing the number '2022' and other illegible markings.



concerned revenue authority. After obtaining the sanad the Developer shall rectify the entry in the Property Register Card and record the present use of the land as non-agricultural and thereafter mutate the name of the said Society as the present owner of the said Land;

4.5.6 By and under a letter dated 16 August 2016 addressed by Mr Amarjeet Shukla (being one of the partner of the Developer) to the Collector, Mr Amarjeet Shukla has requested the Collector for issuing a non-agricultural permission in relation to the said Land.

4.5.7 We have also obtained the 7/12 extracts in relation to Survey No 14 Hissa No 1 admeasuring 2 acres and 941 gunthas (which is the Larger Land) and we observe as follows:

4.5.7.1 The name of Shakuntala Devi Jhamb is mentioned as the present possessor of the Larger Land;

4.5.7.2 In the 'Other Rights' column of the 7/12 extracts the names of the following individuals are appearing:

- (a) Mr Pandurang Bhana, whose name is appearing as a protected tenant in respect of the Larger Land since the year 1949; and
- (b) (i) Mr Gulabchand Tejpal Sheth, (ii) Mr Amrutlal Manikchand, (iii) Mr Salnath Pathankar, (iv) Mr Rajaram Ba Maria, and (v) Mr Kantilal Govardhandas, who appear to have a mortgage right over the Larger Land which was created on 8 March 1967.

With respect to the entry pertaining to the name of Mr Pandurang Bhana in the other rights column of 7/12 extract it seems that Mr Pandurang Bhana was a protected tenant in relation to the Larger Plot since the year 1949.

4.5.8.1 The Developer has declared that the Original Owner has been in continuous possession of the Larger Plot since the year 1967 (i.e. from the date of purchase of the Larger Plot by her) and that the name of Mr Pandurang Bhana is still erroneously appearing in the Other Rights column as a protected tenant despite he not being in possession of the Larger Plot and that Mr Pandurang Bhana or his legal representatives did not exercise their right to claim possession of the Larger Plot.

4.5.8.2 The Developer has also declared that till date Mr Pandurang Bhana or his legal representatives have not filed any proceeding or made any claim against the Larger Plot for declaring themselves as the protected tenant of the Larger Land and claiming possession of the Larger Plot.

4.5.8.3 If Mr Pandurang Bhana is a protected tenant prior to the year 1948, then under Section 4A of the Maharashtra Tenancy and Agricultural Land Act, 1948 (hereinafter referred to as the "MTAL Act") he continues to remain a protected tenant under MTAL Act even after the year 1948.



4.5.8.4 However, since the said Land is situated within the limits of Greater Mumbai, the right of Mr Pandurang Bhana as a protected tenant would survive in view of Section 88 (1) (b) of the MTAL Act as the areas within the limits of Greater Mumbai are areas notified by the State Government by a Notification bearing No GNRD. No TNC 5156/1694 dated 1 February 1957 as being reserved for non-agricultural and industrial development and Section 88 (1) (b) of the MTAL Act provides for exemption from the application of the foregoing provisions of the MTAL Act (Section 1 to Section 87) to any area which the State Government may specify by notification in the Official Gazette as being reserved for non-agricultural or industrial development. In this regard, please refer to the judgment dated 27 August 1965 delivered by the Hon'ble Supreme Court of India in the matter of *S.N. Kamble Vs Sholapur Borough Municipality and Anr* (AIR 1965 SC 538). We have not come across any conflicting judgment which overrules the aforesaid judgment dated 27 August 1965.

4.5.9 From the Mutation Entry No 795 we observe that the Original Owner has created a mortgage in respect of the Larger Plot in favour of (i) Mr Gulabchand Tejpal Shah, (ii) Mr Anrutlal Maniklal Shah, (iii) Mr Sainath Pathankar, (iv) Mr Rajaram Ba Maria, and (v) Mr Kantilal Govardhandas Shah for a loan amount of Rs 52,222 (Rupees Fifty two thousand two hundred and twenty two) on 18 October 1969. The Developer has informed that the aforesaid mortgagee have not filed any proceedings or made any claims in respect of the Larger Plot (or the said Land). The mortgage can be enforced against the Larger Plot within a period of 30 (thirty) years from the date the loan amount becomes repayable. In view that 46 (forty six) years have lapsed from the date of creation of the mortgage, it is unlikely that the claim of such mortgagees to enforce their mortgage would be enforceable under the law of limitation assuming the loan amount became due and payable prior to 30 (thirty) years from now.

4.6 Inspection of original documents

We have conducted inspection of original Development Agreement and Power of Attorney on 11 August 2016 at the office of the Developer.

4.7 Architectural Aspects

As the Firm does not advise on any architectural aspects, the Firm does not conduct any architectural due diligence or review any aspects which is within the scope of an architect. Although, we have set out above the development approvals and permissions obtained by the Developer in relation to development of the said Land, we do not advise on the sufficiency or validity or compliance of such development approvals and permissions. We have requested Nisus to independently carry out through an independent Architect, all architectural due diligence in respect of the Larger Plot (including the said Land) and the New Building including whether the structures to be constructed on the said Land have been / are being constructed in accordance with the sanctioned plans and the applicable rules and regulations, whether any FSI exists for development in the undivided plot of CTS No 1217A and whether the FSI used or intended to be used on the said Land and the New Building has been duly and properly utilised, whether the Larger Plot and the New Building is affected by

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any reservation or road set back or land acquisition proceedings, whether the development carried out on the said Land is in accordance with the applicable Development Control Regulations and other applicable laws and regulations, whether the said Land has been physically demarcated and sub-divided from the Larger Land and whether the building permissions, approvals, clearances (including intimation of disapproval, commencement certificate, zoning permissions, ULC permission, sub-division order, environmental clearances, CRZ approval etc.) have been obtained / are to be obtained and whether the same are valid and subsisting.

MISCELLANEOUS

5.1 Income Tax

5.1.1 In response to our Requisition, the Developer has informed as follows:

5.1.1.1 The Developers entitlement / saleable area in the New Building is recorded as stock in trade and not capital asset in the books of accounts of the Developer; and

5.1.1.2 There are no income tax dues, notices or proceedings pending against the Developer.

5.2 Property Tax

5.2.1 In response to our Requisition, the Developer has informed that the property tax in relation to the Building has been duly paid by the Society to MCGM.

6. MORTGAGE OF RIGHTS OF THE DEVELOPER

6.1 We understand that the Developer proposes to avail certain financial facilities for carrying out construction of the New Building and proposes to create a mortgage in respect of its development rights for redevelopment of the New Building on the said Land, its entitlement to the saleable area in the New Building and securitize the receivables to be received by the Developer from sale of the saleable area in the New Building in favour of a lender / bank / financial institution (hereinafter referred to as the "said Security").

6.2 Under the Development Agreement or Power of Attorney, there is no provision which expressly authorizes the Developer to create the said Security in favour of any lender / bank / financial institution and as such the Developer should obtain specific written consent / approval of the said Society authorizing the Developer to create the said Security. Such consent / approval can be granted by the said Society to the Developer after holding a general body meeting of its members and passing a resolution in such meeting authorizing the Developer to provide the said Security. Thereafter, it is advisable that the said Society (through its authorized committee members) and the Developer shall execute and register an agreement to modify the Development Agreement to record the right in favour of the Developer to create the said Security. Further, the Members of the said Society should also waive the right to purchase the flats in the saleable area of the New Building at a discount from the Developer as against the lender / bank / financial institution in whose favour the said Security shall be created and the person who shall purchase the said Security in such enforcement action of the mortgagee.



6.3 In this regard, the said Society has passed a resolution in its Annual General Body Meeting (hereinafter referred to as the "AGM") held on 14 August 2016 wherein the said Society has accorded its consent to the Developer to create a mortgage / charge over its development rights and its entitlement in the free sale portion of the New Building in favour of the lender / bank / financial institution and also confirmed that in case of default and enforcement of the mortgage, the lender / bank / financial institution will be entitled to sell / deal with the Developer's portion with any third party. The Developer has informed that 10 (ten) out of the 14 (fourteen) members of the said Society had attended the AGM (which comprise of majority of the members) and all 10 (ten) members have accorded their consent. However, it is recommended that the resolution passed in the AGM shall also be deemed to be binding on 4 (four) members who had not attended the AGM.

7. ASSUMPTIONS:

This Report is based on the following assumptions:

- 7.1 that the photocopies of all documents furnished to us are complete and accurate reproduction of the originals of which they purport to be copies.
- 7.2 that all public records and documents, and the entries therein, referred to or relied upon herein are true, accurate, current and have been validly made.
- 7.3 that all sanctions and permissions referred to or relied upon herein have been validly obtained and have not been set cancelled or revoked at any time.
- 7.4 there are no facts or circumstances in existence and no events have occurred which render any of the documents referred to or relied upon in this Report void or voidable, repudiated or frustrated or capable of rescission for any reason and in particular, but without limitation by reason of lack of consideration, default, fraud or misrepresentation and that no authorization, whether under any power of attorney, resolution or otherwise, has been withdrawn, cancelled or revoked.
- 7.5 the genuineness of all signatures, the authenticity of the documents submitted to us and conformity in all respects of the copies of documents produced before us to the originals thereof. We have also assumed the genuineness of the contents and authority of the sender in respect of the email messages and their attachments received by us.

8. CONCLUSION:

8.1 In view of and subject to what is set out hereinabove, the development right, title and interest of the Developer in respect of development of the said Land is clear and marketable free from encumbrance.

9. DISCLAIMER:

9.1 The contents of this Report are our views on the rights of the Developers to develop the said Land based only upon our perusal of the documents provided to us by the Developer as listed in Annexure "A" hereto, and in no event shall we be liable for any consequential incidental or punitive losses, damages or expenses whatsoever.



बदर-१६

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KHAIITAN & CO

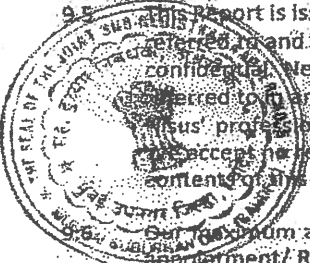
Advocates since 1911



9.2 We have not been provided with any document to show that the Larger Plot was sub-divided into Plot Nos 1, 2 and 3;

9.3 To the extent that this Report contains or refers to reports, memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the contents of such reports, memoranda, lists, information, opinions or advice.

9.4 For the purpose of this Report, we have relied upon the said Search Report of Mr Vinod Sawant. Please note that the process of searches in the registries and/or Governmental Offices is often not reliable since the records are not updated / maintained properly. We do not opine on the validity, adequacy or completeness of any of such search reports.



9.5 This Report is issued for the sole use of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever. The contents of this Report are confidential. Neither this Report nor any of its contents shall be copied, quoted, disclosed, referred to in any document or given to any third party, in whole or in part, other than Nisus Nisus' professional advisors, officers and employees, without our express written consent. We accept no responsibility or legal liability to any person other than Nisus in relation to the contents of this Report even if this Report has been disclosed with our consent.

9.6 Our total and aggregate liability to any involved parties arising from, or in relation to this appointment/ Report (in contract, tort, negligence or otherwise howsoever) arising shall not in any circumstances exceed the professional fee payable to us for this specific mandate.

9.7 This Report must be read together with all the Annexures annexed hereto.

Yours faithfully
For Khaiitan & Co

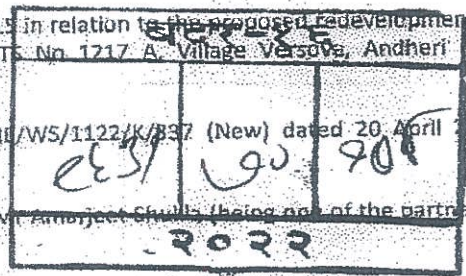
Abhishek Sharma
Partner

Enclosure - 26		
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ANNEXURE A

[List of documents provided]

1. Deed of Conveyance dated 8 March 1967.
2. Deed of Conveyance dated 6 February 2013 between Mrs Shakuntala Virendra Kumari and Zakaria Aghadi Nagar No3 Co-operative Housing Society Limited for the sale and conveyance said Property;
3. Indenture of Lease dated 6 February 2013 between Mrs Shakuntala Virendra Kumari and Zakaria Aghadi Nagar No3 Co-operative Housing Society Limited for a lease area measuring 289.80 square meters of undivided Plot No 3;
4. Title Certificate dated 6 February 2015 issued by M/s Divya Shah & Co. Chartered Accountants, Mumbai.
5. Resolution of Special General Body Meeting of the Society held on 15 January 2015.
6. Letter dated 17 January 2012 addressed by the office bearers of the Society to the Developer;
7. Agreement for Redevelopment of Heena Apartment dated 19 May 2015 between Zakaria Aghadi Nagar No3 Co-operative Housing Society Limited and Midcity Heights;
8. Power of Attorney dated 19 May 2015 by the Zakaria Aghadi Nagar No3 Co-operative Housing Society Limited in favour of Midcity Heights;
9. Agreement for Permanent Alternate Accommodation dated 27 May 2015 between Midcity Heights, Mrs Arvind Shergill (erstwhile occupant of premises), and Zakaria Aghadi Nagar No3 Co-operative Housing Society Limited;
10. Intimation of disapproval dated 4 March 2015 in relation to the proposed redevelopment of building known as Zakaria Aghadi Nagar CTS No 1217 A, Village Versova, Andheri (W), Mumbai.
11. Commencement Certificate bearing No. CHD/WS/1122/K/837 (New) dated 20 April 2016 issued by MCGM.
12. Letter dated 16 August 2016 addressed by Mr. Anurag Shukla (being partner of the Developer) to the Collector.
13. Application dated 2 February 2015 filed by the said Society before the District Collector, Mumbai Suburban District for sub-division of the said Land from the Larger Land.
14. Minutes of the meeting of the said Society in relation to its Annual General Body Meeting held on 14 August 2016.
15. Copies of Permanent Alternate Accommodation Agreements as referred in Paragraph 2.12 of this Report.



ANNEXURE-E

विभाग/भागे -- यसावा तालुका/न.भु.मा.का. -- न.भु.अ.अंधेरी जिल्हा -- मुंबई उपनगर जिल्हा
 नगर/ग्रामपंचायत/सिटी नगर/एवढ नगर क्षेत्र/धारणाधिकारी शासनाला दिलेल्या अर्जातलाचा किंवा भाड्याचा तपशील अर्जातल्या वेळ तपशीलाची निलंब वेळ

क्रमांक १२२७
 १९४६८

सविभाधिकार

दफ्तरीय निलंब करणारी शेत

नाम

व्यवहार

खंड क्रमांक

गवित घटक (घा) पट्टेवट (घ) विस्था नगर (घ)

सातताकन-
 पत्रवत क्र.



खरी नमूदकल -
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न.भु.अ.अंधेरी
 मुंबई उपनगर जिल्हा



खरी नमूदकल
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बदर-१६		
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ML

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा
 शेतजमीन विलेखा अन्वयानाचा किंवा पाट्याचा
 तपशील आणि त्याच्या फेर तपशीलाची नियत वेळ)

जिल्हा न. भु. मा. का. -- न. भु. अ. अंधेरी

जि. -- वसावा

दिनांक २०/०८/२०१३

शेत नं. १२१७

प्लॉट नं. १५४८

क्षेत्र चौ.मी. १००.०

धारणाधिकार

उपडली ३३५८.९

मालमत्ताधिकार

नविन धारका पाट्या (प)

खंड क्रमांक

नविन धारका पाट्या (प)

दिनांक २०/०८/२०१३

व्यवहार

खंड क्रमांक

नविन धारका पाट्या (प)

२०/०८/२०१३

मालमत्ताधिकार मुंबई उपनगर जिल्हा गांधीकडील आदेश क्र. सी/काया-३क/पोप/एसआरअं-१३१७ दिनांक ३१/०८/२०१३ अन्वयाने दि. मो. र. नं. ३८६/२०१३ दिनांक ४/७/२०१३ इकाडील आदेशा दिनांक २०/८/२०१३ अन्वयाने न. भु. क्र. १२१७ या मालमत्ताधिकार एकूण धरा ११४८.९ चौ.मी. क्षेत्रामधून पोटविभाजनाने एकूण धरा ६६४०.०० चौ.मी. पट्टा करून न. भु. क्र. १२१७ चे ३३५८.९ चौ.मी. क्षेत्र कापून घेतून त्यात न. भु. क्र. १२१७अ असा शेजल बदल करून पोटविभाजनाने एकूण धरा ६६४०.०० चौ.मी. क्षेत्राची न. भु. क्र. १२१७व अशी स्वतंत्र मालमत्ता पत्रिका उपडून धारक शोदी दाखल केले



श्री करधारा

खरी नकल -

न. भु. अ. अंधेरी

मुंबई उपनगर जिल्हा

अज क्रमांक १२१७

एकूण क्षेत्र २

धरा खर्च २०१११५

नवधर २०१११५

रकम २०१११५

नवधर रकम २०१११५

न. भु. क्र. १२१७व अशी स्वतंत्र मालमत्ता पत्रिका उपडून धारक शोदी दाखल केले

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TRUE COPY

श्री न. भु. अ. अंधेरी



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]



Registration is granted under section 5 of the Act to the following project under project registration number :

Project: Ocean Heights By Midcity Group Plot Bearing / CTS / Survey / Final Plot No. 1217A at Andheri, Andheri, Mumbai Suburban, 400102.

The promoter Midcity Heights having its registered office / principal place of business at Tehsil: Andheri, District: Mumbai Suburban, Pin: 400102.

This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (2) of clause (i) of sub-section (2) of section 4 read with Rule 5.

The entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 19/08/2017 and ending with 31/12/2019 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there

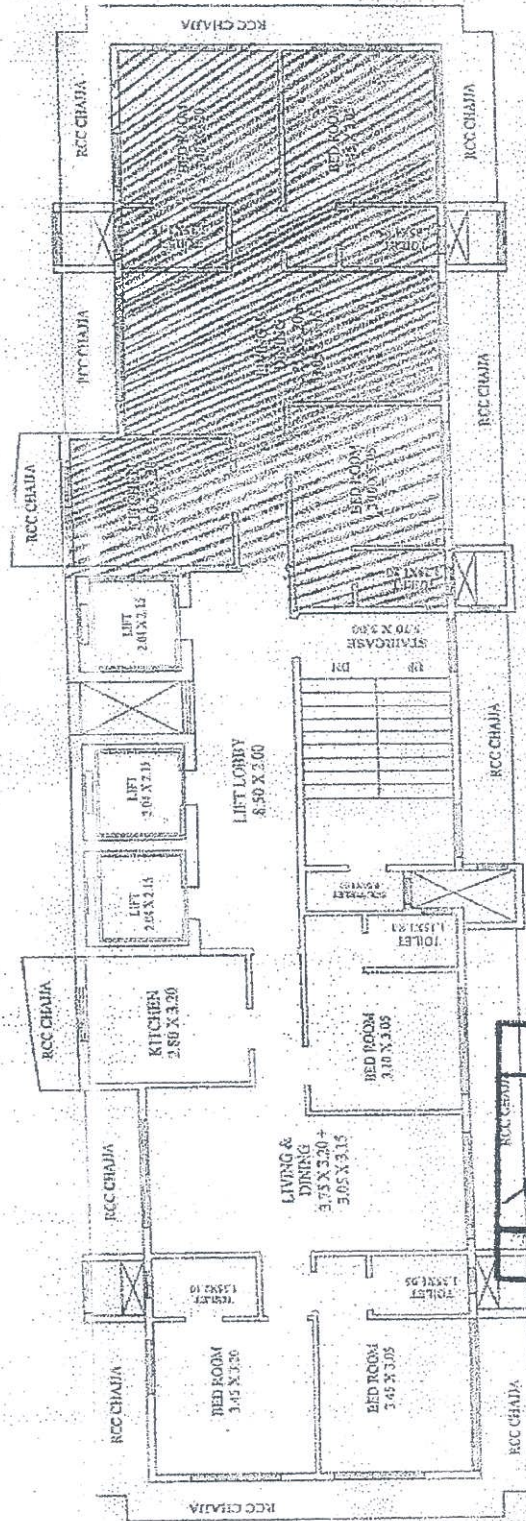
19/08/2017		
Under		
0539	03	21F
2022		

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 19-08-2017 16:30:55

Dated: 19/08/2017
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ANNEXURE - G



TYPICAL FLOOR PLAN

बदर-१६		
२६३९	७५	१०८
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MAG PROJECT CONSULTANTS
Architects and Engineers



ANNEXURE "H"

LIST OF AMENITIES/SPECIFICATIONS

1. COMMON AMENITIES

- Entrance lobby of the building shall be spacious, well designed and elegant as per international standards.
- The typical floor lobby shall be designed on similar aspects.
- Elegantly designed compound wall shall be decorated with lamps for lighting purposes.
- The security gates shall be exclusively designed for safety and elegance.
- Well designed Entrance layout with name plates, letter boxes
- Security Guard room for the Security guards.
- Water Tank with submersible pumps having sensors
- Toilets for the security guards and for the domestic help.
- Common society office of apx. 15ft x 15ft to be provided with full furniture and shall be as per DCR, free of FSI. Society Office shall be equipped with chairs, table and cupboard.
- Mahanagar gas connection.
- Borewell until sweet water available.
- Drop boxes for mail/parcels shall be installed.

बंदरबंदी के लिए
 D.C. rules
 २६३१
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- Benches for senior citizens in protected area of the lawn/garden as per D.C. rules
- There will be back up electric power by way of Generators or Inverters for the elevators.
- An A class Fitness centre for exclusive use of the members shall be provided with fitness equipment of good grade.
- Best of paver tiles/blocks will be used for compound paving.
- Developer agrees to adopt maximum number of Green Building Norms for better and economical working of all services, where ever possible including Water Harvesting System.
- Under Ground and Over Head Water tanks shall be provided as per DCR.

2. STRUCTURE

- Structure shall be R.C.C. framed considering seismic earthquake (Zone IV) resistance as per ISI/MCGM requirement.
- Min. M20/M25 grade concrete shall be used for structural members.
- Cement shall be 53 Grade for R.C.C. Work and 43 grade for finishing.
- Tor Steel shall be as per ISI standards.
- Floor to floor height shall be minimum 10 Feet.

3. MASONRY

- External 6" brick/block masonry
- Internal 4" brick/block masonry
- 3" brick masonry/siporex masonry in elevation.

4. WATER PROOFING

- Terrace : brickbat coba with China mosaic tiled surface waterproofing system and proper water proofing for toilets, duct slabs, walls and floors of water tank.
- Developer will provide a guarantee of minimum of 5 years towards the work of leakage/water proofing /drainage/water supply.

5. PLASTERING

- External 25 mm sand faced plaster in two coats
- Internal 12 mm plaster in single coat

6. FLOORING, SKIRTING, DADO WORK

- Italian Marble/Vitrified Tiles in Hall, Bedrooms, Kitchen and passages of Bell, Johnson, Nitco, Naveen, Kajaria or Equivalent Make.
- Matching Skirting
- Staircase will have Trades and Risers of granite/marbonite/marble or stone.
- Designer quality glazed tile in kitchen and toilet of Kajaria, Nitco, Johnson, Somany or equivalent make.
- Kitchen wall tiling upto 7 ft height from floor, full wall tiles on bathroom.

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7 ELECTRICAL

- Concealed Copper wiring of Polycab, Anchor, RR cable, Finolex or equivalent make with precision make PVC conduits.
- Powder coated Distribution box with MCB and ELCB of MDS, Datar, Siemens or equivalent make.
- Three phase connection wherever required.
- Adequate 5A and 15A connections.
- Good Quality plate type switches (Anchor 'Roma', MDS or equivalent)
- Provision of Washing m/c point.
- Adequate electrical points for television, music system, telephone, cable connection etc will be provided.
- Good quality tube lights, fans, modular switches and maximum usable necessary points shall be provided.
- Provision of Racold, Speherhot or equivalent in each Bathroom min 3 lit capacity
- Schematic diagrams of water supply and electricity to be framed and placed in the society office.

8. TELEPHONE/INTERNET/CABLE/INTERCOM

- Concealed Cat-6 wiring in living and bedrooms.
- Intercom/phone facility and all connections will be routed through the society cabin/gates and entrance lobby.
- CCTV Camera will be provided at the specific locations including Entrance Lobby and connected to each flat for security reasons.

9. PLUMBING AND FIREFIGHTING

- Concealed Class GI plumbing of Tata, Zenith make or PVC pipes
- Good quality sanitary fitting in toilets of Hindustan, Cera, Perry or equivalent.
- EWC with flush valve
- Hot and cold mixer in shower and tap.
- The developer will install all required fire fighting systems and accessories as per the rules/requirements of the Fire Fighting Authority and shall be as per DCR.
- Fittings of Jaguar standard will be installed. Drainage connections will be of reputed company.

- The developer agree to provide master valve/gate valves for water supply and gas pipe outside each flat of redeveloped intended building.

10. KITCHEN

- POP/Gypsum Plaster Finish from Inside above wall dado.
- Black Granite Top kitchen platform with Service Platform with Shelves Below and S.S. Sink from Diamond, Nirali or Equivalent.
- Provision of water purifier Aquaguard
- Hot and Cold sink mixer with Geyser in kitchen.

11. PAINTING

- Internal walls shall be done with POP/Gypsum Finish.
- Lustre paint for interior (Asian Paint, Berger, Nitco or equivalent).
- Acrylic/Textured paint from outside which is water resistant, fungus proof and more durable.

12. DOORS

- Main: T.W. Frame and T.W. Solid Core Flush paneled French Polished with brass aldrop, handle, safety chain, Godrej night latch.
- Main Door shall be provided with Safety Door MS or any other metal.
- Other doors: T.W. Frame and T.W. Flush/paneled door with Mortise locks
- Good Quality fittings.
- Water Resistant Flush/paneled door for toilets.
- All hardware fittings will be of heavy duty brass material.
- Escapes will have fire resistant doors as per DZR.

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13. WINDOWS

- Marble/Granite framing on all the sides of window opening.
- Powder Coated or Anodized Heavy gauge Aluminium sliding windows.
- M.S. Grills to Windows enameled painted.

14. ELEVATORS/LIFTS

- Lifts of reputed make viz. Otis, Care, Kone, safe as per requirements. One lift minimum capacity 8 or Cargo lift.

गावाचे नाव : बसोवा

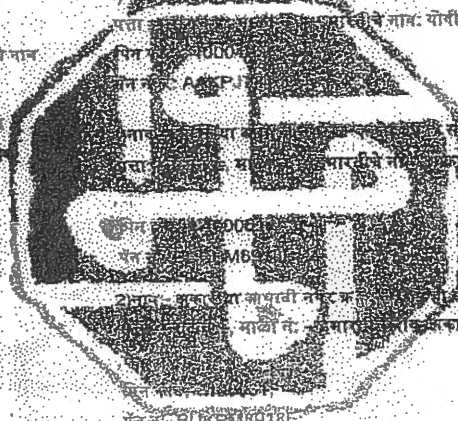
- (1) वित्तसहाय्य प्रकार: अग्निहस्तांतरणपत्र
- (2) मोजकता: ₹.3,500,000/-
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतविपट्ट्याकार अकारणी देतो की पट्टेदार वे समुद करावे): ₹.17,335,500/-
- (4) पु.सायन पोटहिल्ला व अकरमाक(असल्यास): 1217, पालिकेचे नाव: सुबह मनपा इतर वर्णन: इतर माहिती: जमीन व बांधकाम, कार्यालय/आवाडी नगर क्र 3 को ओप ही सोसायटी लि, पारीरोड, बसोवा/अंधेरी प मु:49, प्लॉट/110090/2/13 दि 2/1/2013, सुसुद 125994/-

5) येवफळ

कालावधी किंवा नुदी देण्यात येतच येवू.

काल देणाऱ्या/सिद्ध देणारा-वा
 कालावधी किंवा दिवाणी स्वातंत्र्याचा
 कालावधी किंवा अर्थात अकरमाक प्रतिवाचने नाव
 काल देणाऱ्या/सिद्ध देणाराचे व किंवा
 अकरमाक देणाऱ्या किंवा अकर
 अकरमाक प्रतिवाचने नाव व पत्ता

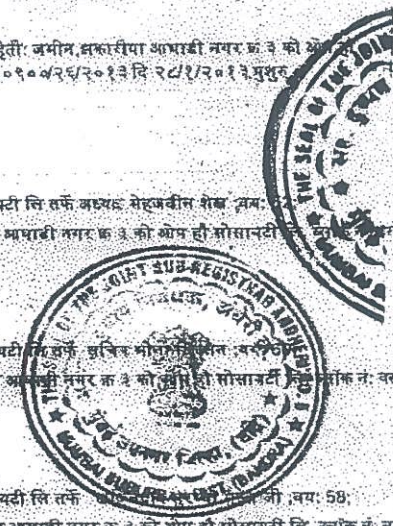
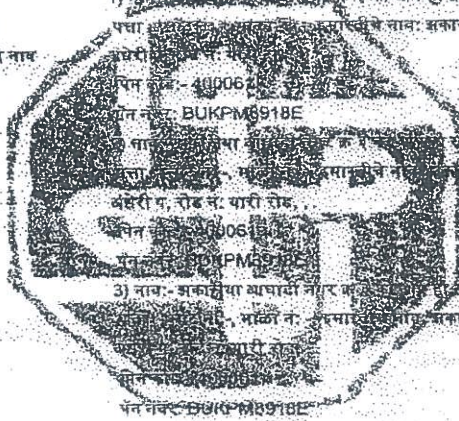
- 1) नाव: सुबह मनपा इतर वर्णन: इतर माहिती: जमीन व बांधकाम, कार्यालय/आवाडी नगर क्र 3 को ओप ही सोसायटी लि, पारीरोड, बसोवा/अंधेरी प मु:49, प्लॉट/110090/2/13 दि 2/1/2013, सुसुद 125994/-
- 2) नाव: कार्यालय/आवाडी नगर क्र 3 को ओप ही सोसायटी लि, पारीरोड, बसोवा/अंधेरी प मु:49, प्लॉट/110090/2/13 दि 2/1/2013, सुसुद 125994/-
- 3) नाव: कार्यालय/आवाडी नगर क्र 3 को ओप ही सोसायटी लि, पारीरोड, बसोवा/अंधेरी प मु:49, प्लॉट/110090/2/13 दि 2/1/2013, सुसुद 125994/-



(9) वस्तुसंयोज करून विल्याचा विनांक	06/02/2013
(10) दस्त नोंदणी किंवा पु.सायन	06/02/2013
(11) अकरमाक, घटव व इ.	1505/2013
(12) बाजारभावसंगी सुसुद शुल्क	₹.986,775/-
(13) बाजारभावसंगी नोंदणी शुल्क	₹.30,000/-
(14) इ.	

मुल्याकरासाठी विचारलेले पैसेसोदा तपशील:-
 मुदोक्त शुल्क आकारवता निवडलेला अनुच्छेद:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

गावाचे नाव : बसोबा	
(1) विजेखात्या प्रकार	भाडेपट्टा
(2) मीचदना	रु.100/-
(3) बाजारभाव(भाडेपट्ट्याच्या जावतितपत्राकार)	रु.7,932,000/-
(4) भू-मापन,सोदाखिना व भरकसांक(असल्यास)	1217, पालिकेचे नाव: बुद्ध मलपा इतर वर्णन : इतर, साहिती: जमीन, शकरीया आघाडी नगर क्र 3 को ओप ही सोसायटी लि, सारी रोड, वसोबा अंधेरी म नु-81, एडीजे/११००९००/२६/२०१३ दि २८/२०१३ मुशुद ३९६६००-कालावधी ९ वर्ष 289.80 चौ मीटर
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करण देणा-या/सिद्धन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता.	<p>1) नाव: शकरीया आघाडी नगर क्र 3 को ओप ही सोसायटी लि, सारी रोड, वसोबा अंधेरी म नु-81, एडीजे/११००९००/२६/२०१३ दि २८/२०१३ मुशुद ३९६६००-कालावधी ९ वर्ष 289.80 चौ मीटर</p> <p>2) नाव: शकरीया आघाडी नगर क्र 3 को ओप ही सोसायटी लि, सारी रोड, वसोबा अंधेरी म नु-81, एडीजे/११००९००/२६/२०१३ दि २८/२०१३ मुशुद ३९६६००-कालावधी ९ वर्ष 289.80 चौ मीटर</p> <p>3) नाव: शकरीया आघाडी नगर क्र 3 को ओप ही सोसायटी लि, सारी रोड, वसोबा अंधेरी म नु-81, एडीजे/११००९००/२६/२०१३ दि २८/२०१३ मुशुद ३९६६००-कालावधी ९ वर्ष 289.80 चौ मीटर</p>
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	<p>1)नाव:- शकुंतला विरंजकरा डाम ; वय: 80;</p> <p>पत्ता:- प्लॉट नं. - , साखा नं. - इमारतीचे नाव: योगी स्मृती, ब्लॉक नं: जेम्होडी स्कीम, रोड नं. १० वा रोड, ...</p> <p>चित्र कोड:- 400049;</p> <p>पॅन नं:- AAKPJ7840D;</p>
(9) दस्तऐवज करण दिल्याचा दिनांक	06/02/2013
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2013
(11) अनुक्रमांक, खंड व पृष्ठ	1506/2013
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	रु.398,600/-
(13) बाजारभावप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेटा	



बदर-१६		
८६३९	८०३०८	
२०२२		

मुद्रांकशासकी विचारात घेतलेला संपत्तीत:- Null

मुद्रांक शुल्क वाकारतना निबडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

20 March 2015

पृष्ठ क्र. 2

दुसरे निबंधक अहूटुनि अंशेरी 6.

दस्ता क्रमांक 2279/2015

नोंदणी 63
Regn. 63m



देखतः प्रमाणनामा
रु. 75,091,000/-
रु. 100,920,000/-

1217, पालिगेचे गाव; सुवर्ण मत्पा इतर वर्णन, इतर माहिती जमीन व जाडकाम हिना अपार्टमेंट, अकादी आवाडी नगर नं. 3 को ऑप ही सोसा लि, प्लॉट नं. 3, सल्ले नं. 14, हिस्सा नं. 1, सी टि एन नं. 1217, अंशेरी बजॉर, तासुका अंशेरी, पारी रोड, अंशेरी पं. मुबई 400061
1,013.16 चौ. पीटर

1) नाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि उर्फ हिना अपार्टमेंट सर्वे बेअरमन मेहळवीन शेख, बय; पत्ता:- प्लॉट नं. 3, भाळा नं. 3, इमारतीचे गाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि, प्लॉट नं. 3, सल्ले नं. 14, हिस्सा नं. 1, सी टि एन नं. 1217, अंशेरी पं. मुबई 400061

पिन कोड:- 400061
पंत संख्या:- AAAAZ1845K

2) नाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि उर्फ हिना अपार्टमेंट सर्वे बेअरमन मेहळवीन शेख, बय; पत्ता:- प्लॉट नं. 3, भाळा नं. 3, इमारतीचे गाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि, प्लॉट नं. 3, सल्ले नं. 14, हिस्सा नं. 1, सी टि एन नं. 1217, अंशेरी पं. मुबई 400061

पिन कोड:- 400061
पंत संख्या:- AAAAZ1845K

3) नाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि उर्फ हिना अपार्टमेंट सर्वे आशीनदा सुर्वय, मुस्ताजी 59; पत्ता:- प्लॉट नं. 3, भाळा नं. 3, इमारतीचे गाव:- अकादिया आवाडी नगर नं. 3 को ऑप ही सोसा लि, प्लॉट नं. 3, सल्ले नं. 14, हिस्सा नं. 1, सी टि एन नं. 1217, अंशेरी पं. मुबई 400061

पिन कोड:- 400061
पंत संख्या:- AAAAZ1845K

1) नाव:- मेसर्स मिडसिटी हाइट्स चे प्राप्तीदार, मेसर्स मिडसिटी इन्व्हेस्टमेंट प्रा. लि. चे संचालक जयंत पि. धुव सर्वे तापेंद्र - अग्रिहोषी, बय; 40; पत्ता:- 20/34, सिम्बर गांव को ऑप ही सोसा लि फ्ल, कोशिबारा, न्यू लिंक रोड, कोशिबारी पं. जोगेन्द्र, वेस्ट, MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400102;
पंत नं:- AAOFS3131C;

2) नाव:- मेसर्स मिडसिटी हाइट्स चे प्राप्तीदार अयदबित जितेंद्र सुबसा; बय; 30; पत्ता:- प्लॉट नं. 20/34, भाळा नं. 3, इमारतीचे गाव:- सिम्बर गांव को ऑप ही सोसा लि फ्ल, कोशिबारा, न्यू लिंक रोड, कोशिबारी पं. जोगेन्द्र, वेस्ट, MAHARASHTRA, MUMBAI, Non-Government.

पिन कोड:- 400102;
पंत नं:- AAOFS3131C;

227-26
दिवाणी नं. 227-26
मसालास प्रतिवादीचे नाव न बत
ee3j C9 98C
2022

- (9) दस्तऐवज करव दिव्याचा दिनांक 18/03/2015
- (10) दस्त नोंदणी दिव्याचा दिवाक 19/03/2015
- (11) अनुक्रमिक सं. 3 पृष्ठ 2279/2015
- (12) बाजारमावायमचे मुद्रांक शुल्क रु. 5,046,000/-
- (13) बाजारमावायमचे नोंदणी शुल्क रु. 30,090/-
- (14) शेष

25



MAHARASHTRA



बदल - 70/11		
7582	9	94
7094		

POWER OF ATTORNEY

TO ALL to whom this presents shall come, I MR. AMARJIT JITENDRA SHUKLA, having office at B/104, Shiv Shivam Tower, Oshiwara Adarsh Co-op Housing Society Ltd., Adarsh Nagar No.1, Of New Link Road, Shiv Mandir Road, Oshiwara, Jogeshwari (West), Mumbai 4000102, SEND GREETINGS.

WHEREAS:		
2	70	
MR. AMARJIT JITENDRA SHUKLA, in my personal capacity and as a partner of a partnership firm M/S. MIDCITY HEIGHTS		



सूचना-२/Annexure-II

3 JUN 2015

१. पुराने दिनांक के अन्तर्गत अनु. क्रमांक -/दिनांक 004235

(Serial No./Date)

२. उद्देश्य

(Object of document)

Power of Attorney

३. इस दस्तावेज का उद्देश्य

(Purpose of the document)

४. निष्कर्ष

(Conclusion)

५. हस्ताक्षर

(Signature)

६. हस्ताक्षरकर्ता का नाम

(Name of the signatory)

७. पता

(Address)

८. पता

(Address)

९. पता

(Address)

१०. पता

(Address)

११. पता

(Address)

१२. पता

(Address)

Amrajit J. Shukla
Jagdeep
modh

Kishor
Bongale



बदर - १७/११		
२५७६	२	१५
२०१६		



बदर - १६		
०६३९	८३	१०८
२०२२		



For registration of Development Agreements, Conveyances, Agreement for sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said company., on behalf of me as well as partner of the aforesaid company agreed as individual capacity (hereinafter referred to as the "said documents")



The said documents required to be lodged for registration in the office of the Registrar/Sub-Registrar, which are executed by me.

बदल - १०/११		
१५०६	३	१५
२०१५		

I am unable to appear before the sub Registrar of registration of the said documents in respect of the aforesaid company as well as personal capacity.

I am therefore, desirous of appointing **MR. KISHORE MOON** having c/o address 3/104, Shiv-Shivam Tower, Oshiwara Adarsh Co-op Housing Society Ltd., Adarsh Nagar No.1, Of New Link Road, Shiv Mandir Road, Oshiwara, Jogeshwari, Mumbai 4000102, as my attorney to attend the any office of the Registrar, Sub Registrar, Mumbai and other Districts in Maharashtra for registering the documents.

on my behalf at which the said attorney has agreed to do.

१६१९	१०६
NOW KNOW YOU ALL AND THESE PRESENTS WITNESS	

That I am unable to appear before the Sub-Registrar for registration of the said documents on behalf of the said firm as well as my personal capacity so I hereby nominate, constitute and appoint **MR. KISHORE MOON** to be my true and lawful attorney for the purpose expressed that is to say:

1. To present and lodge in the any office of the Registrar/Sub Registrar of Assurances at Mumbai and other District in Maharashtra, and to register the said Documents i.e. Development Agreements, Conveyances, Agreement for sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said company, on behalf of me as well as partner of the aforesaid company and to do all acts and things necessary for effectively registering the said documents, which will be executed by us.

[Handwritten signature]



2. AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

IN WITNESS we have put our hand on this 03rd June 2015.

SIGNED, SEALED AND DELIVERED)

By the withinnamed "EXECUTANT")



Signature



Signature & Thumb impression



MR. AMARJIT JITENDRA SHUKLA

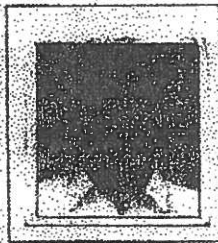
In the presence of

1. *Adv. (Rohit Verma)*
2. *Adv. (Prakash Salian)*

बदर - 96		
<i>95</i>	<i>8</i>	<i>99</i>
२०१५		

SPECIMEN SIGNATURE OF DULY

CONSTITUTED ATTORNEY i.e.



Signature

Signature & Thumb impression

बदर-१६		
<i>२३१</i>	<i>१५</i>	<i>१०८</i>
२०२२		

MR. KISHORE MOON

In the presence of

1. *Adv. (Rohit Verma)*
2. *Adv. (Prakash Salian)*





महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI
 रजिस्ट्रार वित्त पत्रक / Telephone Bill Foil

 Name & Address : SrNo : 076689 MR AMARJEET JITENDRA SHUKLA B/J104 1ST FLR SHIV SHIVAM TOWER ADARSH NGH I NEW LINK RD OSHIVAKA JOGESHWARI WEST MUMBAI 400102	PSTN : 05 810270838	नाम अर्जित जितेंद्र / नाम और पता : श्री अमरजित जितेंद्र शुकला बी/104-1म फ्लर शिव शिवम टॉवर अदर्श नगर I न्यू लिंक रोड ओशिवका जोगेश्वरी पश्चिम मुंबई - 400102	बिलिंग कालावधि Billing Period 01/04/2015 से / to 30/04/2015
		For your Billing Complaints: This Contact Centre is for - Fixed Line Public References: 24x7 Mumbai Tel. Exch. Bldg. 4th Floor, 24, Road Mumbai - 400 024. 4 171 E. Bandra East, Wg., Tel: 26407900 Fax: 26403164 Email: agnopal@mtnl.com L. Billing Complaints: 24x7 Tel: 26417253 Fax: 26405941 Email: contact@gnopal.mtl Agnopal Mumbai: 24x7 Bndra Tel. Exch. Bndra East, Bndra Mumbai-400024 Tel: 26457000 Fax: 26453166 Email: agnopal@mtnl.com	अंतिम दिनांक Due Date 28/05/2015 90/15
 206137124720672819260305201500000303			Amount Payable 303.00

टेलीफोन नं. Telephone No.	ग्रहण खाता क्रमांक C.A. No.	बिल नं. Bill No.	बिल दिनांक Bill Date	श्रेणी कोड Category Code	दुर्लभ संख्या Tariff Plan	ग्राहक कोड Group Code	बाइंडिंग दुर्लभ संख्या Resubscribed Tariff Plan
26341247	2061371247	2067281926	03/05/2015	NON-OVT-GENERAL	MTNL Economy		

विवरण Description	राशि / रकम Amount / Rupee
Opening Meter Reading 03/04/2015	
Closing Meter Reading 03/05/2015	
Monthly Service Charge 270.00	270.00
Monthly Rental 0.00	0.00
Monthly Energy 0.00	0.00
Monthly CPE 0.00	0.00
Monthly Service Charge 0.00	0.00
Monthly Rental 0.00	0.00
Monthly Energy 0.00	0.00
Monthly CPE 0.00	0.00
Monthly Service Charge 32.40	32.40
Monthly Rental 0.00	0.00
Monthly Energy 0.00	0.00
Monthly CPE 0.00	0.00
Monthly Service Charge 303.00	303.00
Monthly Rental 0.00	0.00
Monthly Energy 0.00	0.00
Monthly CPE 0.00	0.00

10pm to 7am
Unlimited FREE Calls
 to any number in Mumbai on your MTNL landline
 870 Calls @ 140 Sec each

Detach and enclose this slip with your payment - COUNTER-FOIL -



बदर - १७/१५		
१५०६	६	१५
२०२४		



बदर-२६		
१६६१	१०	१००
२०२२		

AMARJEET SHUKLA
 SHUKLA JEECOP
 608/004
 P.O. Box No. 1000
 F.O. No. 1000
 2022

1/5

608 + 90/11		
2022	09	29
2022		



The following information is for the purpose of the
 Ministry of Education, Government of India
 New Delhi - 110011
 The following information is for the purpose of the
 Ministry of Education, Government of India
 New Delhi - 110011



वर्ग-२६		
2022	09	29
2022		



बदर - १७/१४		
२५०५	८९५	
२०१५		



बदर-१६		
२६३९	८९०८	
२०२२		

बदर - १०/११		
०५०८	८	१५
२०१५		

IDENTIFICATION ACCOUNT NUMBER
AFAPM1940C

NAME
MOHORE ANAND MOON

FATHER'S NAME
ANAND MOON

DATE OF BIRTH
01-06-1955

SIGNATURE

DIRECTOR OF INCOME TAX (SYS) BLDG



बदर-१६		
०६३१	००	१०८
२०२२		



बदर - १७/		
१७७८	१०	१५
२०१९		



बदर-१६		
२६३१	११	११८
२०२२		

AAVPS9881K

REG. NAME
PRASHANT SANJEEVA SALIAN

FATHER'S NAME
SANJEEVA SALIAN

DATE OF BIRTH
24-11-1984

REGISTRY SIGNATURE

[Signature]

जयदेव विवेक (पत्रिका)
DIRECTOR OF INCOME TAX (SYSTEMS)



AED 28-01-2018
AUTHORIZATION TO GRANT FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

GOV. DJJ
MCWG 14-01-2008
LHV 25-01-2010

DOB: 01-11-1979 AGT Not

Signature/Thumb
Impression of Holder

बदर - ९७/११

९५२	९९	९५
२०१५		

इस कार्ड को खोलें / भिन्न जगह पर सुरक्षित जारी करने वाले
प्रतिबन्धी को सुरक्षित / कापस कर दें
अन्यथा विवेक (पत्रिका)
ए.आर.ए. सेक्टर, मुंबई
ई-१, इन्डियास्ट्रियल एस्टेट
नई दिल्ली - 110 055

बदर-१६

६६३९	०२	१०
२०२२		





बदर - १७/११

१५८	१२	१५
२०१५		



बदर-१६

२६३१	२३	१०८
२०२२		

Summary 1 (GoshwaraBhag-1)

REGISTRATION NO.

बुधवार, 03 जून 2015 5:17 म.नं.

दस्त गोपवारा भाग-1

बदर 17

दस्त क्रमांक: 4546/2015

दस्त क्रमांक: बदर 17 /4546/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु.500/-

बदर - १७/१९		
१३	१९	
२०१५		

बु. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

दावती: 4758

दावती दिनांक: 03/06/2015

अ. क्र. 4546 दर दि. 03-06-2015

सादरकरणाचे नाव: अमरजीत जितेंद्र शर्मा

रोजी 5:16 म.नं. ना. हजर कला.



नोंदणी फी

दस्तावेजाच्या फी

मुद्राक शुल्क: 1/-



दस्त हजर कला याची सही

एकूण: 400.00

Handwritten signature

सह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6

दस्ताचा प्रकार: कुलमुखत्यारपत्र

Handwritten signature

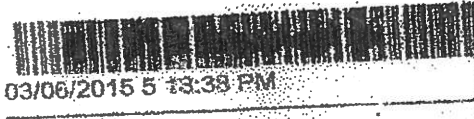
सह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6
मह. दु. नि. का. अंधेरी 6

मुद्राक शुल्क: (48-ठ) जेव्हा त्यामुळे एका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 103/08/2015	05:08:42 PM ची वेळ: (सादरीकरण)
शिक्षा क्र. 203/06/2015	05:09:06 PM ची वेळ: (फी)
२३१	२१९०८
२०२२	



Summary-2(दस्ता गोपवारा भाग - २)



03/06/2015 5 13:38 PM

दस्ता क्रमांक : बंदर 7/4546/2015
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

बंदर - १७/१५		
दस्ता गोपवारा भाग - २		
१५	१५	१५
२०१५		

बंदर 17

दस्ता क्रमांक: 4546/2015

अनु क्र.	पक्षधाराचे नाव व पत्ता	पक्षधाराचा प्रकार	छायाचित्र	अंगठ्याचा र
1	नाम: अमरजीत जितेंद्र शुक्ला पत्ता: सी/104, शिव शिवम टावर, ओशिवारा आदर्श को ओ ही सोस लि, ओशिवारा, जोगेश्वरी बॅस्ट, मुंबई, शिव मंदिर रोड, जोगेश्वरी पश्चिम, MAHARASHTRA, ML/MSA/ Non-Government. पिन नंबर: AFQPA0179R	कुलमुखत्यार देणार वय :- 30 स्वाक्षरी:		
2	नाम: किशोर - मूल पत्ता: प्लॉट नं. सी/104, माळा नं. - इमारतीचे नाव: शिव होल्डर शिवम टावर, ओशिवारा आदर्श को ओ ही सोस लि, प्लॉट नं. ओशिवारा, जोगेश्वरी बॅस्ट, मुंबई, रोड नं: शिव मंदिर रोड, महाराष्ट्र, मुंबई. पिन नंबर: AFAPM1940C	पॉवर ऑफ अटॉर्नी वय :- 60 स्वाक्षरी:		



वरील दस्ताऐवज करत देणार तयाकथी कुलमुखत्यारपत्र चा दस्ता एवज करत दिल्यात. दस्ता क्र. 3 ची डेटा: 03/06/2015 05:09:49 PM



धोळक:-
खालील इसम असे लिबेरीत करतात की ते दस्ताऐवज करत देणार तयाकथी कुलमुखत्यारपत्र चा दस्ता एवज करत दिल्यात.

अनु क्र.	पक्षधाराचे नाव व पत्ता	पक्षधाराचा प्रकार	छायाचित्र	अंगठ्याचा र
1	नाम: रोहित एम कल्याण वय: 35 पत्ता: 301 बांद्रा अर्केड नार्दा लेन बांद्रा पश्चिम पिन कोड 400050			
2	नाम: प्रशांत - सालियान वय: 30 पत्ता: 20/202 शिव शिवम जोगेश्वरी पश्चिम मुंबई पिन कोड 400102			

बंदर ६		
२४	२४	२४
२०२२		

दस्ता क्र. ६ ची डेटा: 03/06/2015 05:10:35 PM

सह. ड. निकल अंधेरी 6

मह. मुख्यालय, निलंबक, अंधेरी क्र. ६
मह. उपमुख्यालय, निलंबक, अंधेरी



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पिहित करणेत येते व्ही, या
तामचे एकूण १५५ गाणे आहेत

५५



बदर - १७/१५		
४५०६	१५	१५
२०१५		



बदर-२६		
२६३१	२६	१०६
२०२२		

४५०६ / २०१५
क सन्मानक व सन्मानक ४५०६
क ३ गाणे स्वीज २०१५

~~Signature~~

~~सह दुय्यम निबंधक, अधीन-६
मुंबई उपनगर जिल्हा~~



जासकर विभाग
INCOME TAX DEPARTMENT
INDUSTY HEIGHTS

भारत सरकार
GOVT. OF INDIA

24/01/2011

KAUFMSTRIC

जासकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMARJEET SHUKLA
SHUKLA JITENDRA

16/08/1984
Permanent Account Number

AFQPA0179R


Signature



भारत सरकार
GOVERNMENT OF INDIA

सामान्य भाग्यसूची अधिका

7829 4975 7225



Document No. 1216/01145/2011

THE SECTOR-WISE JOINT SUB-REGISTRAR GENERAL

वृत्त, सोनभद्र

सोनभद्र जिला, (बिहार)

SONBHADRA DIST. (BIHAR)



बदर-२६		
६६३१	६६३०	१०८
२०२२		



ಬದರ-೨೬		
೬೬೩೧	ಎಸಿ	೨೦೮
೨೦೨೨		

भारत सरकार
GOVERNMENT OF INDIA

विदेशी मुद्रा नियंत्रण विभाग
FOREIGN EXCHANGE CONTROL DEPARTMENT

आवक और भुगतान विभाग
REVENUE AND FINANCE DEPARTMENT

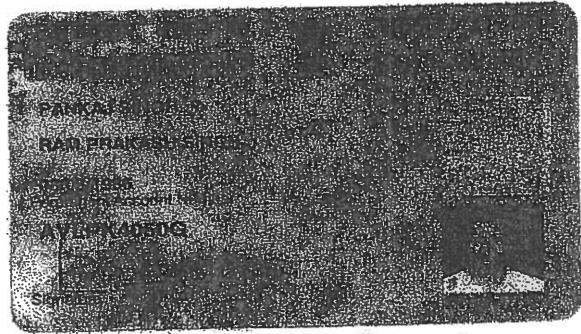
क्र. १९५५/१९५६
NO. 1955/1956

०५/०४/१९५६
05/04/1956

सहस्रक (१९५५-५६)
LAKHS (1955-56)

५२५५९९९९९९९९९९
525599999999999999

५२५५९९९९९९९९९९९९
525599999999999999



Handwritten signature



ಬದರ-೨೬		
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೨೦೨೨		



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नोंदणी क्रमांक:/ Enrolment No.: 1218/61117/55998

Date: 18/06/2013
Pankaj Ram Prakash Singh (पंकज राम प्रकाश सिंह)
78 / 621, Motilal Nagar No.1, H. B. Rupvate Marg, Near
Siddharth Hospital Goregaon West, Mumbai, Motilal
Nagar, Mumbai
Maharashtra, 400104

- आधार ओळखीचे प्रमाण आहे, नागरीकत्व प्रमाण नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारे प्रमाणित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

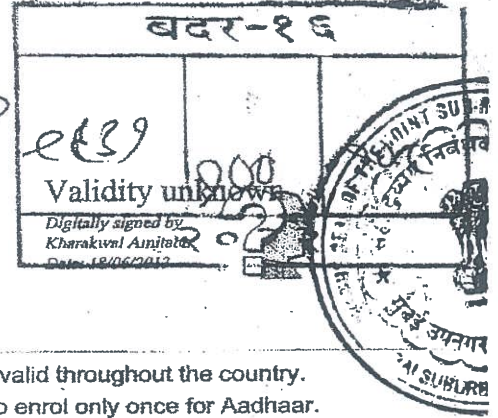


तुमचा आधार क्रमांक/ Your Aadhaar No.:

5014 3668 9108



आधार - सामान्य माणसाचा अधिकार

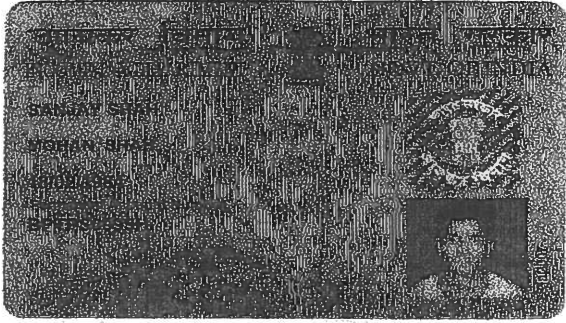


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- आधार देशभराला मान्य आहे.
- आधार साठी आपण एकदाच नामांकन नोंदणीची आवश्यकता आहे.
- कृपया आपल्या सध्याचा मोबाइल नंबर व ई-मेल पत्ता नोंदवा. यामुळे आपल्या विभिन्न सुविधा प्राप्त करण्यासाठी मदत मिळेल.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



 भारत सरकार GOVERNMENT OF INDIA	 आधार UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पंकज राम प्रकाश सिंह Pankaj Ram Prakash Singh जन्म वर्ष/YoB:1986 पुरुष Male	पत्ता: 78 / 621, मोतीलाल नगर नं.1, एच. बी. रूपवते मार्ग, सिद्धार्थ हॉस्पिटल जवळ गोरेगाव वेस्ट, मुंबई, मोतीलाल नगर, मुंबई महाराष्ट्र, 400104 Address: 78 / 621, Motilal Nagar No.1, H. B. Rupvate Marg, Near Siddharth Hospital Goregaon West, Mumbai, Motilal Nagar, Mumbai Maharashtra, 400104
5014 3668 9108	
आधार - सामान्य माणसाचा अधिकार	Aadhaar - Aam Aadmi ka Adhikar



Supy Shub



बदर-१६		
२६३९	१०९	१०८
२०२२		

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

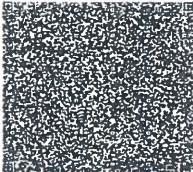
नामांकन क्रम/ Enrolment No.: 0638/11379/01378

Download Date: 05/04/2021

To
संजय शाह
Sanjay Shah
S/O Mohan Shah
6/59 A-12
Aktha Khutahi
Samath
Varanasi Uttar Pradesh - 221007
9962929673



Issue Date: 05/04/2021

Signature Not Verified




आपका आधार क्रमांक / Your Aadhaar No. :
6570 3691 4823
VID : 9116 9864 9242 0279

मेरा आधार, मेरी पहचान

Download Date: 05/04/2021






Issue Date: 05/04/2021

संजय शाह
Sanjay Shah
जन्म तिथि/DOB: 18/02/1984
पुरुष/ MALE

6570 3691 4823
VID : 9116 9864 9242 0279

मेरा आधार, मेरी पहचान



सूचना



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार वही सरकार और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें mAadhaar App के साथ।


- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

पता:
S/O मोहन शाह, 6/59 ए-12, अक्था खुटही, सारनाथ,
वाराणसी,
उत्तर प्रदेश - 221007

Address:
S/O Mohan Shah, 6/59 A-12, Aktha Khutahi,
Samath, Varanasi,
Uttar Pradesh - 221007

Issue Date: 05/04/2021



6570 3691 4823
VID : 9116 9864 9242 0279

मेरा आधार, मेरी पहचान

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Sanjay Shah

राज्य सरकार
राज्यपालिका





राज्यपालिका कार्यालय, मुंबई
Rajyapalika Lokacharya Gupta
 जन्म वर्ष / Year of Birth : 1981
 लिंग / Male

2404 7634 6824

आधार — सामान्य माणसाचा अधिकार

राज्यपालिका कार्यालय, मुंबई
राज्यपालिका

पत्ता: 303, डी-विंग, प्राईम, स्प्रिंग, लिंक रोड, माहाड येरी रोड, मुंबई, महाराष्ट्र, 400084
 Address: 303, D-Wing, Prime Spring, Link Road, Behind Croma, Malad West Doly, Mumbai, Mahad West Doly, Maharashtra, 400084

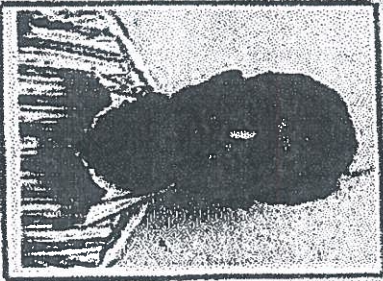





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 022-26112147 022-26112147 022-26112147 022-26112147



RR

बदर-६६		
२६३१	१०३	१०८
२०२२		



संदीप प्रभू वाढवे

Sandeep Prabhurao Wadhawe

जन्म तारीख / DOB: 14/10/1988

पुंस्व / Male

3505 9224 0689

मेरा आधार, मेरी पहचान



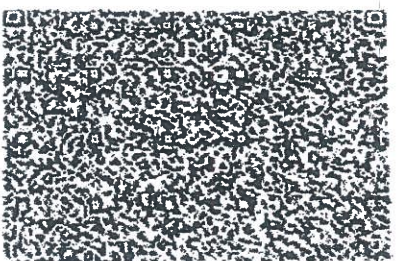
2066330

Print Date: 12/10/2024

पत्ता: S/O. प्रभुराव वाढवे, 101, आठवडी बाजार,
हिंगोली, नांदेड, महाराष्ट्र, 431702

Address: S/O. Prabhurao Wadhawe,
01 AATHWADI BAZAR, Kalamnuri,
Hingoli, Maharashtra, 431702

भारतीय जनता आयोग
भारतीय जनता आयोग
Authority of India



3505 9224 0689



1947

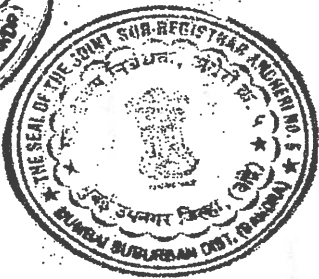


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बदर-६६		
६६९	१०५	१०८
२०२२		



512:9631

बुधवार, 10 ऑगस्ट 2022 1:48 म.नं.

दस्त गोपवारा भाग-1

बदर 16

दस्त क्रमांक: 9631/2022

दस्त क्रमांक: बदर 16 /9631/2022

वाजार मूल्य: रु. 1,84,36,394/-

मौबदला: रु. 2,40,00,000/-

भरलेले मुद्रांक शुल्क: रु. 14,40,000/-

दु. नि. मह. दु. नि. बदर 16 यांचे कार्यालयान

पावती: 9833

पावती दिनांक: 10/08/2022

अ. क्र. 9631 वर दि. 10-08-2022

मादरकरणाचा नाव: संजय शाह

रोजी 1:43 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2160.00

पृष्ठांची संख्या: 108

एकुण: 32160.00

दस्त हजर करणाऱ्याची मही:

सह. दुय्यम निबंधक, अहोरी क्र. ९,
मुंबई उपनगर जिल्हा
दस्ताचा प्रकार: करारनामा

सह. दुय्यम निबंधक, अहोरी क्र. ९,
मुंबई उपनगर जिल्हा

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

शिक्रा क्र. 1 10 / 08 / 2022 01 : 43 : 52 PM ची वेळ: (सादरीकरण)

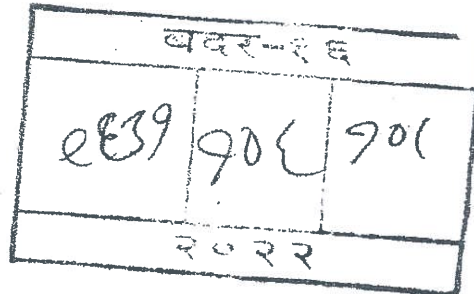
शिक्रा क्र. 2 10 / 08 / 2022 01 : 44 : 55 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस पाखल केलेला आहे. दस्तातील मजकूर, निष्पादक व्यक्ती, साक्षीदार व नोंदत जोडलेल्या कागदपत्रांची सत्यता आपापसी आहे. दस्ताची सत्यता येथत कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक जे संपूर्णपणे जबाबदार राहतील

लिहून देणार (दिनांकसहीत स्वाक्षरी)

लिहून देणार (दिनांकसहीत स्वाक्षरी)



दम्न घोषवाग भाग-2

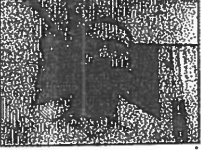





बदर 16

दम्न क्रमांक:9631/2022

10/08/2022 1 51:08 PM

दम्न क्रमांक :बदर 16/9631/2022

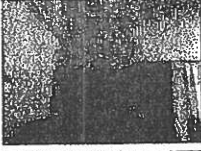

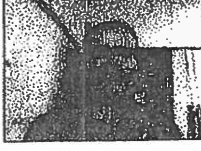

दम्नाचा प्रकार :-करगनामा

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मै. मिडमीटी हाईटम चे थामीदार अमरजित शुक्ला - पत्ता:प्लॉट नं: 104 वी विंग , माळा नं: 1 या मजला , इमारतीचे नाव: शिव शिवम , प्लॉक नं: जोगेश्वरी पश्चिम मुंबई , रोड नं: आदर्श नगर नं . 1, महाराष्ट्र, मुम्बई. पिन नंबर:AAUFM3131C	विहून घेणार वय :-37 स्वाक्षरी:-		
2	नाव:संजय शाह पत्ता:प्लॉट नं: 6/59 ए12, माळा नं: -, इमारतीचे नाव: -, प्लॉक नं: वागणमी उन्नर प्रदेश , रोड नं: अक्या खुताही , उन्नर प्रदेश वागणमी. पिन नंबर:BPTPS0995H	विहून घेणार वय :-38 स्वाक्षरी:-		
3	नाव:पंकज राम प्रकाश मिह पत्ता:प्लॉट नं: 78/621 , माळा नं: -, इमारतीचे नाव: -, प्लॉक नं: गोंयगाव पश्चिम मुंबई , रोड नं: मोनीन्याव नगर -नं-1 , एच . वी रुपवने मार्ग , महाराष्ट्र, मुम्बई. पिन नंबर:AVLPK4050G	विहून घेणार वय :-36 स्वाक्षरी:-		

वरील दम्नाग्वज करून देणार तथाकथीत करगनामा चा दम्न ऐवज करून दिल्याचे कतुल करतात.
शिक्का क्र.3 ची वेळ:10 / 08 / 2022 01 : 47 : 28 PM

ओळख-

खात्मीन इमम असे निवेदीत करतात की ते दम्नाग्वज करून देणा-यानां व्यक्तीण: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
	नाव:मंदीरा वाटवे वय:33 पत्ता:95 ए कामधेनु लोखंडवाला कॉम्प्लेक्स अंधेरी पश्चिम मुंबई पिन कोड:400053	स्वाक्षरी		
	नाव:रविशंकर गुमा वय:42 पत्ता:303 पाम स्थिरम मालाड पश्चिम मुंबई पिन कोड:400064	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:10 / 08 / 2022 01 : 48 : 16 PM

सहस्रद्वयम निवेदीत अंधेरी क्र. 4
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface: Number	Deface Date
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2		DHC		1008202207045	2000	RF	1008202207045D	10/08/2022
3		DHC		1008202207111	160	RF	1008202207111D	10/08/2022
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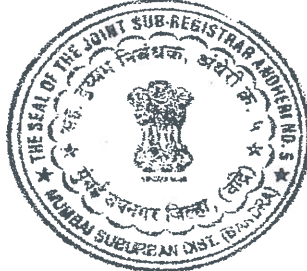
बदर-१६ २६३१/२०२२
पुस्तक क्रमांक १, क्रमांक २६३१ वर
नोंदला.
दिनांक: १०/८/२०२२

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बदर-१६		
२६३१	१०८१०८	
२०२२		

संगणकिय अभिलेखामधील प्रत

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रुजवात केली


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खारी प्रत

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अर्जानुसार नक्कल दिली.
दि. ११/८/२२ पा. क्र. २६६६

सह. दुय्यम निबंधक, अंधेरी-५