

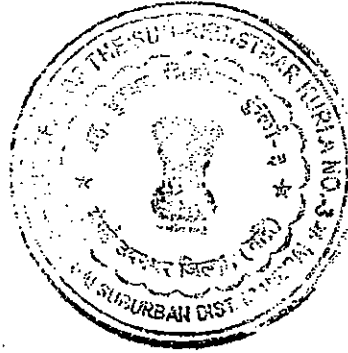
2000		
9245	2	920
2008		



A long, thin, curved line drawn across the page, possibly a signature or a mark.

A small, simple line drawing or mark at the bottom left corner of the page.

करल-३	
१२५५	१६ : १९६०
२०११	



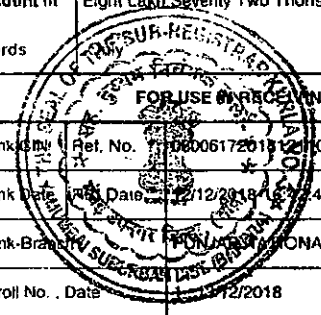
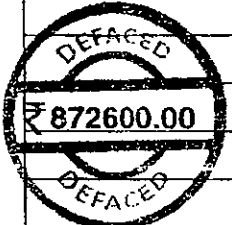
A large, handwritten mark resembling a long, curved line or a stylized letter 'L' is present on the left side of the page.

CHALLAN
MTR Form Number-6



GRN	MH009272086201819M	BARCODE	11 12 2018 17:56:49	Date	11/12/2018-17:56:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID (If Any)			
Type of Payment	Registration Fee			PAN No.(If Applicable)			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	IMRAN AYUB SHAIKH		
Location	MUMBAI			Flat/Block No.	FLAT NO 0402 4TH FLOOR PROMENADE 2 THE		
Year	2018-2019 One Time			Premises/Building	ADDRESS		

Account Head Details	Amount in Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	842600.00	OPP R CITY MALL LBS MARG	GHATKOPAR WEST MUMBAI		4 0 0 0 8 6
0030063301 Registration Fee	30000.00				
		Remarks (If Any) कर्कल-३			
		Second Party Name - WADHWA RESIDENCY PVT LTD-			
		924519 3ER			
		Amount In	Eight Lakh Seventy Two Thousand Six Hundred Rupees		
Total	8,72,600.00	Words			
Payment Details		PUNJAB NATIONAL BANK			
Cheque/DD Details		FOR USE OF RECEIVING BANK			
Cheque/DD No.		Bank Ref. No.	0000617201812000782 121218M824729		
Name of Bank		Bank Date	12/12/2018	41	13/12/2018
Name of Branch		Bank-Branch	PUNJAB NATIONAL BANK		
		Scroll No. . Date	12/12/2018		



Department ID : **Validity Unknown** Mobile No. : 8291571357
 NOTE:- This challan to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान कोदणी दस्तऐवज नोंदणी कर्तव्याच्या दस्तऐवजाची लागू आहे. नोंदणी न केल्याच्या दस्तऐवजाची सदर चलान लागू नाही.

Digitally signed by D. VIRTUAL TREASURY MUMBAI 02 Date: 2019.01.28 17:22:19 IST Reason: Secure Document Location: India

Challan Defaced Document

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-390-1258	0006198371201819	26/01/2019-17:22:17	IGR199	30000.00

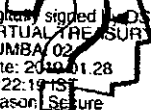
GRN : MH009272086201819M Amount : 8,72,600.00 Bank : PUNJAB NATIONAL BANK Date : 11/12/2018-17:56:49

2	(IS)-390-1258	0006198371201819	28/01/2019-17:22:17	IGR199	842600.00
Total Defacement Amount					8,72,600.00

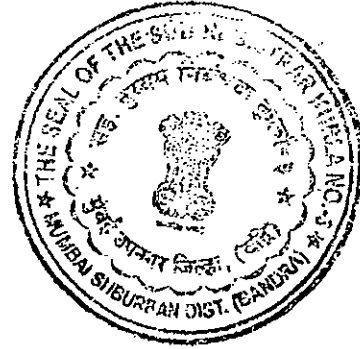
करल-३		
१२५१	५	१२०
२०११		



Validity unknown


Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.01.28
17:22:19 IST
Reason: Secure
Document
Location: India

अनुसूची-३		
१२५	७	१६७
३०८३		



ARTICLES OF AGREEMENT made at Mumbai this ^{7th} 28 day of Jan. 2019
BETWEEN WADHWA RESIDENCY PRIVATE LIMITED (PAN No. AADCR0872M), a company incorporated and registered under the Companies Act, 1956 and having its registered office at 301, Platina, Plot No. C-59, G-Block, BKC, Bandra (East), Mumbai – 400 098 (hereinafter referred to as “the Promoters” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title) of the **ONE PART**

AND

Mrs. Nazia Imran Shaikh (PAN No. BUSPG0814R) and Mr. Imran Ayub Shaikh (PAN No. CQWPS2975N) of Indian Inhabitant residing at/ ~~having his/her/their~~ address at Flat No. 608, I Wing, Hoil/CTS No. 637/87 To 121, Premier Building, Kirol Road, Building No. 1, Kuria (West), Mumbai - 400 070, Maharashtra, India hereinafter referred to as “the Flat Purchaser/s” (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART:**

Nazia Shaikh

Imran Shaikh

A

करौ- ३		
१२५	C	१२०
WHEREAS:-		

A. By and under an Indenture dated 11th July 1955 executed by and between Godrej & Boyce Manufacturing Company Limited ("Godrej") and Asbestos Magnesia & Friction Materials Limited ("AMFM") and registered with the Sub-Registrar of Assurance at Mumbai under Serial No. 5479 of 1955, Godrej granted, conveyed and assured in favour of AMFM a piece and parcel of land admeasuring in aggregate 26,226.75 sq. yards (equivalent to about 21,928.80 sq. meters) situate, lying and being off and to the East of the Bombay Agra Road in the village Vikhroli, Turuf Marole, Taluka Salsette, Registration Sub-District of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) and more particularly described in the First Schedule thereunder written and in the First Schedule hereunder written (hereinafter referred to as "Part A Property") for the consideration and on the terms and conditions more particularly set out therein.

B. By and under a Sub-Lease dated 11th July 1955 executed by and between Godrej (therein referred to as the Sub-Lessor) and AMFM and registered with the Sub-Registrar of Assurance at Mumbai under Serial No. 5477 of 1955, Godrej demised in favour of AMFM for the residue of the term 'in' perpetuity granted by the Instrument dated 7th July 1835 and 30th November 1837 (therein collectively referred to as "the said Lease") piece and parcel of land admeasuring in aggregate 58,439.25 sq. yards (equivalent to 48862.45 square meters) situate lying and being off and to the East of the Bombay Agra Road in the village Vikhroli, Turuf Marole, Taluka Salsette, Registration Sub-District of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) and more particularly described in the First Schedule thereunder written and secondly all those three pieces of land or ground situate at Vikhroli within Greater Bombay containing by admeasurement in aggregate an area of 1270 ½ sq. yards or thereabouts forming part of Part A Property and more particularly described in the second schedule thereunder written (hereinafter referred to as "Part B Property"), and more particularly described in the

N. K. ...

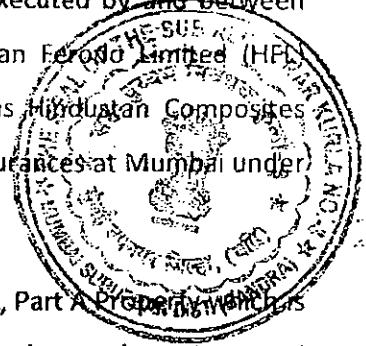
M

J. ...

करल-३		
१२५५	e	३१०

Second Schedule hereunder written for the consideration and on the terms and conditions more particularly set out therein.

C. By and under an Indenture dated 27th November 1964 executed by and between AMFM (therein referred to as the Vendor) and Hindustan Ferrodo Limited (HFL) (therein referred to as the Purchaser and then known as Hindustan Composites Limited-(HCL)) and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 692 of 1965, AMFM



- (i) granted, conveyed and assured, in favour of the HFL, Part A Property, which is more particularly described Firstly in Third Schedule thereunder written and First Schedule hereunder written together with the building constructed thereon by AMFM.
- (ii) granted, conveyed and assured, in favour of the HFL, another land admeasuring 2314 square yards (equivalent to 1934.80 sq.meters) bearing Survey No. 52 (part) situate lying and being off and to the East of the Bombay Agra Road in the village Vikhroli, Turuf Marole, Taluka Kurla, Registration Sub-District of Bandra, District Mumbai Suburban and more particularly described Firstly in Third Schedule thereunder written (hereinafter referred to as "Part C Property") together with the building constructed thereon by AMFM and more particularly described in the First Schedule hereunder written;
- (iii) assigned and transferred in favour of the HFL, Part B Property, which is more particularly described in First Schedule thereunder written and Second Schedule hereunder written together with the building constructed thereon by AMFM.
- (iv) assigned and transferred in favour of the HFL all those pieces and parcels of land admeasuring 1270.50 sq.yards or thereabout more particularly described in Second Schedule thereunder written and forming part of Part A

Walter Clark

J. M. J.

Property hereunder for the consideration and subject to the terms and		
9245	conditions more particularly set out therein.	
	90	740

D. By and under Indenture dated 28th January 1967 executed by and between Godrej (therein referred to as the Vendor), AMFM (therein referred to as the Confirming Party) and Hindustan Ferodo Limited (therein referred to as the Purchaser and then known as Hindustan Composites Limited) and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 396 of 1967, Godrej also granted, conveyed and assured in favour of the HFL the said Part C Property and AMFM had confirmed the same, for the consideration and on the terms and conditions more particularly set out therein.

- E. In the circumstance, Hindustan Ferodo Limited (then known as Hindustan Composites Limited) became seized and possessed of Part A Property, Part B Property and Part C Property collectively admeasuring in aggregate 86,980 square yards (equivalent to 72,726.05 square meters or thereabouts) in the manner provided for in the aforesaid documents.
- F. Part A Property, Part B Property and Part C Property are hereinafter collectively referred to as "the Original Property". The Original Property together constitute one composite property, which has been allotted CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44 and admeasure, as per City Survey Records, 71,145.50 sq. meters or thereabouts. A more particular description of the Original Property, is given Firstly in the Third Schedule hereunder written and is shown on the plan annexed hereto and marked as Annexure "A".
- G. Copy of the Layout Plan of the entire large layout with the Blocks therein is shown and marked as Annexure 'B' and the copy of the Property Register Cards in respect of the Original Property are annexed hereto and marked as Annexure C.
- H. HFL, since the time it stood possessed of the Original Property, was running its factory / industrial establishment on the Original Property till 2nd August, 2006.

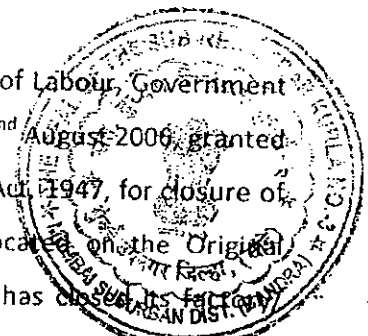
M. S. S. S.

H

J. M. S.

9241		
99	960	
April 1970		

- I. By an Order No. AVC/LNDC/A 5997 dated 20th April 1970 passed by the Deputy Collector, Mumbai, HFL was authorized non-agricultural use of the Original Property on the terms and conditions set out therein.
- J. Pursuant to an application made by HCL, the Commissioner of Labour, Government of Maharashtra, Mumbai has, by and under its Order dated 2nd August 2006, granted permission under Section 25-O(1) of the Industrial Disputes Act, 1947, for closure of the HCL's factory / industrial establishment which was located on the Original Property. Pursuant to the said Order, the Vendor (i.e. HCL) has closed its factory / industrial establishment. HCL has paid all the labour dues in accordance with the Minutes of the Order dated 21 November 2006 passed in Writ Petition No. 2112 of 2006 filed in the High Court at Bombay.
- K. By an Indenture dated 18th January 2010 between Hindustan Composites Limited (therein referred to as the Vendor) and Raghuleela Lessors and Developers Private Limited (therein referred to as the Purchaser), HCL did thereby convey, transfer and assign all that piece and parcel of land bearing CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44 admeasuring 71,145.50 sq. meters or thereabouts together with the structures standing thereon situate, lying and being at Village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District and Sub-District of Mumbai City. The said Indenture is duly stamped and registered with Sub-Registrar of Assurances Kurla-3 under No.BDR13-00650-2010 dated 18 January 2010.
- L. By a Deed of Mortgage dated 18th January 2010 made between Raghuleela Lessors and Developers Private Limited as the Mortgagor of the One Part and Indiabulls Financial Services Limited, therein and herein referred to as the "Mortgagee" of the Other Part and registered with the Sub-Registrar of Assurances, Kurla-3, under Serial No.BDR-13/00662/2010, Raghuleela Lessors and Developers Private Limited has in consideration of the loan/financial assistance availed to the limit of Rs.460 Crores (Rupees Four Hundred and Sixty Crores Only) granted/sanctioned by the Mortgagee to Raghuleela Lessors and Developers Private Limited, mortgaged/charged the



Manish

M

Handwritten signature

Larger Property (as defined hereafter), in the manner and on the terms and conditions therein contained		
92.45	92	920

M. The Promoters represented to the Purchaser/s that the total area of the said Original Property is admeasuring 71804.30 sq.mtrs. as per the Property Card, out of which 14461.80 sq.mtrs. is to be handed over to Municipal Corporation of Greater Mumbai (MCGM) against D. P. Road/R.G. reservation. Therefore, the net area of the said Original Property available for development is admeasuring 57342.50 sq.mtrs, which Property is herein referred to as "said Larger Property," which Larger Property is more particularly described **Secondly** in the **Third Schedule** hereunder written. The Promoters have evolved a scheme of development of the said Larger Property by constructing Residential Buildings Vista, Boulevard, Panorama and Promenade, all to be collectively known as "The Address."

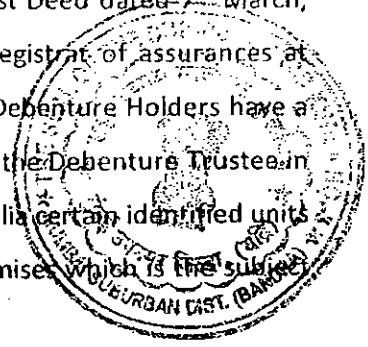
- N. By a Deed of Release of Mortgage dated 10th October, 2014 executed by and between Indiabulls Financial Services Limited, therein referred to as the Releaser and the Promoters herein, therein referred to as the Releasee, registered with the office of the Sub-Registrar at Kurla-3 bearing No.KRL3-8461-2014, the Promoters had paid entire loan amount stated in the aforesaid Deed of Mortgage dated 18th January, 2010.
- O. By and under a Debenture Subscription Agreement ("the DSA") dated 6th March, 2014 executed by and between Reliance Capital Limited ("RCL"), Wadhwa Group Holdings Private Limited, The Portfolio Management Clients of Reliance Capital Asset Management Limited-PMS Division represented by Reliance Capital Asset Management Limited ("RCAM") and the Promoters herein, RCL and RCAM have invested an amount of INR 77,93,46,600/- (Rupees seventy seven crore ninety three lakh forty six thousand and six hundred) by subscribing to 77,93,466 senior fully secured non-convertible redeemable debentures of the face value of INR 100/- (Rupees One hundred) each ("the NCDs") in the manner and on the terms and conditions provided in the DSA. The NCDs can be transferred by RCL to any of its affiliates or group companies. RCL and all such transferees to whom the NCDs are

Not a clerk.
M J May

9245		
93	96	
2018		

transferred from time to time and all such persons holding the NCDs or any of them from time to time are hereinafter referred to as "the Debenture Holders")

P. Simultaneously, the Parties to the DSA and IDBI Trusteeship Services Limited ("the Debenture Trustee") have also executed a Debenture Trust Deed dated 7th March, 2014 ("the DTD") registered with the office of the sub-registrar of assurances at Nahur under serial No. 2241 of 2014. Under the DTD, the Debenture Holders have a right under certain circumstances, to be exercised through the Debenture Trustee in the manner provided in the DSA and the DTD, to sell inter-alia certain identified units ("REL Mortgaged Premises") (which excludes the said Premises which is the subject matter of this MOFA Agreement) as set out in the said DTD.



Q. By and under a Term Loan Facility Agreement dated 31 July 2014 ("TLFA") entered into between the Promoters of One Part, IDBI Trusteeship Services Ltd (as Security Trustee and Facility Agent) of Second and Third Part, Standard Chartered Bank (as Aranger-1) and KKR Capital Markets India Pvt. Ltd. (as Aranger-2) and Ors., Arranger 1 and Arranger 2 have jointly provided a Term Loan Facility of Rs. 650,00,00,000/- (Rupees Six hundred and fifty crores). Pursuant to the said TLFA, the parties have also executed a Deed of Mortgage cum Charge dated 31 July 2014 ("DOMC") entered into between the Promoters of One Part and IDBI Trusteeship Services Ltd of Second Part, the Promoters have mortgaged the said Development (excluding the said REL Mortgaged Premises).

R. By a Deed of Reconveyance dated 28th July, 2015 executed by and between IDBI Trusteeship Services Ltd, therein referred to as the Security Trustee and the Promoters herein, therein referred to as the Mortgagor, registered with the office of the Sub-Registrar at Kurla-1 bearing No.KRL1-8047-2015, the Promoters have repaid the entire outstanding loan of Rs.650,00,00,000/- (Rupees Six Hundred And Fifty Crores Only) more particularly set out in TLFA and DOMC and accordingly the Security Trustee have reassigned, retransferred, reassured and released the Property set out in TLFA and DOMC.

Nava Shale

J. R. R.

S. By and under a Debenture Trust Deed dated 30th September, 2014 executed by and between the Promoters herein, therein referred to as the Company, IDBI Trusteeship Services Limited, therein referred to as the Trustee and Wadhwa Group Holdings Pvt. Ltd., Mr. Vijay Wadhwa and Mr. Navin Makhija, the Guarantors therein, the

Debenture Holders have agreed to invest an amount of Rs.100,00,00,000/- (Rupees One Hundred Crore Only) by subscribing to 1000 fully secured non-convertible redeemable debentures of the face value of INR 10,00,000/- (Rupees Ten Lacs Only) each in the manner and on the terms and conditions provided in the aforesaid Debenture Trust Deed.

T. By a Deed of Reconveyance dated 28th July, 2015 executed by and between IDBI Trusteeship Services Ltd, therein referred to as the Debenture Trustee, the Promoters herein, therein referred to as the Mortgagor and Mr. Vijay Wadhwa and Mr. Navin Makhija, therein referred to as the Guarantors, registered with the office of the Sub-Registrar at Kurla-1 bearing No.KRL1-8048-2015, the Promoters have redeemed all the issued and allotted debentures as per the terms and conditions more particularly setout in the Debenture Trust Deed dated 30th September, 2014 and accordingly the Debenture Trustee have reassigned, retransferred, reassured and released the Property setout in Debenture Trust Deed dated 30th September, 2014.

U. By an Indenture of Mortgage and Charge dated 31st July, 2015 made between the Promoters herein, as the Borrower of the One Part and Bank of Baroda, therein referred to as the Lender of the Other Part and registered with the Sub- Registrar of Assurances, Kurla-3, under Serial No.KRL-3/5754/2015, the Lender therein had provided financial assistance more particularly setout therein and in lieu thereof the Promoters herein have agreed to assign, convey, assure and transfer unto the Lender therein on a first charge basis by way of continuing security on the property setout therein upon the terms and conditions setout therein.

V. By a Deed of Reconveyance dated 13th December, 2017 executed by and between Bank of Baroda, therein referred to as the Mortgagee, the Promoters herein, therein

Navin Makhija

Vijay Wadhwa

J. M. B. J.

KRL-3-11159-2017		
9245	94	520
2022		

referred to as the Mortgagor, registered with the office of the Sub-Registrar at Kurla-3 bearing No.KRL3-11159-2017, the Mortgagee has reassigned, retransferred, reassured and released the Property setout in Indenture of Mortgage and Charge dated 31st July, 2015.

- W. By an Indenture of Mortgage and Charge dated 7th June, 2017 registered with the Sub-Registrar of Assurances, Kurla-2, under Serial No.KRL-2/5883/2017 read with Supplemental Mortgage Deed dated 29th November, 2017 registered with the Sub-Registrar of Assurances, Kurla-2, under Serial No.KRL-2/12825/2017 made between the Promoters herein, as the Borrower of the One Part and Aditya Birla Finance Ltd. and Aditya Birla Housing Finance Ltd., therein referred to as the Lender of the Other Part and, the Promoter has mortgaged certain flats located in "The Address" Project (details whereof are mentioned in the said Mortgage Deed) alongwith the associated development rights upon the terms and conditions setout therein.
- X. By an Indenture of Mortgage and Charge dated 5th December, 2017 registered with the Sub-Registrar of Assurances, Kurla-3, under Serial No.KRL-3/10757/2017 read with Deed of Rectification dated 8th December, 2017 registered with the Sub-Registrar of Assurances, Kurla-3, under Serial No.KRL-3/10870/2017 made between the Promoters herein, as the Mortgagor/Borrower of the One Part and Housing Development Finance Corporation Ltd., therein referred to as the Mortgagee of the Other Part and, the Promoter has mortgaged certain flats located in "The Address" Project (details whereof are mentioned in the said Mortgage Deed) alongwith the associated development rights upon the terms and conditions setout therein.
- Y. The Registrar of Companies, Maharashtra, Mumbai, has issued a change of name certificate dated 5th February 2010, certifying that the name of the aforesaid "Raghuleela Lessors and Developers Private Limited" has changed to "Wadhwa Residency Private Limited" (the Promoters herein) in pursuance of Section 21(1) of the Companies Act, 1956.

Narishank. A

J. Mary

7. The Property Register Cards in respect of the Original Property bearing CTS No.50, 50/1 to 50/77 and 50/35 to 50/44 all of Vikhroli Division reflects the name of Wadhwa Residency Private Limited, as the owner/holder thereof.

AA. The Promoters proposed to develop the Original Property as a common layout. The Original Property was earlier in the "Industrial Zone" and wide an order dated 24th February 2010 from MCGM bearing No. CHE/1523/DPES it has been converted to the "Residential Zone".

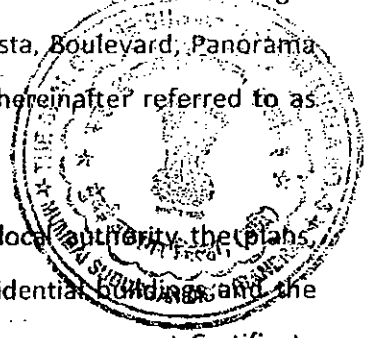
BB. The Promoters had envisaged a scheme of development by utilizing the entire available and permissible FSI of the said Original Property described Firstly in the Third Schedule, by constructing 1 residential building/s on North/East side of the said Original Property which is delineated on the layout plan annexed hereto and marked as Annexure 'D' and thereon shown surrounded by red colour boundary line to be known as "Panorama" having basement, podium, stilts and 21 upper floors and 3 residential/s building on South/East side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure 'E' and thereon shown surrounded by blue colour boundary line to be known as "Vista" having basement, podium, stilts and 21 upper floors and 4 residential/s building on North side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure 'F1' and thereon shown surrounded by Purple colour boundary line to be known as "Promenade" having basement, stilts, and 22 upper floors and 4 residential/s building on North side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure 'F' and thereon shown surrounded by Green colour boundary line to be known as "Boulevard" having basement, podium, stilts and 28 upper floors. As stated earlier the Promoters are developing the said Larger Property by constructing the aforesaid buildings thereon to be known as Vista, Boulevard, Panorama and Promenade, as more particularly shown in the Layout annexed hereto and marked as Annexure B.

CC. The buildings Vista, Boulevard Panorama and Promenade 1, 2 and 3 are completed and the Building Proposal Department of the Municipal Corporation of Greater

Alizia Shah
A
J. P. J.

प्लान-3		
9245	90	920
2088		

Mumbai has issued the Occupation Certificate of those buildings. The Promoters are now constructing the building "Promenade 4" as is independently shown in Annexure F1. The said building "Promenade 4" shall have basement, stilt plus 22 upper floors as may be permissible by utilising the balance complete development potential and/or the remaining balance development potential of the said Larger Property. The entire project consisting of the buildings Vista, Boulevard, Panorama and Promenade are part of the Project "THE ADDRESS" (hereinafter referred to as "said Development").



- DD. The Promoters have got approved from the concerned local authority the plans, specifications, elevations, sections and details of the residential buildings and the MCGM has issued Intimation of Disapproval (IOD) and Commencement Certificate (CC). Copies of the said I.O.D. and C.C. in respect of the said Development have been annexed hereto and marked Annexure "G" and "H", respectively;
- EE. The Promoters have entered into a prescribed Agreement with the Architect, Shakti Parmar & Associates and DSP Design Associates registered with the Council of Architects and also appointed Mr. Niranjan Pandya as Structural Engineers for preparing structural designs and drawings and specifications of the said Development to be constructed on the said Property and the Flat Purchaser/s accept the professional supervision of the said Architect and the said structural Engineer till the completion of the said buildings unless otherwise changed;
- FF. The Promoters shall be at liberty to get the benefit of Transfer of Development Rights (TDR) and also by purchasing the FSI of any other reserved plots/slums, nallas, public amenities which is adjacent, appurtenant to or surrounded by the existing Plot, roads or any such rights to load, utilise and consume it in the proposed development on the said Development as permissible by the MCGM, D.C. Rules and Regulations and other applicable laws from time to time;
- GG. The Promoters are entitled to and enjoined upon to construct the said buildings by utilizing the full permissible FSI, FSI by way of TDR, additional FSI purchased from

Abhishek M

J. Pray

	government agencies,	incentive/additional FSI on built-up Public-parking area or any
725	FSI generated	under any statutory regulations from time to time from the said Larger
	Property and sell flats,	duplex flats, units etc. and reference to the Flat Purchaser/s in

this Agreement means Purchaser/s of such premises;

HH. The Flat Purchaser/s is/are informed and aware that, in accordance with Regulation No. 33(24) of the Development Control Regulations for Greater Mumbai, 1991, the Promoters have built-up public car parking area by constructing 2 level basement and 2 level podium parking area structure as per the approved plans with separate access apart from the access of the said Development and handed over to the MCGM free of cost and the same is operated and maintained by the MCGM. The Promoters are intending to reserve Parking spaces to be used exclusively by the general public (excluding the Flat Purchaser/s) having an access without infringing the private access of the occupant/s of the said Development. Upon the execution of this agreement, the Flat Purchaser/s hereby consents and shall not object to the said intention of the Promoters to reserve Parking spaces for general public which shall be a part of the said Development and further consented for availing incentive/additional FSI against the said Public parking area.

II. The Promoters are constructing building/s consisting of units for shops and convenience activity which the Promoters shall have exclusive right to allot/dispose on such terms and conditions, as it may deem fit so. Such building/s consisting of units for shops and convenience activity shall be accompanied with separate entry and exit being isolated from the flat Purchaser/s' buildings in the said Development.

JJ. The Promoters are constructing service apartment/ quarters/store room at such level of the respective buildings for the use by the domestic help/drivers/any other persons who are engaged in any kind of providing services to the flat Purchaser/s of the respective building/s, which the Promoters shall allot to the respective flat purchaser/s on such terms and conditions, as the Promoters may deem fit so. The said service apartment/ quarters/store room allotted by the Promoters to the respective flat purchaser/s shall be occupied / used by the flat purchaser/s restricted

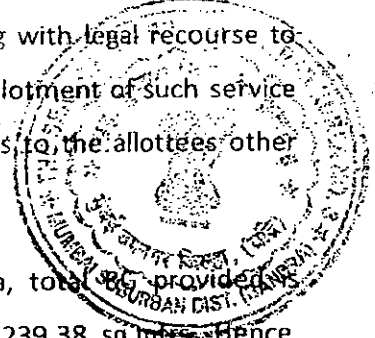
Navasli

A

J. J. J.

करल-३		
१२५५	१९८	१२२

to the purpose as allotted by the Promoters. Any change in the use and occupancy of the said service apartment/quarters/store room shall deprive the relevant flat purchaser/s right towards the said space and in such an event, the Promoters/Society shall have a right to take such actions such as restricted entry to and seizure of the said space by the Promoters/Society, in order to restrain the such flat purchaser/s for continuous use of the said space along with legal recourse to rectify the such change of use and occupation. However, allotment of such service apartments shall not empower any such membership rights to the allottees other than rights attached to the said Premises.



KK. As per the approved plans after deduction of club area, total ~~RG~~ provided is 13481.57 sq.mtrs., out of which paved RG provided is 4239.38 sq.mtrs. Hence, balance RG provided on ground is 483.22 sq.mtrs. and on podium top is 8758.97 sq.mtrs.

LL. The Flat Purchaser/s has/have demanded from the Promoters and the Promoters have given copies and inspection of originals available with them to the Flat Purchaser/s of all the documents of title relating to the said Larger Property, the layouts approvals, plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the rules made thereunder for the entire Project "The Address" i.e. for all towers viz. Boulevard, Vista, Panorama and Promenade.

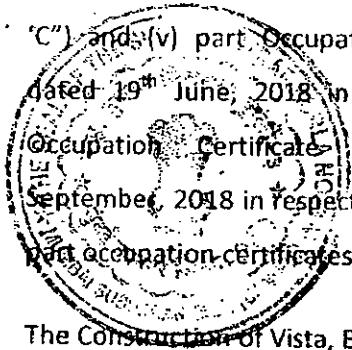
MM. A copy of the Certificate of Title issued by Kanga & Co., Advocates and Solicitors as well as copy of the floor plan of the said Premises agreed to be purchased by the Flat Purchaser/s approved by the concerned local authority have been annexed hereto and marked "Annexures "I" and "J" respectively;

NN. The Promoters have observed and performed all the terms and conditions of the concerned local authorities and/or the government and accordingly obtained (i) part

Handwritten signatures and initials:
 - A large signature on the left side.
 - A small signature in the middle.
 - A signature on the right side.

924

Occupation Certificate bearing No. CE/6521/BPES/ AN dated 18th April, 2015 in respect of building "Vista", Wings 1, 2 and 3 (Tower "B"); (ii) part Occupation Certificate bearing No. CE/6521/BPES/ AN dated 6th November, 2015 in respect of building "Boulevard", Wings 3 and 4 (Tower "A"); (iii) part Occupation Certificate bearing No CE/6521/BPES/ AN dated 29th March 2016 in respect of building "Boulevard", Wings 1 and 2 (Tower "A"); (iv) part Occupation Certificate bearing No CE/6521/BPES/ AN dated 16th July, 2016 in respect of building "Panorama" (Tower "C") and (v) part Occupation Certificate bearing No. CHE/ES/0216/L-N/337(NEW) dated 19th June, 2018 in respect of building "Promenade-2 and 3"; (vi) part Occupation Certificate bearing No. CHE/ES/0216/L-N/337(NEW) dated 17th September, 2018 in respect of building "Promenade-1". The copies of the aforesaid part occupation certificates are annexed as **Annexure "J1"** collectively.



OO. The Construction of Vista, Boulevard Panorama, Promenade- 1, 2 and 3 ("Completed Buildings") are complete and MCGM has issued the respective occupation certificates. The Completed Buildings are occupied by the purchasers of the Promoters and any unsold unit/s therein may be sold by the Promoters at their discretion. Presently, separate societies of Panorama, Vista and Boulevard have been formed and separate societies for Promenade shall be formed by the Promoters.

PP. The Promoters have represented to the Flat Purchaser/s that the total FSI generated for development and construction of the said Development arises: (i) out of the said Larger Property is 51608.25 sq.mtrs., (ii) by way of TDR purchased by the Promoters and utilized on the said Larger Property is 51608.25 sq.mtrs. (iii) by way of payment of premium to MCGM/Government is 28671.25 sq.mtrs., (iv) FSI generated on account of construction and handing over of public parking being 22550 sq.mtrs. and (v) fungible compensatory FSI is 31982.09 sq.mtrs. aggregating to 186419.84 sq.mtrs. ("Total FSI"). Out of the Total FSI, the Promoters have utilized:-

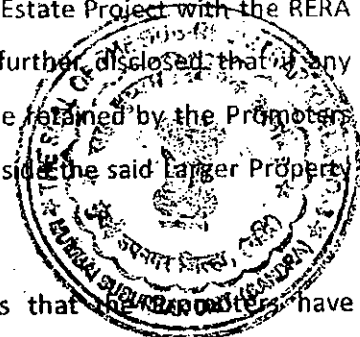
- (i) 123797.87 sq.mtrs. for construction of the Vista, Boulevard, Panorama including the common amenities of the said Development;

Nazim Shaikh *M* *J. Prasad*

करल-३		
२५५	२९	३२०
२०१९		

(ii) 34374.38 sq.mtrs. for construction of Promenade:

QQ. After the construction of Promenade by utilising the FSI of the Real Estate Project there is a further potential to utilise further FSI of 28247.59 sq.mtrs. ("Balance FSI"). The Promoter shall utilize the Balance FSI for further construction in the Larger Property or in the Completed Buildings or in the building Promenade in accordance with law after registering the same as a separate Real Estate Project with the RERA Authorities at the discretion of the Promoters. It is further disclosed that any further Balance FSI or the potential to load FSI shall be retained by the Promoter and shall be utilized on the said Larger Property or outside the said Larger Property at the sole discretion of the Promoters.



RR. The Promoters represented to the Flat Purchaser/s that they have constructed certain common amenities including club more particularly shown in the layout plan and the same are set out in Annexure "K" hereto. These amenities are common for the said Buildings and shall be for the benefit of all the occupants of all the buildings of the said Development and the Flat Purchaser/s shall enjoy the said amenities upon handing over the possession of the said Premises (defined below) to the Flat Purchaser/s. It is clarified that some common amenities including the club is outside the Project Land i.e. Real Estate Project but within the vicinity of The Address constructed on the said Larger Property.

SS. The Flat Purchaser/s being fully satisfied in respect of the title of the Promoters to the said Larger Property including the right of the Promoters to develop the said Larger Property and further the right of the Promoters to construct the building Promenade has/have approached the Promoters and applied for purchase of Flat No. P2-0402 on the 04TH floor in the Tower "PROMENADE-2" (hereinafter referred to as "the said Premises") and provisional allotment of 1 (One) Car Parking Space/s in the car park areas in the layout of "The Address";

Maria Shah

M

[Signature]

TT. The Flat Purchaser/s has/have entered into this Agreement with full knowledge of all terms and conditions contained in the documents, papers, plans, orders, schemes, etc.;

9245
22
2005
In the event, the Flat Purchaser/s being a Non Resident Indian (N.R.I.) intending to book and acquire a Residential premises/units from the said Promoters, then it shall be the sole responsibility of the Flat Purchaser/s to procure the necessary/statutory permissions from the Reserve Bank of India or any other Competent Authority to that extent in order to acquire a Residential premises/units. The Promoters shall not be held liable for the deficiency of any statutory permissions being not available or procured by the respective Flat Purchaser/s.

VV. The Recreational Ground (RG) in the said large Layout is handed over to the MCGM and it shall remain the property of the MCGM. The MCGM shall be at its discretion to lease or sub-lease the same to us or to any other body/Authority for its operation and maintenance for public use.

WW. The Promoter has registered the Project being the Project of construction of building Promenade consisting of 4 towers having basement, stilts and 22 (twenty two) upper floors being constructed on the portion of the said Larger Property having Plinth area of 2066.44 sq.mtrs. ("Real Estate Project") under the provisions of Real Estate (Regulation and Development) Act, 2016 with Real Estate Regulatory Authority at Mumbai No. P5180000201. The Promoters have disclosed the plinth area of the building Promenade as the plot area for registration of the Real Estate Project with the RERA authorities. The Promoters have not registered other buildings namely Vista, Boulevard and Panorama as the same are completed and occupation certificate are received and the buildings are occupied.

XX. The Flat Purchaser(s) shall make payment towards the booking and purchase of the Sale Consideration amount(s) into the Account, bearing No. 10002227890 with IDFC Bank Limited, Mumbai.

Nazim Sakh

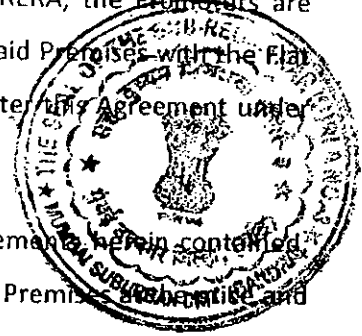
AI

J. R. J.

करल-३		
१२५५	२३	१६०

YY. In accordance with the Real Estate Regulation & Development Act, 2016, Seventy Percent of the amount realized from the Flat Purchaser(s) shall be deposited in separate account and it shall be utilized towards the cost of construction and cost of Land as provided under RERA. The Promoter has opened such separate account which is bearing No. **10002227903** of the IDFC Bank Limited, Mumbai.

ZZ. Under Section 4 of the MOFA read with Section 13 of RERA, the Promoters are required to execute a written Agreement for Sale of the said Premises with the Flat Purchaser/s, being in fact these presents and also to register the Agreement under the Registration Act.



AAA. Relying upon the said applications, declaration and agreement herein contained, the Promoters agree to sell to the Flat Purchaser/s the said Premises and on the terms and conditions hereinafter appearing.

NOW IT IS HEREBY AGREED, DECLARED, RECORDED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.

2. The Promoters have commenced construction of 4 (four) buildings i.e. Vista, Boulevard, Panorama and Promenade on the said Larger Property by utilizing the Total FSI and have obtained occupation certificates for the follows buildings:-

- a) 1 residential building/s on North/East side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure D and thereon shown surrounded by red colour boundary line to be known as "Panorama" having basement, podium stilt and 21 upper floors;
- b) 3 residential/s building on South/East side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure E and thereon shown surrounded by blue colour boundary line to be known as "Vista" having basement, , podium, stilts and 21 upper floors;

Handwritten signatures and initials:
 K. V. ...
 A.
 S. ...

लगाव-3		
92.45	28	92.00
२०११		

c) 4 residential/s building on North side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure F and thereon shown surrounded by Green colour boundary line to be known as "Boulevard" having Basements, stilts, podium and 28 upper floors;

3. The Promoters have further commenced the construction of 4 residential/s building known as "Promenade having basement, stilts and 22 upper floors on South/East side of the said Larger Property delineated on the layout plan annexed hereto and marked as Annexure F1 and thereon shown surrounded by purple colour boundary line. Out of the aforesaid 4 residential/s building "Promenade", the Promoter have procured Occupation Certificate (mentioned above) for Promenade -1, 2 and 3.

4. per the present construction plan, the construction of the aforesaid residential buildings i.e. Vista, Boulevard, Panorama and Promenade they shall form one common layout having a common recreation garden, club house and a Mandir/s/Temple/s at the top podium level as common amenities provided on portion of the said Larger Property delineated on the layout plan annexed hereto as Annexure "K" and thereon shown surrounded by yellow colour boundary lines and the same shall be used and enjoy by the Flat Purchaser/s upon handing over the possession of the said Premises (defined below) in common with all the occupiers of the buildings of the said Development.

5. The Flat Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Flat Purchaser/s a Flat No. P2-0402 on the 04th floor 2 BHK having carpet area admeasuring 60.28 sq. mtrs. as per definition under RERA as shown bounded by red colour boundary line on the typical floor plan thereof hereto annexed and marked Annexure "J" (hereinafter referred to as "the said Premises") in the building to be known as "PROMENADE-2" in the said Development hereinafter referred to as "the said Building") at and for the price of Rs 1,68,50,000/- (Rupees One Crore Sixty Eight Lakhs Fifty Thousand Only) (hereinafter referred to as the "Sale Consideration") including the proportionate price of the common area and facilities appurtenant to the said Premises and forming part of the said Development. Hereinafter the building in which the said Premises is situated shall be individually referred to as "the said Building" and alongwith the other

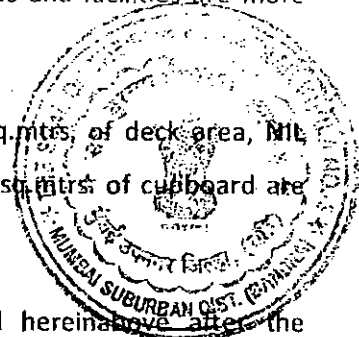
Abhishek Chate

A. J. Raj

2570-3		
9245	23	950
185		

buildings collectively shall be referred to as "the said Development" wherever the context so requires. The percentage of the undivided interest of the Flat Purchaser/s in the common areas and facilities limited or otherwise pertaining to the said Premises shall be in proportion of the area of the said Premises agreed to be sold hereunder to the total area of the said Building and the said Development proportionately in which the said Premises is situated. The nature, extent and description of the common areas and facilities are more particularly described in the Fourth Schedule hereunder written.

The Flat Purchaser is aware that the area is admeasuring NIL sq.mtrs. of deck area, NIL sq.mtrs. of balcony, NIL sq.mtrs. of dry veranda/utility area, NIL sq.mtrs. of cupboard area appurtenant to the said Premises for their exclusive use.



The Promoter shall confirm the final carpet area mentioned hereinabove after the construction of the said Building is complete and the Occupation Certificate is granted by MCGM by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the said Premises shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area more than the defined limit of 3%, then, the Promoter shall refund the excess money paid by the Flat Purchaser/s within 45 (forty-five) days with annual interest being Interest Rate (defined below), from the date when such an excess amount was paid by the Flat Purchaser/s. If there is any increase in the carpet area allotted to the Flat Purchaser/s, the Promoter shall demand additional amount from the Flat Purchaser/s towards the Sale Consideration, which shall be payable by the Flat Purchaser/s prior to taking possession of the said Premises. It is clarified that the payments to be made by the Promoter/Flat Purchaser/s, as the case may be, under this Clause, shall be made at the same Interest Rate (defined below).

6. It is expressly understood and agreed between the Promoters and the Flat Purchaser/s that the Promoters shall form a society of all such flat purchaser/s (hereinafter referred to as "Common Organization"). Presently, separate societies of Vista and Boulevard have been formed. The Promoters shall form individual organizations for "Panorama" and Promenade to ensure the smooth functioning and proper maintenance of

Abhinav Singh
[Signature]
[Signature]

9245 22 960
Common Organization.

the said Buildings. The individual organization for "Vista", "Boulevard" and Promenade shall further have sub committees as per the wings of the each building. The representatives of the sub committees and all the individual organizations shall form the committee of the Common Organization.

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

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

The Society shall admit all purchasers of the premises in the said Building as members, in accordance with its bye-laws.

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

Post formation of the Society, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and the Purchaser/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

7. Within a period of 3 months of registration of the last society in the layout, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the

provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").

The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect

Naveen

M

J. M. R.

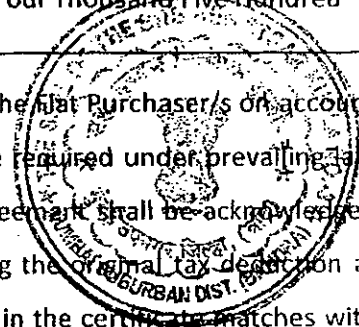
of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

2019-20		
2245	20	960
2019		

8. The Flat Purchaser/s hereby agree/s to pay to the Promoters the said Sale Consideration of Rs.1,68,50,000/- (Rupees One Crore Sixty Eight Lakhs Fifty Thousand Only) subject to deductions of Income Tax at source(TDS) in the following manner:-

Instalments	Amount	Amount (in words) :-
	(in Rs.)	
Paid on or before execution of this "Agreement for sale"	38,36,745/-	Rupees Thirty Eight Lakhs Thirty Six Thousand Seven Hundred Forty Five Only
Was Payable Towards TDS	38,755/-	Rupees Thirty Eight Thousand Seven Hundred Fifty Five Only
On or before 28-02-2019	1,29,74,500/-	Rupees One Crore Twenty Nine Lakhs Seventy Four Thousand Five Hundred Only

Provided that any deduction of an amount made by the Flat Purchaser/s on account of Tax Deduction at Source ("TDS") (if applicable) as may be required under prevailing law while making any payment to the Promoters under this Agreement shall be acknowledged by the Promoters only upon the Flat Purchaser/s submitting the original tax deduction at source certificate and provided that the amount mentioned in the certificate matches with the Income Tax Department site.



Provided further that at the time of handing over the possession of the said Premises, if any such certificate is not produced, the Flat Purchaser/s shall pay such equivalent amount as interest free deposit with the Promoters, which deposit shall be refunded by the Promoters on the Flat Purchaser/s producing such certificate within 1 (one) month of the possession. Provided further that in case the Purchaser/s fail to produce such certificate within the stipulated period of the 1 (one) month, the Promoters shall be entitled to appropriate the said deposit against the receivable from the Flat Purchaser/s.

Alia Shauk
M
J. Khan

In addition to the above, the Flat Purchaser further agrees to pay VAT/Services as applicable and/or Goods and Services Tax (GST) from effective introduction of GST in India in lieu of VAT and Service Tax by the Government of India as may be applicable on the transaction of sale of the said Premises under this Agreement.

It is further agreed that for the amount which becomes due and payable by Flat Purchaser/s on the basis of achieving certain milestone, then irrespective of the proposed date on which such milestone was to be achieved, as per proposed schedule of progress disclosed to Flat Purchaser/s, the amount shall become payable by the Flat Purchaser/s on the date on which such milestone is actually achieved. The Promoter shall be entitled to construct the said Building/Real Estate Project faster and complete it earlier than what is disclosed as the proposed schedule of progress.

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

The Promoter may allow, in its sole discretion, a rebate for early payments of any installments payable by the Flat Purchaser/s by discounting such early payments at a mutually agreed rate or amount, for the installment which is being preponed. The amount of such mutually agreed rebate shall not be subject to any revision/ withdrawal, once agreed by the parties herein.

The Flat Purchaser/s declares and confirms that all the payments under this Agreement made by Flat Purchaser/s shall always be from the bank account of the Flat Purchaser /Joint Purchaser/s only. In the event of any payment being made by the Flat

Naina Shah

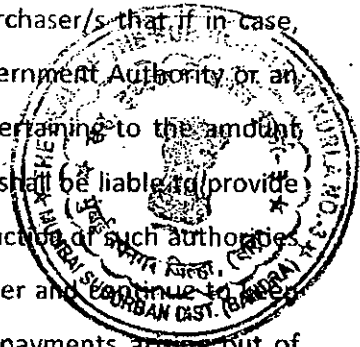
A

J. Mary

4707-3		
22/4/20	22/4/20	22/4/20
Joint Purchaser/s then the same		
at the request and behest of the		

Purchaser/s, from any other persons account (excluding Joint Purchaser/s) then the same shall be deemed to have been made by such other person at the request and behest of the Flat Purchaser/s/Joint Purchaser/s. It is agreed between the parties hereto that any payment made by any person other than the Flat Purchaser/s will not create any right, title or interest in the said Premises in favour of such other person.

The Promoter herein has specifically informed the Flat Purchaser/s that if in case, any inquiry is raised by any statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authority pertaining to the amount paid by the Flat Purchaser/s to the Promoter, the Flat Purchaser/s shall be liable to provide the source of the amount paid by the Flat Purchaser/s to the satisfaction of such authorities or an agency. The Flat Purchaser/s hereby indemnifies the Promoter and the Promoter indemnified against all the expenses, charges and payments arising out of failure of providing satisfactory reply to the statutory or Government or Semi-Government Authority or an agency or Revenue Authorities or any other statutory authorities for any amount paid by the Flat Purchaser/s either from his own account or made through third party.



In the event the Flat Purchaser/s is not able to satisfy the statutory Authorities about the source of the payment made to the Promoter then, the Promoter shall be entitled to withhold the possession of the said Premises or exercise the option to terminate the Agreement for Sale.

In the event of the termination of this Agreement at the option of the Promoter for aforesaid reason, then any amount which is found to be refundable over and above the amounts retained as and for mutually agreed liquidated damages such as the earnest money, interest on delayed payments any interest paid, due or payable, any other amount of non refundable nature, shall be refunded to the Flat Purchaser/s or Statutory Authority by the Promoter subject to any terms and conditions of any order issued by any of the statutory authorities or agency.

Noted!

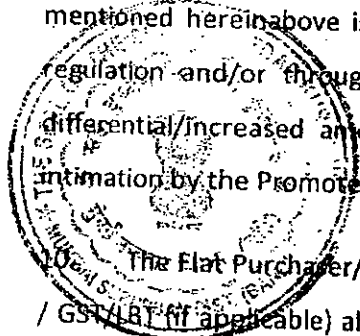
A

J. Mary

9245 30 50

It is expressly agreed that upon such termination by the Promoter, the Flat Purchaser/s shall have no right, title, interest, demand, claim or lien over the said Premises and the Car Parking space(s) in any manner whatsoever.

9. The Flat Purchaser/s shall pay to the Promoters 1% VAT on this Agreement or Market Value, whichever is higher (if applicable). Further, the Flat Purchaser/s shall also be liable to pay Service Tax as applicable from time to time (as per the Notification) on all receivables/installments/deposits/other amount. It is hereby agreed and accepted by the Flat Purchaser/s that if any change or increase towards the Service Tax and VAT as mentioned hereinabove is levied any time in future through amendment in any rules or regulation and/or through notification by the concerned Statutory Authority/ies, such differential/increased amount shall be paid by the Flat Purchaser/s immediately upon intimation by the Promoters to the Flat Purchaser/s.



The Flat Purchaser/s hereby undertake(s) to pay the amount of the Service Tax / VAT / GST/LBT (if applicable) along with each installment and further shall not dispute or object to payment of such statutory dues. In case the amounts of the Service Tax/VAT/GST/LBT are applicable to the Flat Purchaser/s and the Flat Purchaser/s delay in making the payment for the same, the Flat Purchaser/s shall be liable to pay an interest as per the prevailing rate as applicable on such delayed payments from the due date till the date of payment thereof. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of Service Tax / VAT / GST/LBT and the interest thereon (if applicable) and the Flat Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable Service Tax/VAT/GST/LBT. Provided further that if on account of change/amendment in the present statute or laws, rules, regulations and policies or enactment of new legislation by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Flat Purchaser/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Flat Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Flat Purchaser/s do and doth hereby agree and undertake to

Neelika Shah

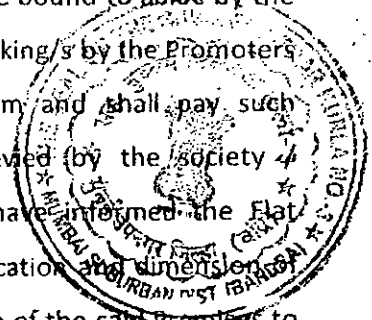
A

[Signature]

indemnify and keep indemnified the Promoters and its successors in title and assigns in respect thereof.

27001-3		
9245	37	DEO
2088		

11. As an amenity alongwith the said Premises, the Promoters shall provisionally allot to the Flat Purchaser/s 1 (One) parking space/s slot in the car park areas in the layout of "The Address" (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s are part of amenity without consideration, however the Flat Purchaser/s will be bound to abide by the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoters and/or the society/association/federation to be formed by them and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the society/association/federation to be formed by them. The Promoters have informed the Flat Purchaser/s and the Flat Purchaser/s agree and accept that the location and dimensions of the said Car Parking/s will be decided after handing over possession of the said Premises to the respective flat purchaser/s.



Further, the Flat Purchaser/s also aware that the tandem parking spaces shall accommodate two cars.

The Promoters have informed the Flat Purchaser/s that the stack parking spaces shall mean and include the mechanized parking spaces provided in the open space of the said Building and the same are considered covered under the definition of Covered Parking Spaces as per RERA.

12. Without prejudice to the right of the Promoters to receive interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") on all delayed payments and any other rights and remedies available to the Promoter, either (a) on the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser/s to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Flat Purchaser/s committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled to at its own option and discretion, terminate this Agreement, without any reference or

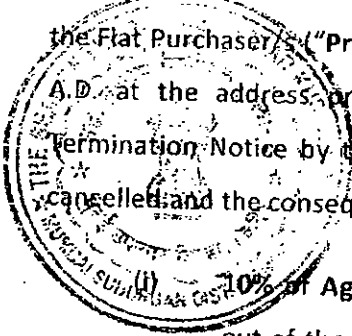
Nazim Shah

N

Imay

recourse to the Flat Purchaser/s. Provided that, the Promoter shall give notice of 15 (fifteen) days in writing to the Flat Purchaser/s ("Default Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Flat Purchaser/s of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Flat

Purchaser/s fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with the Interest Rate thereon, then at the end of the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Flat Purchaser/s ("Promoter Termination Notice") by Courier / E-mail / Registered Post A.D. at the address provided by the Flat Purchaser/s. On receipt of the Promoter Termination Notice by the Flat Purchaser/s, this Agreement shall stand terminated and cancelled and the consequences hereinafter set out shall follow:-



(i) 10% of Agreement Value alongwith applicable Service Tax / GST thereon out of the total Sale Consideration of the said Premises shall stand forfeited by the Promoters along with the applicable Service Tax ("Liquidated Damages") as and by way of agreed genuine pre-estimate of liquidated damages.

- (ii) Service Tax, GST, VAT, brokerage and all other taxes paid or payable on this Agreement shall be deducted;
- (iii) the taxes and outgoings, if any, due and payable by the Flat Purchaser/s in respect of the said Premises upto the date of termination of this Agreement shall be deducted;
- (iv) the amount of interest payable by the Flat Purchaser/s to the Promoters in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid shall be deducted;
- (v) The Promoters shall, in the event of any shortfall, be entitled to recover the differentiate amounts from the Flat Purchaser/s. The Promoters shall not be

Alazia shah

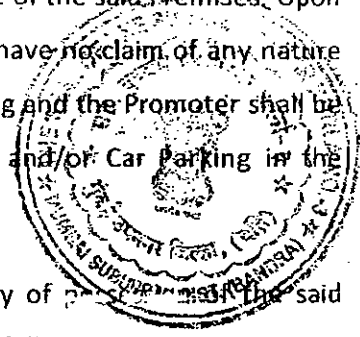
AI

J. M. Raj

CPRE-3		
9245	33	YES
Also not be liable to reimburse to		

liable to pay to the Flat Purchaser/s any interest, compensation, damages, costs or otherwise. Such resulting and shall also not be liable to reimburse to the Flat Purchaser/s any Government Charges such as Service Tax, VAT, GST/ LBT Stamp Duty, Registration Fees etc.

The Promoter shall after deduction of the aforesaid amount refund the balance amount of the Sale Consideration to the Flat Purchaser/s only upon resale of the said Premises. Upon the termination of this Agreement, the Flat Purchaser/s shall have no claim of any nature whatsoever on the Promoter and/or the Flat and/or Car Parking and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or Car Parking in the manner it deems fit and proper.



13. (a) The Flat Purchaser/s shall on or before delivery of the said Premises keep deposited with the Promoters the following amounts:-

- (i) **Rs. 31,050/-** for legal costs and other Administrative Expenses and water meter and electric meter deposits;
- (ii) **Rs. 700/-** for share money and entrance fees.
- (iii) **Rs. 40,000/-** for formation and the registration of the said Common Organization.
- (iv) **Rs. 43,470/-** towards Purchaser/s' share towards ad-hoc deposit for maintenance charges, excluding Property Tax, ("Adhoc Maintenance Deposit").
- (v) **Rs. 50,000/-** for Club House charges.
- (vi) **Rs. 51,750/-** towards proportionate share of development charges and LUC.

Nazim Shah
[Signature]
[Signature]

(vii) Rs. 20,700/-

करल-३		
१२५५	३०	९६०
		(viii) Rs. 36,000/-

towards corpus fund for upkeep and maintenance of common facilities like recreation garden etc.

towards ad-hoc charges for Club house and recreation facility

(IX) Rs. 20,500/-

towards MGL charges.

(X) Rs. 3,62,250/-

towards Consultancy Charges

Total Rs. 6,56,420/-

(Excluding taxes as applicable)

(b) Against the aforesaid amount set out in Clause (a) above, the Promoters shall not be liable to maintain and/or render individual accounts to the Flat Purchaser/s.

14. All costs, charges and expenses in connection with preparing, engrossing, stamping and registering of all the agreements or any other documents required to be executed by the Promoters and by the Flat Purchaser/s including stamp duty and registration charges payable in respect of such documents and the formation of the said Common Organization as well as entire professional costs of attorneys of the Promoters for preparing and approving all such documents upto the execution of the conveyance shall be borne and paid by the Flat Purchaser/s in proportion to the area of the said Premises.

15. The fixtures, fittings and amenities to be provided by the Promoters in the said Premises and the said Building in which the said Premises is situated are those that are set out in Annexure "L" annexed hereto, the same is subject to change. It is hereby expressly agreed and understood by the Flat Purchaser/s that the amenities provided in the building Panorama shall exclusively be used and enjoyed by the Flat Purchaser/s of Panorama building only and the same shall not be used by the other Flat Purchaser/s or persons of other Building/s. The Flat Purchaser/s have a right to use the Common amenities and facilities provided across the remaining portion of the Property irrespective of their wing or building save and except the amenities of Panorama building as aforesaid and however,

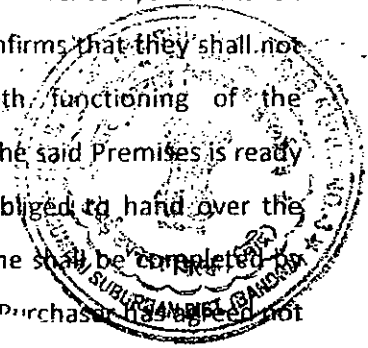
Narshank

AA

Jimmy

677-3		
9245	33	943

subject to the compliance of Rules, Regulations and Bye-Laws of the Common Organization and on payment of regular maintenance charges. The Flat Purchaser/s agree that the aforesaid common amenities and facilities shall be used only by his/her/their family member/s and their servants are not permitted to use the same. As it is a large layout, the infrastructure development including the facilities and the amenities to be provided shall continue to be under construction/development even after the Flat Purchaser/s have taken possession of the Flat. The Flat Purchaser/s hereby agrees and confirms that they shall not object the same and shall not intervene into the smooth functioning of the construction/development activity. It is clarified that in the event the said Premises is ready to be handed over for possession the Promoters shall not be obliged to hand over the amenities and facilities in the project fully completed and the same shall be completed by the Promoters at the time of completion of the entire project. The Purchaser/s shall not to raise any objection in this regard, whatsoever.



16. (i) The Promoters shall give possession of the said Premises to the Flat Purchaser/s within a period of 20 days from the date of registration of this Agreement, however, subject to receipt of all amounts due and payable by the Flat Purchaser under this Agreement ("Possession Date"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, on the following factors:-

- (a) Any force majeure events;
- (b) Act of god e.g. fire, drought, flood, earthquake, epidemics, natural disasters;
- (c) War and hostilities of war, riots, bandh or civil commotion;
- (d) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (e) If any matters, issue relating to such approvals, permissions, notices, notifications by the Competent Authority(ies) become subject matter of any suit/ writ before a competent court or;

Narain Shah

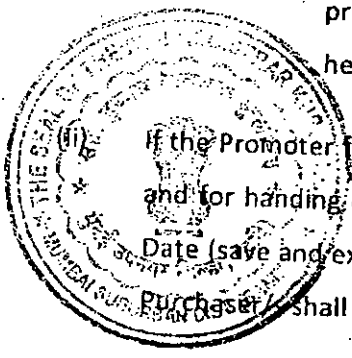
M

J. P. Ray

कमल-३		(f)
9245	32	(g)
5043		(h)

- (f) Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;
- (g) Any event or circumstances analogues to the foregoing.
- (h) Any other circumstances that may be deemed reasonable by the Authority.

(i) The Promoter shall not be held responsible or liable for not performing or delay in performing any of its obligations or undertakings provided for in this Agreement if such performance is prevented, delayed or hindered due to force majeure as defined hereinabove or on account of defaults by the Flat Purchaser/s.



If the Promoter fails to abide by the time schedule for completing the said Building and for handing over the said Premises to the Flat Purchaser/s on the Possession Date (save and except for the reasons as stated in Clause 16(i) above, then the Flat Purchaser/s shall be entitled to either of the following:-

- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice") to pay Interest Rate on the Sale Consideration paid by the Flat Purchaser/s. The interest Rate shall be paid by the Promoter to the Flat Purchaser/s till the date of offering to hand over of the possession of the Flat by the Promoter to the Flat Purchaser/s; OR
- (b) the Flat Purchaser/s shall be entitled to terminate this Agreement by giving written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Purchaser/s Termination Notice"). On the receipt of the Purchaser/s Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. The Promoter shall refund to the Flat Purchaser/s the amounts already received by the Promoter under this Agreement with interest thereon at the Interest Rate to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate

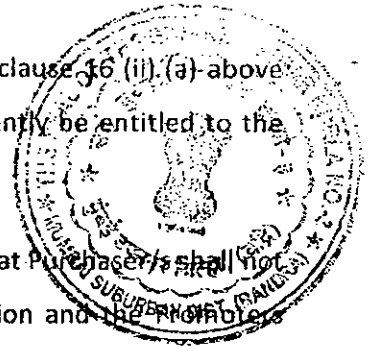
Naiza Shah

Imay

2017-18		
2245	320	320
1088		

thereon are duly repaid after resale of the said Premises. On such repayment of the amounts by the Promoter (as stated in this clause), the Flat Purchaser/s shall have no claim of any nature whatsoever on the Promoter and/or the Flat and/or Car Parking Space and the Promoter shall be entitled to deal with and/or dispose off the said Premises and/or the car park in the manner it deems fit and proper.

(iii) In case if the Flat Purchaser/s elects his remedy under sub-clause 16 (ii) (a) above then in such a case the Flat Purchaser/s shall not subsequently be entitled to the remedy under sub-clause 16(ii) (b) above.



17. Till the entire development of the Project is completed, the Flat Purchaser/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, car parking spaces, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/or any other common facilities or the amenities to be provided in the said Larger Property and the Flat Purchaser shall have no right or interest in the enjoyment and control of the Promoters in this regard.

18. The Flat Purchaser/s are aware that the Promoters are constructing the said Larger Property in a phasewise manner and to construct the said Larger Property in phasewise manner, the Promoters shall be entitled to enter upon or use any access of the said Larger Property to ingress or egress and shall be entitled to have all right to pass repass from any part/ areas of the said Larger Property with trucks, machines, cranes, drillers, JCB/earthmovers, etc. and all other vehicles required for carrying out development and construction and also movement of material and labour (both skilled and unskilled) on the said Larger Property. Upon the said Premises being handed over to the Flat Purchaser/s, the Promoters shall be entitled to continue to carry on all construction activities for all or any other part of the said Larger Property which are to be developed/ constructed by the Promoters and which may cause inconvenience / disturbance to the Flat Purchaser/s, however, the Flat Purchaser/s has/have hereby unconditionally and irrevocably consented for the same and agree, undertake and confirm that the Flat Purchaser/s shall not raise any

Wainshak

A

J. R. R.

2245	36	260
2098		

objection for any of the construction activity/ies or any ingress /egress upon the said Larger Property or any part thereof by the Promoters alongwith any vehicles, etc. and the Flat Purchaser shall not raise any objection or make any claim, demand, damages, etc. from the Promoters and/or obstruct the Promoters or any of its construction activities of the building/s on the said Larger Property or part thereof in any manner and for any reason whatsoever, and based on this clear understanding the Flat Purchaser has agreed to acquire the said Premises.

19. Notwithstanding anything contained anywhere else in this Agreement, it is agreed by and between the parties hereto that the Promoters shall be liable to handover possession of the said Premises to the Flat Purchaser/s only upon the Flat Purchaser/s having paid in full all amounts/consideration/society deposit/interest free interior deposit/service tax/interest (if any) or any other amount due and payable under this Agreement to the Promoters with a any deduction, delay, demur or protest.

20. The Purchaser/s agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Flat Purchaser/s in writing ("**Possession Notice**").

The Flat Purchaser/s shall take possession of the Flat within 15 days of the Possession Notice.

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

From 01st March 2019, the Purchaser/s shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises of outgoings

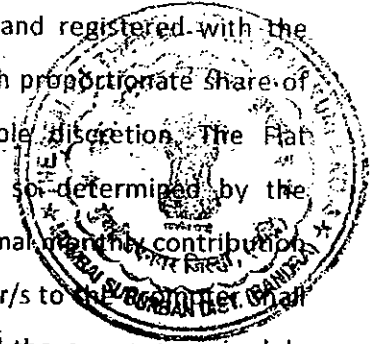
Maria Sakh

M

Jimmy


201-3		
2245	32	322
2088		
common lights, repairs and		

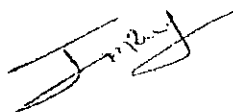
in respect of the said Building including *inter-alia*, local taxes, betterment charges, other indirect taxes of every nature, or such other levies by MCGM or other concerned local authority and/or Government water charges, insurance, salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building ("Adhoc Maintenance Deposit"). Until the conveyance being executed and registered with the Organization, the Flat Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Flat Purchaser/s further agrees that till the Purchaser/s' share is so determined by the Promoter, the Flat Purchaser/s shall pay to the Promoter provisional monthly contribution towards the outgoings. The amounts so paid by the Flat Purchaser/s to the Promoter shall not carry any interest and shall remain with the Promoter until the conveyance is duly executed and registered. On execution of the conveyance, the aforesaid deposits less any deductions as provided for in this Agreement shall be paid over by the Promoter to the said Society.



Real Estate (Regulation and Development) Act, 2016 i.e. RERA came into force in the State of Maharashtra with effect from 1st May, 2017. The said Act defines carpet area as more particularly stated therein. The Development Control Regulations, 1991 defines carpet area as more particularly stated therein. There is difference in carpet area definition in both the statutes. The Promoter has till date sold premises as per the definition of the Development Control Regulations, 1991. Now the Promoter is required to sell the premises on the basis of carpet area as defined in RERA. For clarification regarding the obligations of collection of maintenance charges it is clarified that the organization of the purchasers/society ought to calculate carpet area of the previously sold premises by the Promoter to the respective purchasers on the basis of carpet area definition as prescribed in RERA and charge their members accordingly.

The Promoter has informed the Flat Purchaser/s that there is a common access road, common recreation space, passages, electricity and telephone cables, water lines, gas

Maria Shaik. 



अनु-3
 Pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the said Larger Property.

The Promoters have further informed the Flat Purchaser/s that all the expenses and charges (maintenance and upkeep) of the said amenities and conveniences may be common and the Flat Purchaser/s alongwith other purchasers of flats/units/premises in the Real Estate Project and/or the buildings constructed on the said Larger Property, shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Flat Purchaser/s herein. The proportionate costs and charges to be paid by the Flat Purchaser/s shall be determined by the Promoter and the Flat Purchaser/s agrees to pay the same regularly without raising any dispute or objection with regard thereto.

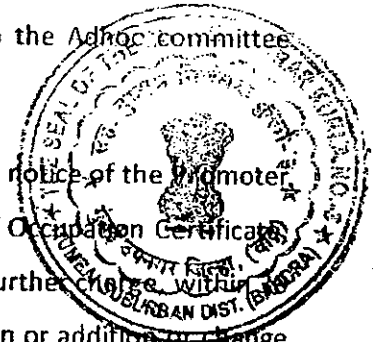
21. The Adhoc Maintenance Deposit so paid by the Flat Purchaser/s to the Promoters shall not carry any interest and shall be utilized by the Promoters for payments, taxes, outgoings from the date of possession. The Promoters have informed the Flat Purchaser/s that once the Adhoc Maintenance Deposit is about to get exhausted by the Promoters, the Promoters shall intimate the Flat Purchaser/s about the same and the Flat Purchaser/s has agreed to regularly pay the monthly maintenance charges on 5th of every month on actual without any objection, demur or protest as per the invoice raised by the Promoters till the time the management and operation of the building has been handed over by the Promoters to the Adhoc Committee and/or to the Society, whoever earlier and shall not withhold the same for any reason whatsoever and non-payment for 3 (three) consecutive months shall be construed as default under this Agreement. The Promoters shall hand over the management and affairs of the new Building to the Adhoc committee and/or to the society within a period of 24 months from the completion of the Project. The Flat Purchaser/s hereby agrees and declares that he/she/it/they shall submit full-fledge drawings with all specifications before starting interior work of the said Premises and approval shall be obtained from the Promoters. At the time of being handed over possession of the said Premises the Flat Purchaser/s shall deposit Rs. 3,00,000/- (Rupees

Nazim Shah *MS*

[Signature]

करता-३		
३५५	७७	३००
३५५ ७७ ३००		

Three Lakh Only) ("Fitout Deposit") towards the interest free deposit for carrying out interior work in the said Premises, irrespective whether he/she/they carry out the fitout work or not at that particular time. The said Fitout Deposit shall be forfeited in the event of non-compliance with any of the terms and conditions as stated in the Promoters' approval, by the Flat Purchaser/s. The said Fitout Deposit shall be refunded by the Promoters to the Flat Purchaser/s at the time of hand over of the said Building to the Adhoc committee and/or to the Society subject to the terms setout in this Agreement.



22. Provided that in case any structural defects is brought to the notice of the Promoter within a period of five (5) years by the Purchaser/s from the date of Occupation Certificate it shall be the duty of the Promoter to rectify such defects without further delay (thirty) days. However, if the Flat Purchaser/s carry out any alteration or addition or change as regards columns, beams, slabs, and/or ceiling or outer walls any other structural change/alteration in the said Premises or any part thereof in the said Premises, the liability of the Promoters shall come to an end and the Flat Purchaser/s alone shall be responsible to rectify such defect or change at their own cost/s.

The Flat Purchaser/s agree/s and acknowledge/s that the Promoter is/are providing equipment/systems/appliances as mentioned in the List of Amenities. The Flat Purchaser/s is aware that the Promoter is/are not the manufacturer of these systems of equipment/systems/ appliances. The Promoter does not warrant or guarantee the use, performance or otherwise of these equipment / systems / appliances. The Parties hereto agree that the Promoter is not and shall not be responsible or liable in connection with any defect or the performance/ nonperformance or otherwise of these systems/appliances.

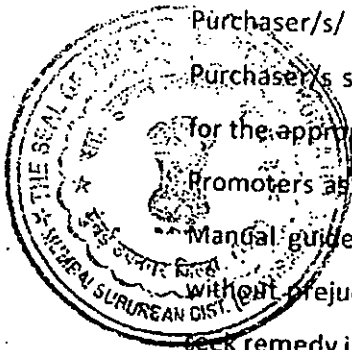
23. The Flat Purchaser/s have taken inspection of all relevant documents including layout/designs/plans and have satisfied themselves fully in respect of the Promoters' title to the said Larger Property described in the Schedules hereunder written prior to the execution of this Agreement and doth hereby accept the same and agree not to raise any requisition or objection/s relating thereto any time hereafter.

Nazla Sheikh.

A

Jimmy

(y) The Flat Purchaser/s have been handed over with the FitOut and Maintenance Manual which shall be strictly observed and followed by the Flat Purchaser/s and the occupants of the said Premises. In the event there is any default and violation of any such guidelines as directed in following the terms and conditions and the



responsibilities of the Fit Out and Maintenance Manual, either by the Flat Purchaser/s/ occupant or the interior designer or any such person, the Flat Purchaser/s shall be solely responsible of the consequences and shall be penalized for the appropriate loss caused along with any such fine that shall be imposed by the Promoters as defined therein till such default/violation of Fit-Out and Maintenance Manual guidelines has not been rectified and the gravity of the loss is continued, without prejudice to the Promoters right to initiate any such legal action in order to seek remedy in the event of continuous violation as aforesaid.

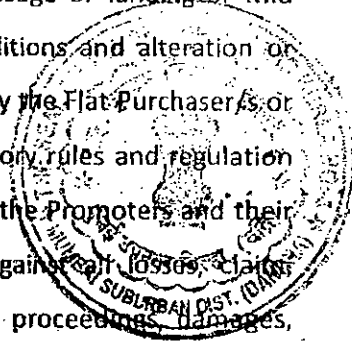
26. It is agreed between the parties that, if the Flat Purchaser/s intend to visit the under construction project then it shall make a written request to the Promoters for a site visit and the Promoters shall within 7 (seven) working days from receipt of the request intimate the Flat Purchaser/s the date and time for such visit. The Flat Purchaser/s shall accordingly be entitled to site visit on the date and the time as intimated by the Promoters accompanied by site staff of the Promoters and the Flat Purchaser/s agree to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site. The Flat Purchaser/s hereby undertake not to hold the Promoters responsible for any loss or damage or harm incurred or suffered by the Flat Purchaser/s or any person accompanying the Flat Purchaser/s, due to negligence or wrongful acts or otherwise, during the site visit.

27. The Promoters shall endeavour to provide the amenities of the same specifications as herein stated. However, in the event amenities of the said specifications are not available in the market wherefrom other materials are procured, the Promoters shall provide amenities of similar brand or make or as close to the said specifications as the circumstances may permit or their near substitutes.

Nava Shet.

करता-३		
१२५	४६	१२०
१९९९		

28. After the Flat Purchaser/s is permitted to enter upon the said Premises for the purpose of fitouts or otherwise and/or possession of the said Premises is handed over to the Flat Purchaser/s, the Flat Purchaser/s shall not be permitted to carry out any additions or alteration in the said Premises or the said Building and/or enclose or encroach upon any common area of the said Building in the nature of common passage or landing or mid landing areas and the Promoters shall not be responsible, if additions and alteration or encroachments are done in the said Premises or the said Building by the Flat Purchaser/s or occupier, in violation of the building regulations and/or any statutory rules and regulation then prevailing. The Flat Purchaser/s agree to indemnify and keep the Promoters and their executors, administrators, successors and assigns indemnified against all losses, claims, demands, actions, duties, penalties, prosecutions, actions, suits, proceedings, damages, costs, liabilities, expenses or payments of any nature whatsoever arising against the Promoters or their executors, administrators, successors and assigns in any way as a consequence of any additions and alteration or encroachments done in the said Premises or said Building by the Flat Purchaser/s or occupier, in violation of the building regulations.



29. The Flat Purchaser/s hereby covenants to keep the said Premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good and tenatable repair and condition and in particular so as to support shelter and protect the parts of the Building other than the said Premises. The Flat Purchaser/s further covenants not to chisel or in any other manner damage the columns, beams, slabs, or R.C.C. partition or walls or other structural members without the prior written permission of the Promoters. The breach of this conditions shall cause this Agreement to ipso facto come to an end and the earnest monies and all other amounts paid by the Flat Purchaser/s to the Promoters shall stand forfeited and the Promoters shall be entitled to deduct from the balance payments made by the Flat Purchaser/s such amounts as they may find proper to compensate for the damage so caused and if such payments are inadequate, they shall be entitled to recover further amounts from the Flat Purchaser/s to compensate for the damage so caused and the Flat Purchaser/s hereby consents to the same. The decision of the Promoters in that regard shall be final and binding upon the Flat Purchaser/s who shall not dispute the decision of the Promoters in this regard.

Nazim Shaikh

A

[Signature]

30. The Flat Purchaser/s hereby agrees and confirms that they shall follow all rules and regulations of the statutory Authorities and the Promoters till the execution of Conveyance in favour of Common Organization, if the Flat Purchaser/s violates any rules and regulations the Promoters shall have pre-emptive rights to impose penalty to the Flat Purchaser/s.

31. a) The club house and all its facilities and appurtenances shall be retained by the Promoters and shall be conveyed in favour of the said Common Organization. The Flat Purchaser/s shall become automatically entitled to be admitted to membership of the club subject to paying the security deposit and agreeing to pay annual fees/ maintenance charges as may be prescribed from time to time and undertaking to abide by the rules and regulations of the club which may be prescribed by the Promoters or the Common Organization as the case may be, and thereafter become entitled to avail of the club facilities. The Flat Purchaser/s shall remain and continue as a member of the Club House only till such time the Flat Purchaser/s are occupying the said Premises and not after they have sold/assigned/transferred their occupancy rights in any manner to any third Party. In the event, the third party, deriving the occupancy right from the said Flat Purchaser/s, shall have the right to enjoy the facilities of the Club House as per the rules and guidelines of the said Club and the rights of the said Flat Purchaser/s as a member of the Club house shall be seized and restricted in the event of transfer of occupancy rights as aforesaid.

b) The Mandir/s/Temple/s and its surroundings shall be retained by the Promoters and shall be conveyed in favour of any Trust or the said Common Organization at the sole discretion of the Promoters.

32. The Promoters hereby agree that it shall before handing over the possession of the said Premises to the Flat Purchaser/s as also before execution of conveyance of the said Larger Property in favour of the Common Organization make full and true disclosure of the nature of its title to the said Larger Property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Larger Property and shall, ensure

M. S. Shakti

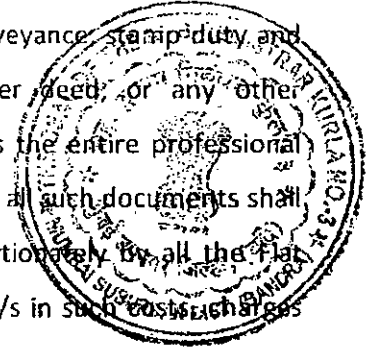
M

J. P. Singh

that the said Larger Property is free from all encumbrances so as to enable it to cause to convey in favour of the said Common Organization such clear and marketable title on the execution of a conveyance.

9245		
9245	9245	9245
9245		

33. All costs charges and expenses in connection with the formation of the said Common Organization as well as the costs of preparing and engrossing conveyance stamp duty and registration charges thereof and all other agreements, transfer deed, or any other documents required to be executed by the Promoters as well as the entire professional costs of the Attorney of the Promoters for preparing and approving all such documents shall be borne and paid by the said Common Organization or proportionately by all the Flat Purchaser/s in the said Buildings. The share of the Flat Purchaser/s in such costs charges and expenses shall be paid by him/her/them immediately on demand.



34. The Flat Purchaser/s has been explained and it has been clearly understood and agreed that the spaces left open to the sky appurtenant/adjacent to his/her/their respective flats shall belong to the Promoters and its shall be the Promoters' right and discretion to deal with the same on such terms and conditions as it may deem fit so, to which the said Flat Purchaser/s/Common Organisation shall not raise any objection hereinafter.

35. Being clearly understood and upon the execution of these presents as a consent, the Flat Purchaser/s shall not object nor shall claim any right to access/use of the terrace area above the respective Penthouses/duplex, which shall be made through an isolated lift moving to and through, for Non-disturbed/Exclusive custody and right to use by the respective allottee of the respective Pent Houses/Duplex. However, the terrace space which shall be forming part of the Pent House, shall not be conveyed to the Common Organization of the occupants of the said building/s.

36. The Flat Purchaser/s shall have no claim, (save and except the right to exclusive use flower bed, dry area, balcony area, which is the part of the said Premises and the said Premises) in respect of common area and facilities and limited common areas and facilities appurtenant thereto and hereby agreed to be acquired, i.e. all other areas including terraces, etc. will remain the property of the Promoters until the whole of the said Larger

nr 219 sheet

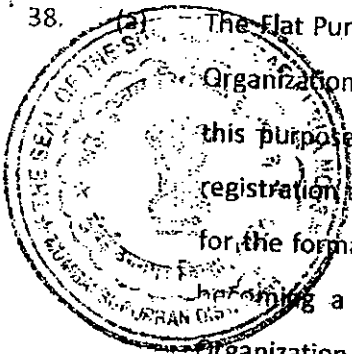
[Handwritten signature]

Property is transferred to the said Common Organization as herein provided subject to the rights of the Promoters as contained in this Agreement.

37. The Flat Purchaser/s shall at no time demand partition of his/her/their interest in the said Building and/or Property, it is being hereby agreed and declared by the Flat Purchaser/s that his/her/their such interest in the said Premises is impartible.

38. (a) The Flat Purchaser/s shall join in forming and registering the said Common Organization to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Common Organization and for performing a member, including the bye-laws of the proposed Common Organization and duly fill in, sign and return to the Promoters within ten days of the same being forwarded by the Promoters to the Flat Purchaser/s, so as to enable the Promoters to register the Common Organization of the Flat Purchaser/s. No objection shall be taken by the Flat Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Organization, as may be required by the Registrar of Co-operative Societies/ Registrar of Companies, as the case may be, or any other Competent Authority. The Flat Purchaser/s shall not object on the phased handover of the operations by the Promoters to the respective Buildings as and when they are ready and Common Organisation is formed.

(b) It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold flats and other premises including garages, car parking spaces in the basement/stilt/ open space in the compound, etc. in the said Building shall at all times, including after the formation and registration of the said Common Organization and/or after the demise of the said Larger Property together with the said buildings thereon in favour of the said Common Organization, be and remain the absolute property of the Promoters, and the Promoters may if they so desire, become



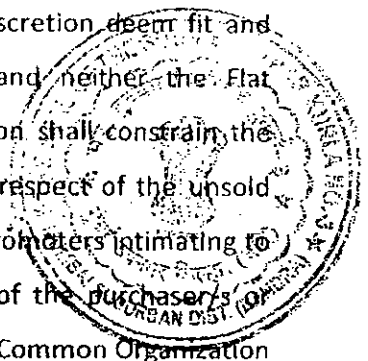
Nazia Sherk

[Handwritten signature]

[Handwritten signature]

9248		
43	520	
2020		

member of the said Common Organization in respect thereof, and the Promoters shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, to any person or party of their choice, and neither the Flat Purchaser/s herein, nor the said Common Organization shall constrain the Promoters to become the member of the Society in respect of the unsold units nor shall object to or dispute the same. On the Promoters intimating to the said Common Organization the name or names of the purchaser/s or acquirer/s of such unsold flats, premises, etc., the said Common Organization shall forthwith accept and admit such purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same, and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof. The Promoters shall not be liable to pay any maintenance charges, etc. neither they will pay any transfer charges subsequently in respect of the unsold flats, shops, offices, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation/completion certificate. Provided however in the event the Promoters occupy or permit occupation of any premises such occupant or Promoters as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof. It is hereby agreed and understood by the Flat Purchaser/s that anytime now or in future if the Flat Purchaser/s for his/her/their convenience combines two separate Flats into one then in that case two separate Agreements shall be executed and registered and shall forthwith be issued by separate share certificate/s and other necessary documents for each Flat/Premises.



Noble Shahk.

[Handwritten mark]

[Handwritten signature]

अनु-3		
924-39	Unless it is otherwise agreed to by and between the parties hereto the Promoters shall within Six months	of registration of the said Common Organization as aforesaid of all
7008		

the said buildings comprising the said Development, cause to be transferred to the said Common Organization all the right, title and interest of the Promoters in the said Larger Property together with the said Building in favour of the Common Organization.

40. The Flat Purchaser/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said Building in which the said Premises is situated, irrespective of the said Premises being occupied by the Flat Purchaser/s on receipt of Occupation Certificate on taking possession (as the case may be). The Promoters represented to the Flat Purchaser/s that the Promoters have constructed certain common amenities including club more particularly shown in the layout plan and the same are set out in Annexure "K" hereto. These amenities are common for the said Buildings and shall be for the benefit of all the occupants of all the buildings of the said Development, i.e. all the occupants of the buildings Vista, Boulevard, Promenade and Panorama, and the Flat Purchaser/s shall enjoy the said amenities upon handing over the possession of the said Premises (defined below) to the Flat Purchaser/s. It is clarified that some common amenities including the club is outside the Project land i.e. Real Estate Project but within the vicinity of The Address constructed on the said Larger Property. The common expenses in respect of the said Development, shall be shared by the Purchaser/s of flats and premises of the said Building in which the said Premises is situated in proportion to the area of their respective premises.

41. Within a period of 3 months of obtainment of the Occupation Certificate of the said Building, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").

The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by

Neeraj Shah

[Signature]

[Signature]

574-3
9245 47 520

the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

42. Conveyance of the said Larger Property (after handing over set back and other deduction like public parking handed over MCGM and any other areas as mentioned in this Agreement) to the Apex Body:-



- (i) The conveyance shall be executed and registered by the Promoters in favour of the Apex Body in accordance with RERA and RERA Rules, 2017 ("Apex Body Conveyance").
- (ii) The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

43. At the time of execution of conveyance in favour of the said Common Organization, the Flat Purchaser/s shall pay to the Promoters the Flat Purchaser/s' share of stamp duty and registration charges payable, if any, by the said Common Organization on the conveyance document in respect of the said Larger Property and the said Building to be executed in favour of the said Common Organization.

44. The Flat Purchaser/s and the person to whom the said Premises is permitted to transfer with the written consent of the Promoters shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the said Common Organization as and when required and/or all the provisions of the Memorandum and Articles of Common Organization of the Limited Company, when incorporated and/or the

Narain Chok

A

J. Manoj

Condominium of Apartments and the addition alterations or amendments thereof for the observance and carrying out the Building Rules and Regulations, Bye-Laws and the Development Control and Regulations for the time being of the Corporation and other local and/or public bodies. The Purchaser and persons to whom the said Premises are allowed to

be transferred shall observe and perform all the stipulations and conditions laid down by such said Common Organization as the case may be regarding the occupation and use of the Premises and the said Larger Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings.

45. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Premises or of any interest in the portion of the said Larger Property on which the said Building is constructed or of the said Larger Property or any part thereof and/or the said Building in which the said Premises is situated or any part thereof. The Flat Purchaser/s shall have no claim save and except in respect of the said Premises and the flower bed, dry area, balcony area, which is appurtenant and/or attached to the said Premises and all rights of ownership in all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the property of the Promoters, until the said Larger Property and the said buildings are transferred to the said Common Organization after its completion as hereinabove mentioned, which in any case shall be subject to the rights of the Promoters as agreed to and specified herein and of the other allottees/Purchaser/s of said Premises as herein stated.

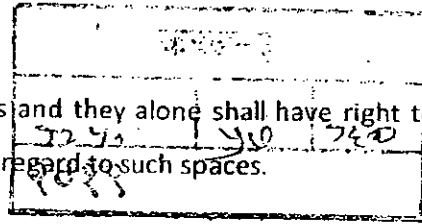
46. (a) It is understood and agreed by and between the parties hereto that the terrace space/s in front of or adjacent to the flat/s in the said building in which the said Premises is situated, if any, shall not belong to the respective purchaser/s of such flat/s and such terrace space/s shall exclusively belong to the Promoters. The said terrace/s shall not be used/occupied/enclosed by such flat purchaser/s till the permission in writing is obtained from the concerned local authority and the Promoters or the said Common Organization, as the case may be. Provided, however that the open spaces in the building compound, terrace on the top floor, etc. of the said buildings,

Nazim Sulek

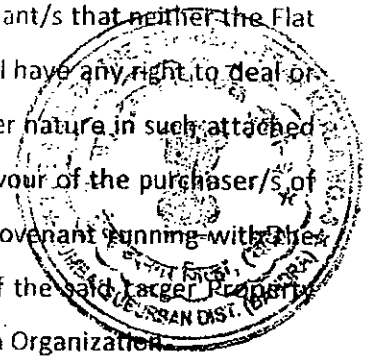
AA

J. M. J.

shall belong exclusively to the Promoters and they alone shall have right to allot, use or create third party rights with regard to such spaces.



- (b) The Flat Purchaser/s hereby consent/s to the grant of exclusive right of the said attached terrace/s to the said Promoters to deal with the same as it may think fit so and hereby state/s, declare/s and covenant/s that neither the Flat Purchaser/s nor the said Common Organization will have any right to deal or have any claim, right, title or interest of whatsoever nature in such attached terrace/s. It is agreed that the aforesaid right in favour of the purchaser/s of the said Premises with terrace/s shall be not be covenant running with the land and shall not form part of the conveyance of the said larger property and the said buildings in favour of the said Common Organization.



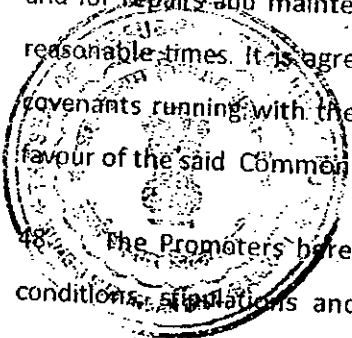
47. It is further expressly clarified, agreed and understood by and between the parties hereto that notwithstanding what is contained herein to the contrary the common terraces above the topmost floors of the said buildings, shall always absolutely and exclusively belong to the Promoters and the Promoters shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon, or putting up any overhead water tank/s thereon to store and supply water to the occupants of the said buildings. The Promoters shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Flat Purchaser/s, or the said Common Organization, and neither the Flat Purchaser/s nor the said Common Organization shall at any time raise any dispute or objection in this regard. Use of the said common terraces may also be allowed to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. for which purpose the Promoters shall be entitled to enter into suitable arrangement/s or agreement/s with any person/s on such terms and conditions as the Promoters deems fit and to receive/collect such contract monies/rents as consideration thereof from such person/parties/ allottees. It is hereby expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the Promoters shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc.

Abirachak
A
J. P. R.

9245 15 12
7000

either over and above such additional floor/s and/or extension or such other place/s as may be convenient to the Promoters and the Flat Purchaser/s and/or the said Common Organization shall not be entitled to raise any objection and/or create any hindrance in any manner whatsoever. The Flat Purchaser/s will permit the authorized representative/s

deputed by the Promoters/said Common Organization to go to the said common terraces to install, check up and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tank/s and/or such other common facilities, at all reasonable times. It is agreed that the aforesaid rights in favor of the Promoters shall be covenants running with the land and shall form part of the conveyance when executed in favour of the said Common Organization.



The Promoters hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Premises to the Flat Purchaser/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the said Premises. Thereafter the same shall be complied and performed by the Flat Purchaser/s as may be varied and amended from time to time by the concerned Competent Authority.

- 49. (a) The Promoters hereby declares that no part of the FSI relating to the said Larger Property has been utilised by the Promoters elsewhere for any purpose whatsoever; and
- (b) In the event of any further or additional FSI becoming available in respect of the said Larger Property before execution of conveyance of the said Larger Property in favour of the said Common Organization then the Promoters herein shall be entitled to the same. Any further or additional FSI becoming available in respect of the said Larger Property after execution of conveyance of the said Larger Property in favour of the said Common Organization shall belong to the said Common Organization absolutely and the Promoters shall have no right to utilize the same.

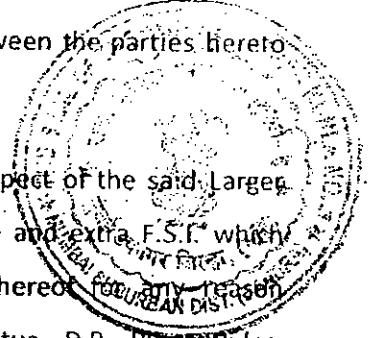
Naqia Shah

[Signature]

1516-3		
9295	YE	200
1028		

- (c) The Promoters shall have full right to utilize available FSI or extra FSI which may be available at any time on the amalgamation / adjacent land or any such FSI and/or TDR available and the consent of the same shall be deemed to be given by the Flat Purchaser/s upon the execution of this presents.

50. It is hereby expressly clarified, agreed and understood between the parties hereto that:-

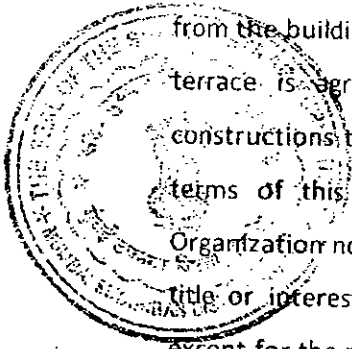


- (a) The entire unconsumed and residual F.S.I., if any in respect of the said Larger Property and the entire increased, additional, incentive and extra F.S.I. which may be available at any time hereafter in respect thereof whatsoever including because of change in the status, D.P. Plan, Rules, Regulations and bye-laws governing the FSI as also the F.S.I. which may be available on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, nalla FSI and/or due to any change in law, rules or regulations shall at all times absolutely and exclusively belong to and be available to the Promoters, free of all costs, charges and payments whether before execution of conveyance in respect of the said Portion, together with the said buildings, unto and in favour of the said Common Organization of flat purchaser/s, acquirers of flats, units, premises etc. in the said buildings to be constructed on the said Larger Property and neither the Flat Purchaser/s herein, nor the said Common Organization shall 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;
- (b) The Promoters alone shall have the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid FSI and TDR, respectively for construction on the said Larger Property, including additional building/s on the large layout as may be permitted by law till execution of conveyance in favour of the said Common Organization. The Promoters alone have the full right for further development by utilizing the additional FSI available at any time in the

Narasimha

M
[Signature]

			present development along with the access through the said Building under this
92.45	80	920	agreement and the consent of the same shall be deemed to be given by the Flat
			Purchaser/s upon the execution of this presents.



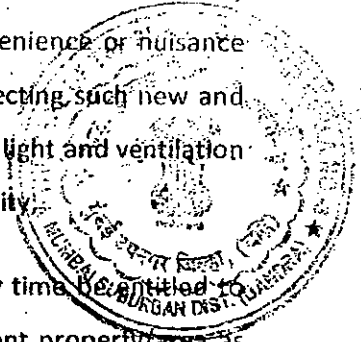
- (c) The lift machine room and water tank shall be located at an earmarked area on the common terrace adjoining the Pent House terrace, having separate access from the building, above the topmost floor of the said building. The said common terrace is agreed to be left open to the sky for further and additional constructions thereon by the Promoters in future at any stage and/or time in terms of this Clause. Neither the Flat Purchaser/s nor the said Common Organization nor its members will have any right to use or have any claim, right, title or interest of whatsoever nature in the said common terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks;
- (d) The said Common Organization shall admit as its members all Purchaser/s of such new and additional premises/tenements/flats/ floors/terraces whenever constructed on the said buildings or any of them;
- (e) The right to deal with and allot all such new and additional tenements, flats, premises, floors, extensions, buildings and structures shall absolutely and exclusively belong to the Promoters, and neither the Flat Purchaser/s herein, nor the said Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Promoters shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, and neither the Flat Purchaser/s nor the said Common Organization shall raise any dispute or objection thereo and the Flat Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;

Noor Shah AH

J. Manj

करल-३		
9245-	६१	DEW

- (f) The Flat Purchaser/s shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Promoters exercising their rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Promoters due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Promoters putting up and effecting such new and additional construction as mentioned hereinabove and/or of light and ventilation and/or density and environment and/or of water and electricity.
- (g) It is agreed and understood that the Promoters shall at any time be entitled to amalgamate the said Larger Property with any other adjacent property/area as specified in hereinabove which it may have already purchased/acquired or which it may hereafter purchase/ acquire and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the said Larger Property in accordance therewith. The Flat Purchaser/s shall not raise any objection to or dispute such amalgamation of the said Larger Property by the Promoters;
- (h) It is agreed and understood that the Promoters shall provide Refuge area in the said Building and the title to the same shall retained with the Promoters till the conveyance is executed in favour of the Common Organization.
- (i) It is agreed and understood that the Common Security and Common Services provided by the Promoters to the Flat Purchaser/s in the said building only till the formation of the Common Organization and if the said Common Organization wants to continue with the Common Security and Common Services provided by the Promoters then the decision shall be sole discretion of the Common Organization. Similarly the Gymnasium operator, Spa Operator, if any, shall be managed by the Promoters or the Common Organisation if they so deem fit or as the case may be.



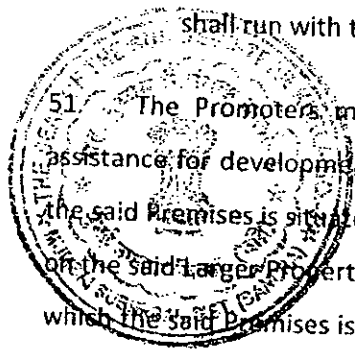
Naina Shak.

A

9245
9245

(j) Each of the aforesaid consents given by the flat Purchaser/s shall be deemed to be specific written consent granted by the Flat Purchaser/s to the Promoters under Section 7 of the MOFA; and

(k) The provisions of this clause shall always be of the essence of this Agreement and shall run with the land.



51. The Promoters may avail from banks/financial institutions further loan/financial assistance for development of the said Larger Property including the said building in which the said Premises is situated and as a security for the payment thereof it may create security on the said Larger Property together with the said building constructed/to be constructed in which the said Premises is situated, save and except the said Premises. The Flat Purchaser/s hereby consent to the Promoters availing such loan and/or financial assistance on such terms and conditions as the Promoters may deem fit and proper.

52. The Flat Purchaser/s hereby declares and confirms that he/she/itself/ themselves shall be obtain loan by mortgaging its rights the said Premises only after the Flat Purchaser/s has obtained a NOC from the Promoters and/or Common Organization as the case may be.

53. In the event of any Bank/financial Institution sanctioning loan by way of mortgage/as a co-lateral or as any such security without obtaining the NOC from the Promoters/ Common Organization as the case may be, the Bank/ Financial Institution shall do so at their own risk and costs. In the event, the Bank/ financial institution has not obtained the NOC and has sanctioned the loan then the Promoters/ Common Organization shall not be in any way responsible for any loss incurred if the Flat Purchaser/s or the borrower defaults in any manner towards the said loan.

54. The Bank/Financial Institution shall not be able to claim its rights on the said Premises which is mortgaged or held as a collateral or as any such security if the Flat Purchaser/s has not made the entire payment to the Promoters.

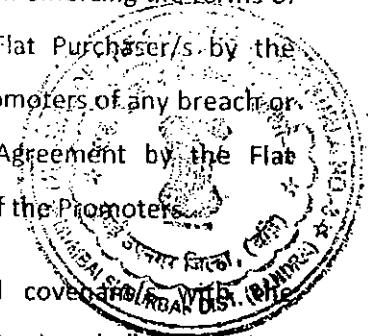
Nazia Shah

AT
[Signature]

7245		
83		

55. For any amount remaining unpaid by the Flat Purchaser/s under this Agreement, the Promoters shall have first lien and charge on the said Premises agreed to be allotted to the Flat Purchaser/s.

56. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat Purchaser/s by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Promoters.



57. The Flat Purchaser/s hereby agree/s, undertake/s and covenant with the Promoters that neither he/she/they, nor the said Common Organization shall 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 Promoters 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 Promoters as mentioned herein, and the Flat Purchaser/s and the said Common Organization shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

58. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Flat Purchaser/s or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of the Flat Purchaser/s:

Mrs. Nazia Imran Shaikh and Mr. Imran Ayub Shaikh

Flat Purchaser/s's Address):

Flat No. 608, I Wing, Hoil/CTS No. 637/87 To 121, Premier Building, Kirol Road, Building No. 1, Kurla (West), Mumbai - 400 070, Maharashtra, India

Notified Email ID:

imransha7677@gmail.com

Nazia Shaikh

IM

Imran

9245		
20	9	40

Promoter Name: M/s. Wadhwa Residency Pvt. Ltd.
301, Platina, Plot No. C-59, G-Block, BKC,
Bandra (East), Mumbai – 400 098 (Promoter Address)

Notified Email ID: wadhwacares@thewadhwagroup.com

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

This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) and Real Estate (Regulation & Development) Act, 2016 (RERA).

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

61. The Stamp Duty and Registration charges payable on this Agreement shall be borne and paid by the Flat Purchaser/s alone. The Flat Purchaser shall immediately after the execution of this Agreement inform the Promoters the Serial No. under which and date on which this Agreement is lodged for registration to enable the Promoters to attend and admit execution of this Agreement before Sub-Registrar of Assurances.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Part A Property)

Maria Shak

PS

J. Manj

All those pieces and parcels of land situate, lying and being at revenue village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing CTS Nos. 50, 50/1 to 50/ 7 and 50/35 to 50/44, each having an area mentioned below, and admeasuring in aggregate, as per P.R. Cards, about 71,145.50 sq. meters. (seventy one thousand one hundred forty five point fifty square meters) or

thereabouts;

9245	९८	७६०
------	----	-----

SR. NO.	C.T.S.NO.	AREA (SMTS)
1	50	47,484.30
2	50/1	8,44.00
3	50/2	111
4	50/3	980.5
5	50/4	2,330.20
6	50/5	16,209.30
7	50/6	2,093.20
8	50/7	297.6
9	50/35	107.3
10	50/36	107.3
11	50/37	72.6
12	50/38	72.6
13	50/39	72.6
14	50/40	72.6
15	50/41	72.6
16	50/42	72.6
17	50/43	72.6
18	50/44	72.6
	Total	71,145.50

together with the buildings and other structures standing thereon and is bounded as follows:

On or towards North-East : By CTS No. 31 of village Vikhroli

On or towards South-East : By Central Railway Boundary

On or towards South-West : By Ghatkopar Village Boundary

On or towards North-West : By Ghatkopar Village Boundary and
L.B.S. Marg

(ii) Secondly -- said Larger Property

Nazim Sheikh

PK

J. M. R. J.

SIGNED, SEALED AND DELIVERED

The Withinnamed "THE PROMOTERS

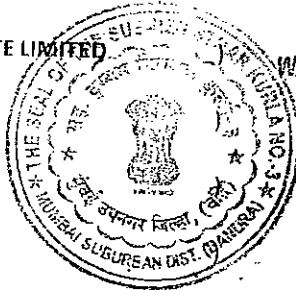
WADHWA RESIDENCY PRIVATE LIMITED

Through its Director

MR. MANOHAR CHHABRIA

In The Presence of

Snehal Laxjee
Dipak Sadre



WADHWA RESIDENCY PVT. LTD.

Chhabria

DIRECTOR



करल-३		
१२५५	७७	१६०
२०११		

Sadre
Dipak

SIGNED, SEALED AND DELIVERED

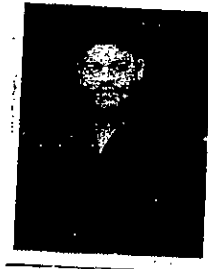
The Withinnamed "FLAT PURCHASER/S"

NAZIA IMRAN SHAIKH

Nazia Shaik.

IMRAN AYUB SHAIKH

Imran



In the presence of

- ① Dipak Sadre *Dipak*
- ② Major R. Kochale *Rochale*

करल-३		
१२५८	७२	१५०
१०३४		

RECEIPT

RECEIVED OF AND FROM the within named Flat Purchaser/s a sum of Rs 38,36,745/- (Rupees Thirty Eight Lakhs Thirty Six Thousand Seven Hundred Forty Five Only) on the execution of these Presents being the Full & Final Sale consideration within mentioned to have been paid by them to us.

WITNESSES:

Snehal Larijels
Lyder

WE SAY RECEIVED:

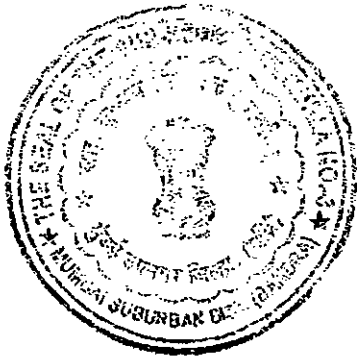
FOR WADHWA RESIDENCY PRIVATE LIMITED

WADHWA RESIDENCY PRIVATE LIMITED

Chhabria

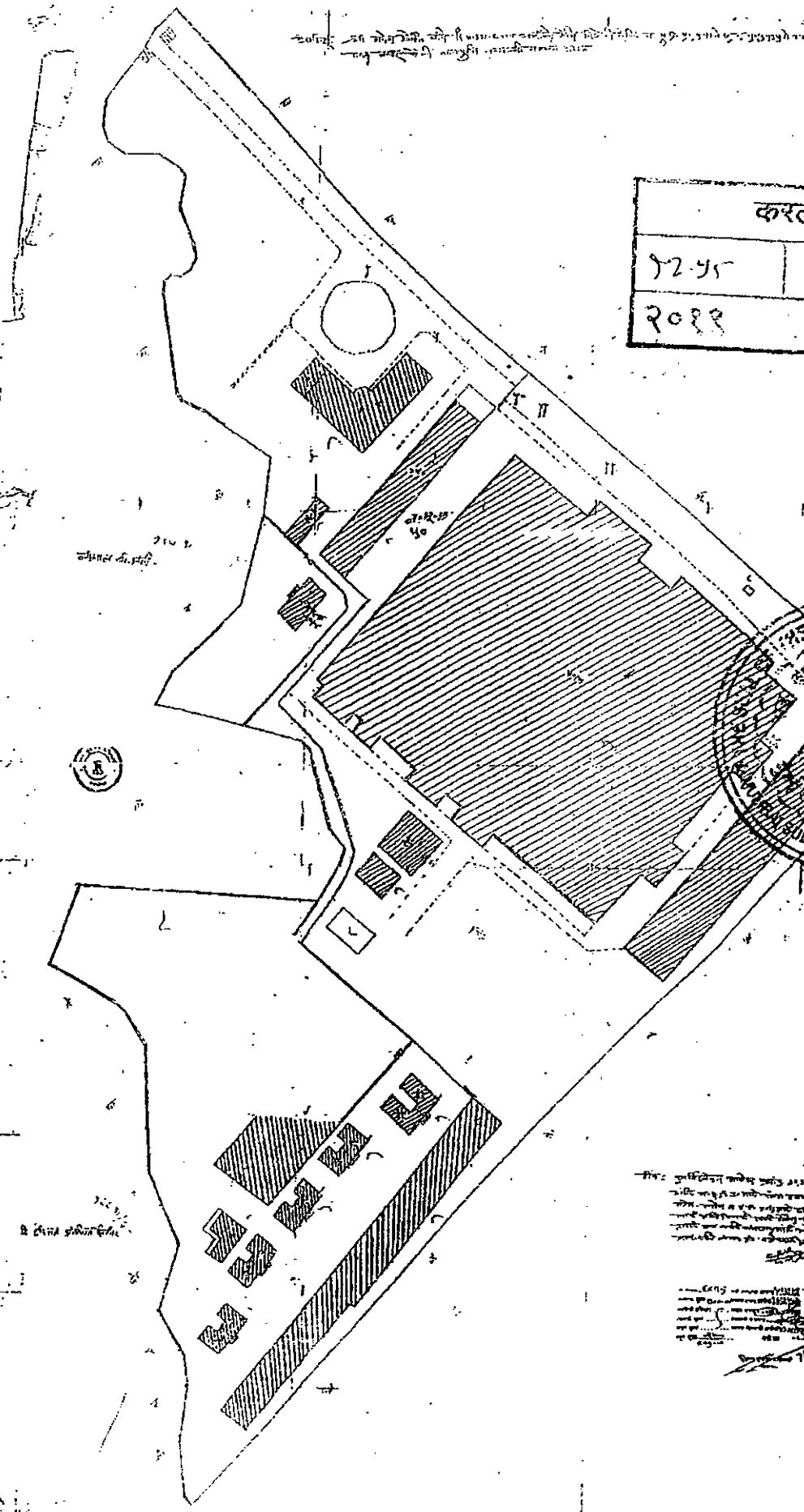
DIRECTOR

(Director: Mr. Manohar Chhabria)

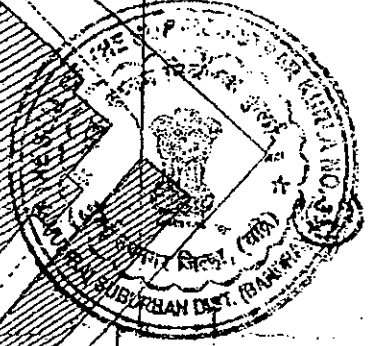


Annexure "A"

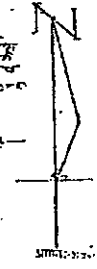
... ..



करल		
72.45	63	980
२०१९		



... ..

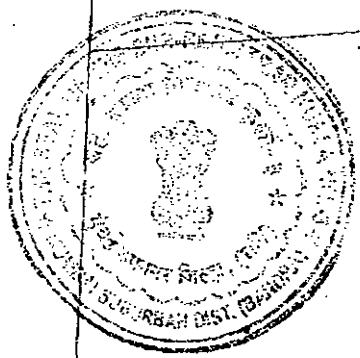
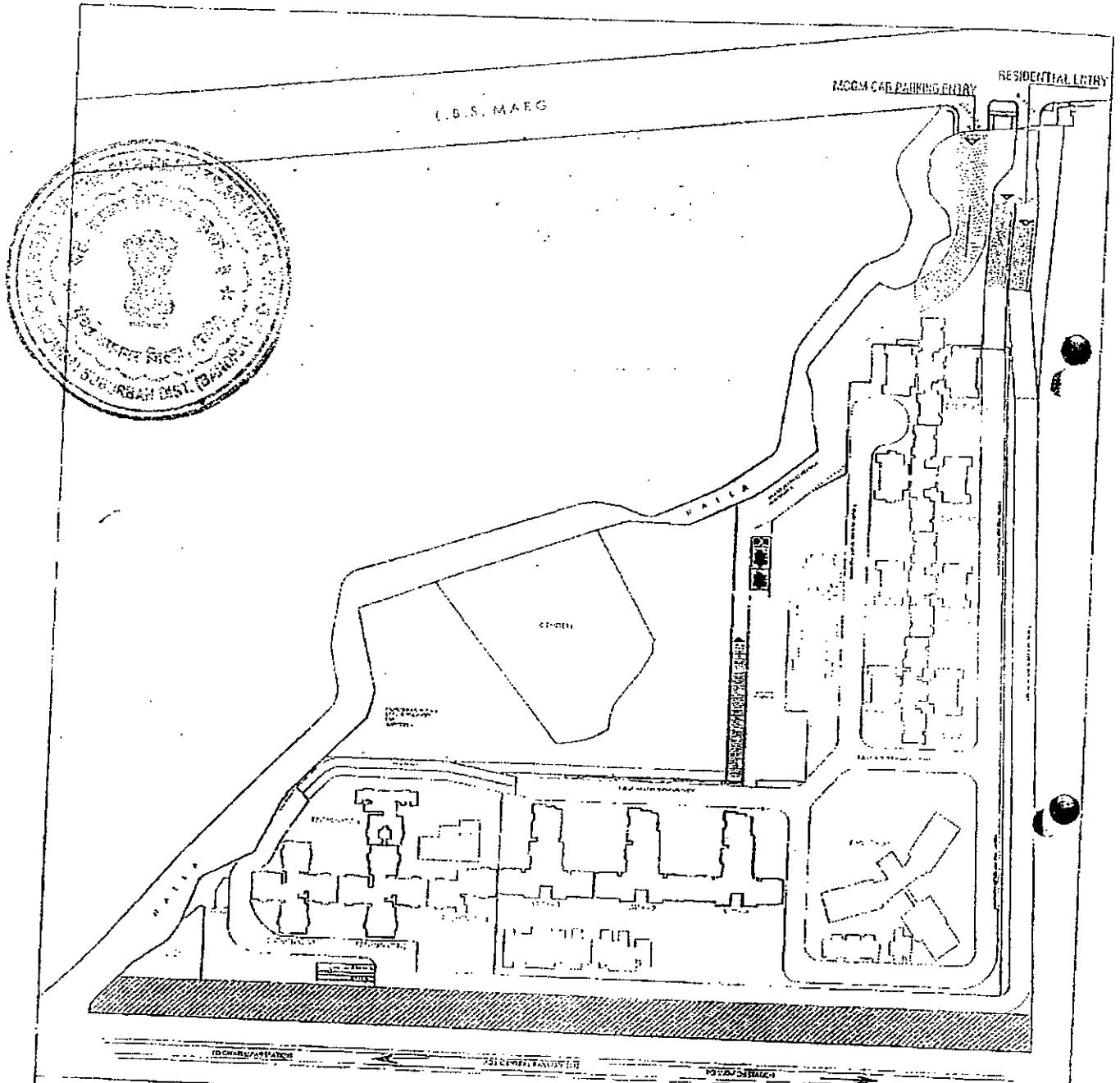


... ..

... ..

92-45		
65	965	
2088		

Annexure "B"



BLOCK PLAN

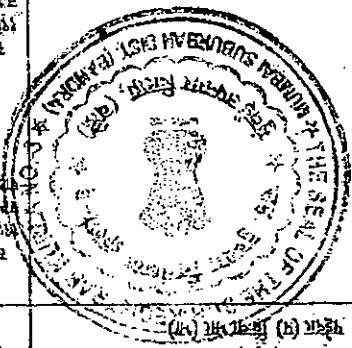
THE ADDRESS
Ghatkepar (w), Mumbai



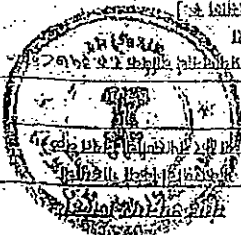
M. Corporation of Greater Mumbai

CHIEF ENGINEER
MUMBAI CORPORATION

<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>
<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>
<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>	<p>11/11/2011 11/11/2011 11/11/2011</p>
<p>11/11/2011</p>	<p>11/11/2011</p>	<p>11/11/2011</p>	<p>11/11/2011</p>	<p>11/11/2011</p>



8808		
20	10	126
2-10-2011		



<p>[Kannada text]</p>	<p>[Kannada text]</p>	<p>[Kannada text]</p>	<p>[Kannada text]</p>
<p>[Kannada text]</p>	<p>[Kannada text]</p>	<p>[Kannada text]</p>	<p>[Kannada text]</p>

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Annexure "C"

मालमत्ता पत्रक

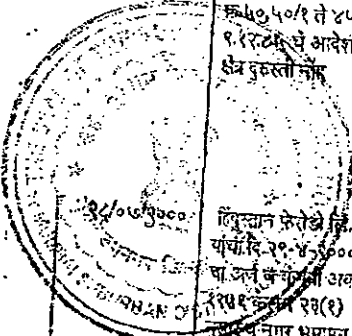
तालिका नं. भू. मा. व. नं. - न. भू. अ. घाटकोपर

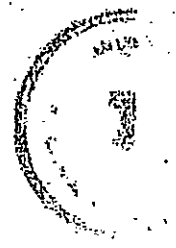
जिल्हा - मुंबई उपनगर (अ)

सातहला विल्याच्या अंदाजातचा केल्या भाड्याच्या तपशील अर्जाच्या फेर तपशीलाची मिरव घेऊ

7245
विभाग/वॉने - सिव्हील
मि. प्रमाण - १००
मि. मी. - १००

दिनांक	ध्वजार	खंड क्रमांक	प्रतिफल फारफ (भा) पट्टेदार (प) किंवा धार (भा)	साक्षात्कार
१६/१२/१९८५	मा. मि. नि. भू. अ. तंथा नगर भूमापन अधिकारी क्र. ७ यांचे फाडील आदेश क्र. न. भू. क्र. ५०/१ ते ४५ दि. ११/१२/८५ चे आदेशावरून क्षेत्र दुकस्ती नोंद		न. भू. क्र. ५० चे एकूण क्षेत्र ४५१८४.०० चौ. मी. या क्षेत्रात न. भू. क्र. ५०/८ ते ३४ व ५०/४५ या मिळकती सामिल झालेले त्या मिळकतीचे एकूण २३००.३ चौ. मी. धारील क्षेत्रात सामिल केल्या न. भू. क्र. ५० चे एकूण क्षेत्र ४७४८४.३ चौ. मी. असे कायम केले व त्यामुळे न. भू. क्र. ५०/८ ते ३४ व ५०/४५ च्या मिळकत पत्रिका रद्द करण्यात आलेल्या आहेत.	सी - १९८६-८९-८७ न. भू. अ. घाटकोपर
१६/०८/२०१०	विदुस्तान कॅम्पोसिद्स लि. यांचे दि. २९-४-२००० या अर्जा व या अर्जा अर्ज १९९९ क्र. २९(२) न. भू. अ. घाटकोपर यांचे दि. १८/७/२००० चे आदेशान्वये विदुस्तान कॅम्पोसिद्स लि. ऐवजी विदुस्तान कॅम्पोसिद्स लि. व सै गयिन नावाची नोंद केली. त्यात सामील न. भू. क्र. ५०/१ ते १५, ५०/३५ ते ४४.		भा. "विदुस्तान कॅम्पोसिद्स लिमिटेड"	के रज. क्र. १४ प्रमाणे सी - २०००-०७-२८ न. भू. अ. घाटकोपर
३१/०८/२०१०	मा. सह युवक निबंधक कुर्णा के यांचे फाडील दर. क्र. ६५०/२०१० दि. १८/१/२०१० अन्वये खरेदी देणार विदुस्तान कॅम्पोसिद्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव सुरीलप्रमाणे दाखल केले.		भा. रघुशिला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रज. क्र. १२ प्रमाणे सी - ३१/८/२०१० न. भू. अ. घाटकोपर
३१/०८/२०१०	मा. उपर्युक्त रजिस्टर महाराष्ट्र मुंबई यांचे फाडील नांवात बदल प्रत्येक GSR No. A६७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न. भू. अ. घाटकोपर/कि. नों. क्र. ६२, ६३/२०१० दि. ३१/८/२० अन्वये रघुशिला लेसर्स अँड डेव्हलपर्स प्रा. लि. यांचे ऐवजी सुरीलप्रमाणे नांव दाखल केले.		भा. साधका रॅसिडेन्सी प्रायव्हेट लिमिटेड	के रज. क्र. ६२ प्रमाणे सी - ३१/८/२०१० न. भू. अ. घाटकोपर
०३/०१/२०११	भा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे फाडील आदेश क्र. सी. डेस्क II डी/एल. एन. डी./एन. ए. पी./एस. आ. के. १५२५ दि. २५/१०/२००७ व विनसोती मो. ड. नं. १४११० दि. २१/२/२००७ व फाडील आदेश क्र. न. भू. अ. घाटकोपर/कि. नों. क्र. ५०, ५०/१ ते ३५, ५०/३५ ते ४४/१० मुंबई दि. १०/११/११ अन्वये प्रत्येकी १०० चौ. मी. क्षेत्रात क्र. ५०३ व वार्षिक आकारणी दर. ३५७८६०/- या प्रमाणे पूर्ण क्षेत्रास रकबास रकबास प्रयोगार्थ विनसोती सान्याची नोंद दाखल केली.			सी - ०३/०१/२०११ न. भू. अ. घाटकोपर
१०/०७/२०११	भा. जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे फाडील आदेश क्र. वि. अ. भू. अ./व. अ./क्र. दु./एस. आर. २२८५/२०१२/२०११ दि. नं. ११/७/२०११ व फाडील आदेश क्र. न. भू. अ. घाटकोपर/कि. नों. क्र. ५०/१ ते ३५, ५०/३५ ते ४४/१० मुंबई दि. १०/११/११ अन्वये मिळकत पत्रिका रद्द झालेले क्षेत्र ४७४८४.३ चौ. मी. क्षेत्रात केल्याची नोंद केली.			के रज. क्र. ८५ प्रमाणे सी - १०/०७/२०११ न. भू. अ. घाटकोपर





मध्य प्रदेश शासन
राजधानी भवन, भोपाल

महोदय
राजधानी भवन, भोपाल

आवेदन संख्या: १०००/१९४७
दिनांक: १२/१२/४७
विषय: ...

उपरोक्त ...
...
...



मध्य प्रदेश शासन
राजधानी भवन, भोपाल

...

...

१०००
१२/१२/४७
...
...

...

...

करल-३

१२५५

७६

१६०

२०१९

मालसत्ता पत्रक

विभाग/मोजे -- विज्जोली

तालुका/न.भु.मा.का -- न.भु.अ.वाटकोण

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर

प्लॉट नंबर

धरणाधिकार

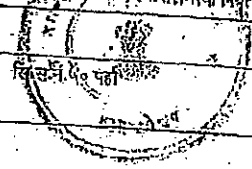
सामान्य जिल्हा, आकरवांचा कियो आहवाणा करपील बाण्डिंग सिध्दा फुन तेषासणीची नियत वेळ

५०/२

५०/२

१११०

[कि-१] क



सुविधाधिकार

हप्तकाचा मुल धारक वर्ष

[मिसर्स. एमनेसस्टोस मनेरिया एंड]
[फिनशियल मटेरियल्स लि.]

खेदार

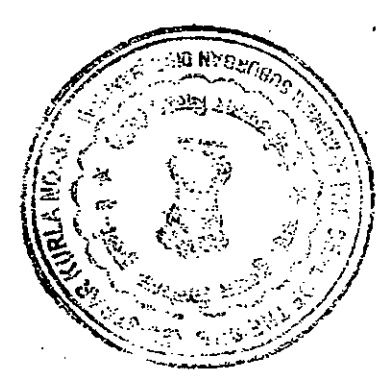
इतर धार

इतर शरे

दिनांक	स्वच्छार	खंड क्रमांक	निविद धारक (भा) पट्टेदार (भा) किंवा भोर (भा)	साक्षात्करण
०३/१२/१९७१	विनशोली आदेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	विनशोली आदेश सि.स.नं.५० प्रमाणे.			
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पंहा		H हिन्दुस्तान फॅब्रीके लि.	
२८/०७/२०००	सि स नं ५० पंहा	स्व.सूचि	भा हिन्दुस्तान कॉम्पॅसिटर्स लि.	
०३/०८/२०२०	मा. सह दुय्यम विबंधक कुर्ला री कॉन्वेकडील र.द.क्र. ६५०/२०१० दि. १८/१/२० अन्वये खरेदी घेणार हिन्दुस्तान कॉम्पॅसिटर्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		भा. रघुलिता लेसर्स ऑण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	
३१/०८/२०१०	मा. उपक्रंणी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रनाथपत्र GSR/No.A1७७००६१०४ दि. ५/१/२० अन्वये व फार्मालयीन आदेश क्र.नं.भु.अ. वाट/विनशोली/फे.नॉ.क्र. ६२, ६३/२०१० दि. २६/८/१० अन्वये रघुलिता लेसर्स ऑण्ड डेव्हलपर्स प्रा.लि. यांचे पंचमी पुढीलप्रमाणे नांव दाखल केले.		भा. वाघवा रेसिडेन्सी प्रायव्हेट लिमिटेड	
०३/०१/२०११	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/ डेक II डी/एल.एन.डी/एन.ए.पी./एन.आत.कै.१५ र.दि.२५/१०/२०१० व विनशोली नो.र.नं.१४४/१० दि.१२/२/१० व वरुडील आदेश क्र.न. भु.अ.वाट/विनशोली/र.भु.स.नं.५०, ५०/१ ते १७, ५०/२५ ते ३४/१० मुद्रुड दि. १०/११ अन्वये प्रायेवरी १०० फौ.मी. क्षेत्रास रु.५०३ व वार्षिक व्यासवर्णी र.रु.३५५७८६०/- या प्रमाणे पुर्ण क्षेत्रास नविचास प्रयोगार्थ विनशोली सान्याची नोंद दाखल केली.			

የክፍያው
የገንዘብ ደብዳቤ

የክፍያው
የገንዘብ ደብዳቤ



በዚህ ደብዳቤ ውስጥ የተገለጹት ገንዘብ ደብዳቤዎች
በሰነድ ላይ የተገለጹት ገንዘብ ደብዳቤዎች
በሰነድ ላይ የተገለጹት ገንዘብ ደብዳቤዎች
በሰነድ ላይ የተገለጹት ገንዘብ ደብዳቤዎች
በሰነድ ላይ የተገለጹት ገንዘብ ደብዳቤዎች

1976...
1976...
1976...
1976...
1976...

የገንዘብ ደብዳቤ
የገንዘብ ደብዳቤ

የገንዘብ ደብዳቤ

የገንዘብ ደብዳቤ

የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ
የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ
የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ	የገንዘብ ደብዳቤ

የገንዘብ ደብዳቤ

करल-३

मालमत्ता पत्रक

१२५ ९१ १२०
२०११

विभाग/मोजे -- विक्रोळी

तादुका/न.पु.मा.का. -- न.पु.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

सदर मजदूर शिद नंबर प्लॉट नंबर

दिनांक/चौ.नि. धारणाधिकार

शासनाला दिलेला आकस्मिक किंवा प्रत्येका तपशील आणि त्यांच्या मॅर तपशीलांची प्रिंटस वेळ

५०/३ ५०/३

१८०.५

[क-१]

सुविधाधिकार

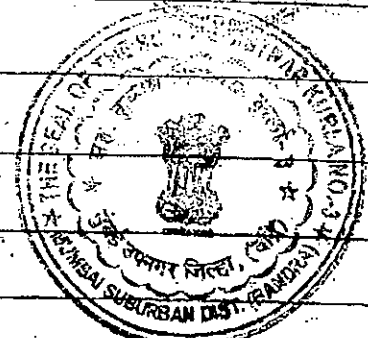
दफ्ताराचा मुल धारक वर्ष

[मिसरी- एलकेसत्यस मॅनेरिया एन्ड] [मिथरान पट्टेसिलस लि.]

पट्टेदार

इतर भार

इतर शी



दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (प) पट्टेदार (प) किंवा भार (भा)	साक्षिकांक
०४/११/१९७१	विनशेती आदेशा सि.स.नं.५० प्रमाणे.			सी- ११७१-१२-०४ न.पु.अ. घाटकोपर
११/०६/१९७२	विनशेती आदेशा सि.स.नं.५० पहा.			सी- ११७२-००-०१ न.पु.अ. घाटकोपर
२७/०९/१९७२	खं.सू. सि.स.नं.५० पहा		मि. विन्डुस्तान फॅब्रीकेस लि.	सी- ११७३-१०-२६ न.पु.अ. घाटकोपर
२८/०९/१९७०	सि स नं ५० पहा	खं.सू.सि	भा. विन्डुस्तान कॉर्पोरेशंस लि.	फे.सू.सू. क्र. १४ प्रमाणे सी- २०००-०७-३८ न.पु.अ. घाटकोपर
३१/०८/२०१०	मं. सह दुय्यम निबंधक जुलूसी ३ यांचेकडील र.२.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार विन्डुस्तान कॉर्पोरेशंस लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		भा. रयल्टीस सेरस ऑफ डेव्हलपर्स प्रपर्टी लिमिटेड	फे.सू.सू. क्र.६३ प्रमाणे सी- ३१८/२०१० न.पु.अ.घाटकोपर
३१/०८/२०१०	भा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावांचा बदल प्रमाणपत्र GSR No. A७७३०६१०४ दि. ५/१२/१० अन्वये व कार्यालयीन आदेश क्र.नं.पु.अ. घाटकोपर/फे.सू.क्र. ६२, ६३/३०१० दि. ३१/८/१० अन्वये रयल्टीस सेरस ऑफ डेव्हलपर्स प्रा.लि. यांचे ऐकणी पुढीलप्रमाणे नांव दाखल केले.		भा. माथसा रिसिडेन्सी प्रॉपर्टी लिमिटेड	फे.सू.सू. क्र.६३ प्रमाणे सी- २१/८/१० न.पु.अ.घाटकोपर
०३/०१/२०११	भा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेशा क्र.सी/२६००/११ डी/एल.स.नं.डी/एन.ए.पी./स.आ.के.१५२५ दि. ५/१०/१० या विनशेती मो.र.नं.२४२/१० दि.२/१२/१० या इच्छेकडील आदेशा क्र.नं.पु.अ.घाटकोपर/फे.सू.क्र.५०, ५०/१ ते ७, ५०/३५ ते ७/१/१० मुलुंड दि. १०/१/११ अन्वये शिल्पा १०० चौ.मी. क्षेत्रास रु.५००३ चे वार्षिक आवकसमी र.रु.२५७८६०/- चा प्रमाणे पुर्ण क्षेत्रास रीजिस्ट्रार प्रयोगेनाथे विनशेती सा-सची नं.१ दाखल केले.			सी- ०३/०१/२०११ न.पु.अ.घाटकोपर



महोदय
प्रधान मंत्री, दिल्ली

महोदय
प्रधान मंत्री, दिल्ली

आपके पत्र दिनांक 12/12/56 को प्राप्त हुआ है।
इस संबंध में मैं आपको सूचित करता हूँ कि
आपके द्वारा सूचित की गई बातों पर
सर्वेक्षण किया जा रहा है।

1956
12/12/56
आपके पत्र दिनांक 12/12/56 को प्राप्त हुआ है।
इस संबंध में मैं आपको सूचित करता हूँ कि
आपके द्वारा सूचित की गई बातों पर
सर्वेक्षण किया जा रहा है।

आपका विश्वसनीय
सहायक

- प्रमुख

- प्रमुख

महोदय, प्रधान मंत्री, दिल्ली		दिनांक	12/12/56
महोदय, प्रधान मंत्री, दिल्ली		दिनांक	12/12/56
महोदय, प्रधान मंत्री, दिल्ली		दिनांक	12/12/56
महोदय, प्रधान मंत्री, दिल्ली		दिनांक	12/12/56

आपका विश्वसनीय
सहायक

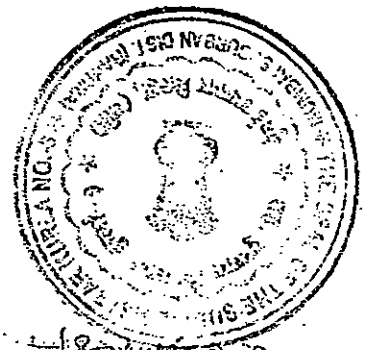
<p>1. 10/01/2015 2. 10/02/2015 3. 10/03/2015 4. 10/04/2015 5. 10/05/2015 6. 10/06/2015 7. 10/07/2015 8. 10/08/2015 9. 10/09/2015 10. 10/10/2015 11. 10/11/2015 12. 10/12/2015</p>	<p>1. 10/01/2015 2. 10/02/2015 3. 10/03/2015 4. 10/04/2015 5. 10/05/2015 6. 10/06/2015 7. 10/07/2015 8. 10/08/2015 9. 10/09/2015 10. 10/10/2015 11. 10/11/2015 12. 10/12/2015</p>	<p>1. 10/01/2015 2. 10/02/2015 3. 10/03/2015 4. 10/04/2015 5. 10/05/2015 6. 10/06/2015 7. 10/07/2015 8. 10/08/2015 9. 10/09/2015 10. 10/10/2015 11. 10/11/2015 12. 10/12/2015</p>	<p>1. 10/01/2015 2. 10/02/2015 3. 10/03/2015 4. 10/04/2015 5. 10/05/2015 6. 10/06/2015 7. 10/07/2015 8. 10/08/2015 9. 10/09/2015 10. 10/10/2015 11. 10/11/2015 12. 10/12/2015</p>	<p>1. 10/01/2015 2. 10/02/2015 3. 10/03/2015 4. 10/04/2015 5. 10/05/2015 6. 10/06/2015 7. 10/07/2015 8. 10/08/2015 9. 10/09/2015 10. 10/10/2015 11. 10/11/2015 12. 10/12/2015</p>
---	---	---	---	---



1. 10/01/2015
 2. 10/02/2015
 3. 10/03/2015
 4. 10/04/2015
 5. 10/05/2015
 6. 10/06/2015
 7. 10/07/2015
 8. 10/08/2015
 9. 10/09/2015
 10. 10/10/2015
 11. 10/11/2015
 12. 10/12/2015

2015	2015	2015
2015	2015	2015
2015	2015	2015

ಇಲ್ಲಿಂದ ಇಲ್ಲಿಗೆ



ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ
ಅಧಿಕಾರವಹಿಸಿ ಕೆಳಕಂಡಂತೆ
ವಿವರಿಸಲಾಗಿದೆ.

ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ
ಅಧಿಕಾರವಹಿಸಿ ಕೆಳಕಂಡಂತೆ
ವಿವರಿಸಲಾಗಿದೆ.

ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

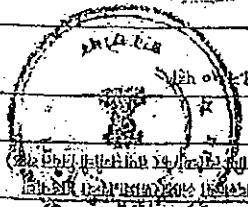
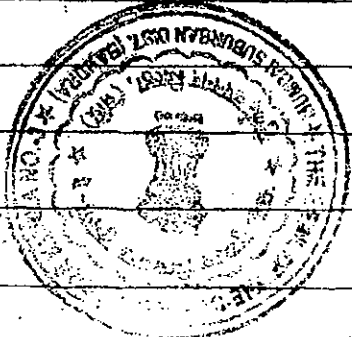
ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

ಇವುಗಳಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ
ಅಧಿಕಾರವಹಿಸಿ ಕೆಳಕಂಡಂತೆ
ವಿವರಿಸಲಾಗಿದೆ.

ಮಾನ್ಯ
ಮಂತ್ರಿಗಳು

276	27	276
276		

কর্তৃপক্ষ	সংখ্যা	তারিখ	বিষয়	সংখ্যা	তারিখ
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০
কেন্দ্রীয় সরকার	১৩৬/৭০	-/১৩		১৩৬/৭০	১৩/৭০



১৩৬/৭০

১৩৬	১৩৬
১৩৬	১৩৬

১৩৬/৭০

১৩৬/৭০

[১৩৬/৭০]

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

১৩৬/৭০

मालमत्ता पत्रक

१२५५	८६	१६०
विभाग/मौजे	विक्रीची	
नगर/गाव	मिळ नंबर	मिळ नंबर
काल/दि. व. म.		

तालुका/ज. भु. मा. का. -- न. भू. अ. घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा
शासनाला दिलेल्या अकरापांचा क्रिया भाग्य...
तपशील आणि त्याच्या फेर तपशीलांची नियत वेळ

तपशील करणारा -

खरी नवकरल -

न. भू. अ. घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज क्रमांक... १८१० अर्ज आल्याची तारीख... १२/११/१२
नकलेचा शुल्क... १६०१ मजबूत तयार तारीख... १२/११/१२
नकलेची प्रतितवार... तयार करणार...
तपासणी शुल्क... तपासणी करणार...
कागद शुल्क... ०६१० नवकरल दिल्याची तारीख...
एवुम शुल्क... १६६१

अप्राप्तपत्रक

मिळकत पत्रिकेच्या प्रमाणित अतिथर दाखला
क्षेत्र... १२००३... चौ. मी.
आक्षरी क्षेत्रात देणारे मंडू पूर्णपणे लीग दाखला
चौरस मीटर हे मुळ मिळकत पत्रिकेवर नमूद
केलेल्या क्षेत्राच्या मंडूत असल्याची खात्री केली आहे.



नगर भूमापन अधिकारी
घाटकोपर

नगर भूमापन अधिकारी
घाटकोपर

भारत सरकार
भारतीय विद्युत नियंत्रण आयोग

करना-३
१२५५
२०१९

विभाग/मोजे -- विक्री

तालुका/न. भु. मा. का. -- न. भु. अ. घाटकोपर

न. भु. मा. का. नं.	शिट नंबर	प्लेट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	मि.सं. -- ५० पहा
५०/६	५०/६				५० पहा
					२०१३-१४
					[क-१] क
सुविधाधिकार					
उपकृत्या मुळ धारक वर्ष					
[मिशन-एसबेसस्टॉय मॅनेजिमेंट एंड] [प्रिवेशन मटेरियल्स लि.]					
पट्टेदार					
इतर धार					
धार भोरे					



दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (भा) पट्टेदार (अ) किंवा धार (भा)	साक्षात्करण
०६/१२/१९७६	विनशेती आदेश सि.स.नं.५० प्रमाणे.			सही- १९७६-१२-०७ न.भु.अ. घाटकोपर
१६/०७/१९७९	विनशेती आदेश सि.स.नं.५० पहा.			सही- १९७९-०७-२१ न.भु.अ. घाटकोपर
२०/०५/१९७९	सं.स. सि.स.नं.५० पहा		H विद्युत्तान फॅक्ट्री लि.	सही- १९७९-०५-३१ न.भु.अ. घाटकोपर
२८/०५/२०००	सि स नं ५० पहा	स्व.सुचि	भा विद्युत्तान कंपनी लि.	सही- १९७९-०५-३१ न.भु.अ. घाटकोपर
३१/०८/२०१०	भा. सड्ड पुंज्यन नियंत्रक कृती ३ यांचेकडील र.उ.क्र. ६५०/२०१० दि. १८/१०/१० अन्वये खरेदी देणार विद्युत्तान कंपनी लि. यांचे नॉव कमी करून खरेदी देणार यांचे नॉव पुढीलप्रमाणे दाखल केले.		भा. विद्युत्तान कंपनी लि.	सही- १९७९-०८-३१ न.भु.अ. घाटकोपर
३१/०८/२०१०	भा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावाने यदल प्रमाणपत्र GSR No. A/७७००६१०४ दि. ५/७/१० अन्वये व कार्यालयीन आदेश क्र.न.भु.अ. घाटकोपर/फ.नॉ.क्र. ६९, ६३/२०१० दि. ३१/८/१० अन्वये रजिस्ट्रार ऑफ डेव्हलपर्स प्रलिन. यांचे ऐरली पुढीलप्रमाणे नॉव दाखल केले.		भा. याधता रॉसिडेन्सी प्रायव्हेट लिमिटेड	सही- १९७९-०८-३१ न.भु.अ. घाटकोपर
०३/०३/२०११	भा. विद्युतधिकारी, मुंबई उभरण जिल्हा यांचेकडील आदेश क्र.सी/ डेव्हल II हो/एन.एन.डी/एन.एन.पी/एस.आर.के.१५२५ दि. ३५/१०/१० य विनशेती गो.न.नं.१४१/१० दि. ११/१२/१० व यांचेकडील आदेश क्र.न.भु.अ.घाटकोपर/न.भु.क्र.५०, ५०/१ ते ७, ५०/३५ ते ४३/१० यांचेकडील दि. १०/११ अन्वये यांचेकडील १०० चौ.मी. क्षेत्रास १०३ च वार्षिक आरुमणी र.रु.३५७८६०/- या प्रमाणे पूर्ण क्षेत्रास रजिस्ट्रार प्रायोजनार्थ विनशेती साऱ्याची नॉव दाखल केले.			सही- ०३/०३/२०११ न.भु.अ. घाटकोपर

करल-३

मालमत्ता पत्रक

विभाग/मोजे - विक्रीची १२०
 नगर भूमापन शिष्टाचार प्लॉट नंबर ५०/६
 जगांक/स.सो.नं. ५०/६

तालुक/न.भू.मा.का. -- न.भू.अ.घाटकोपर
 संत चो.मी. धारणाधिकार

जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता दिल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची विषय वेळ)

वसासणी कायदा -

खरी नवकरल -

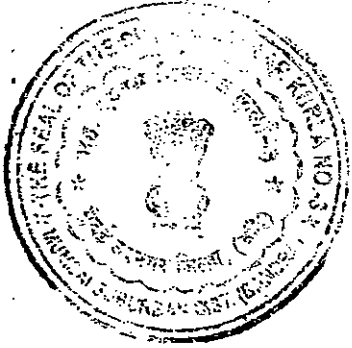
न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

प्रमाणपत्र

अर्ज क्रमांक. १५०/२० जर्ज आल्याची तारीख. १०/१०/१२
 नवकरलेचा शुल्क. १६०/- मालमत्ता तपार तारीख. १२/१०/१२
 नवकरलेची प्रतिवार... तपार करणार... सी.पी.ए.
 तपासणी शुल्क... तपासणी करणार... सी.पी.ए.
 कागद शुल्क... ०.५/- अचकल दिल्याची तारीख... १२/१०/१२
 एवज्य शुल्क... १६८/-

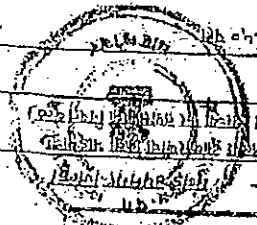
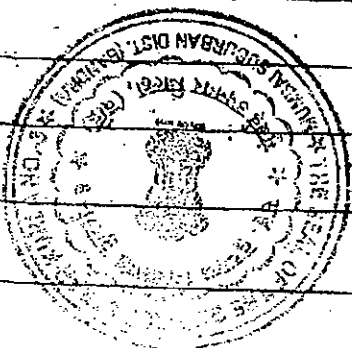
मिलकत पत्रिकेच्या प्रमाणित प्रतिवर दाखल क्षेत्र - ००९३:२ चो.मी. अमारी फोन नंबर २५७७७७ पूर्णतः दोन दोस्त औरस मीटर हे मुळ मिलकत पत्रिकेवर नमूद केलेल्या क्षेत्राच्या मेळात असल्याची खात्री केली आहे.



नगर भूमापन अधिकारी
 घाटकोपर

नगर भूमापन अधिकारी
 घाटकोपर

क्रमांक	विवरण	दिनांक	परिमाण
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30



925	3000
3000	925

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

...

<p>15/10/02</p> <p>17/10/02</p> <p>19/10/02</p> <p>21/10/02</p> <p>23/10/02</p> <p>25/10/02</p> <p>27/10/02</p> <p>29/10/02</p> <p>31/10/02</p>	<p>15/10/02</p> <p>17/10/02</p> <p>19/10/02</p> <p>21/10/02</p> <p>23/10/02</p> <p>25/10/02</p> <p>27/10/02</p> <p>29/10/02</p> <p>31/10/02</p>	<p>15/10/02</p> <p>17/10/02</p> <p>19/10/02</p> <p>21/10/02</p> <p>23/10/02</p> <p>25/10/02</p> <p>27/10/02</p> <p>29/10/02</p> <p>31/10/02</p>	<p>15/10/02</p> <p>17/10/02</p> <p>19/10/02</p> <p>21/10/02</p> <p>23/10/02</p> <p>25/10/02</p> <p>27/10/02</p> <p>29/10/02</p> <p>31/10/02</p>	<p>15/10/02</p> <p>17/10/02</p> <p>19/10/02</p> <p>21/10/02</p> <p>23/10/02</p> <p>25/10/02</p> <p>27/10/02</p> <p>29/10/02</p> <p>31/10/02</p>
---	---	---	---	---



३०१४	३१५	३
३०१४		

सुभाष चन्द्र बोस

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

१५/१०/०२

मालाभल्ला पत्रक

१२५५	२२१५
विधा/कोष	विशेष
नगर भूखण्ड	सिट नंबर
५०/३५	५०/३५

तालिका/न. नु. मा. का. -- न. भू. अ. घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

यासंगी दिलेल्या आकऱ्यांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

संपादकीय कार्यासाठी -

खर्च नसकतो -

न. भू. अ. घाटकोपर

मुंबई उपनगर जिल्हा

समाप्त

अर्ज क्रमांक. 2570 अर्ज भाल्याची तारीख 2.11.192
 नक्कलेचा शुल्क. 9.00-00 नक्कल तयार तारीख 2.11.192
 नक्कलेची प्रतिया... तयार करणार...
 तपासणी शुल्क... तपासणी करणार...
 कानद शुल्क... नक्कल दिल्याची तारीख...
 एकूण शुल्क... 9.00-00...
 न. भू. अ. घाटकोपर

दिल्लेले पत्रिकेच्या प्रमाणित प्रतियार हा खाल
 क्षेत्र 900.0 चौ. मी.
 अक्षरी भूखण्ड 2570 प्रमाणित तारीख 2.11.192
 चौरस मीटर हे मुळ मिळकत पत्रिकेवर नमूद
 केलेल्या क्षेत्राच्या गेळात असल्याची खात्री केली आहे.

नगर भूमापन अधिकारी
 घाटकोपर

नगर भूमापन अधिकारी
 घाटकोपर



क्र.सं.	विवरण	दिनांक	प्रमाण	मूल्य
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



2088	225	225
225	225	225
225	225	225

...

...

...

...

...

...

...

...

...

...

...

सालभत्ता पत्रक

विभाग/पोजे -- विक्रोळी

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूभाग शिट नं. घाटकोपर

सेक्टर चौ.मी. भाग्याधिकार

सामान्या दिलेल्या अकराव्या किंवा भाड्यासुद्धी तपशील गाण त्याच्या फेर तपासणीची नियत वेळी

५०/२७ ५०/३७

तपासणी करणाऱ्या -

खरी नकल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज क्रमांक. २८२० अर्ज आल्याची तारीख १९१५/१९२
 नकलेचा शुल्क १६०-०० गवयल तयार तारीख १९१०/१९२
 नकलेची प्रतिवार..... तयार करणार..... स.भ. जाड
 तपासणी शुल्क..... तपासणी करणार..... डॉ. बी. पीटेल
 नगर शुल्क..... नकल दिल्याची तारीख.....
 एकूण शुल्क..... १६०-००
 पारिस्त्राण भूमापक खरी प्रत

प्रभाषण

मिळकत भविकेवत प्रमाणित प्रतिवर दाखल क्षेत्र - ०१.६ चौ.मी.
 असले वहातार युनिट अशा (छात्र) जोरस जीटर हे मुळे मिळकत भविकेवर नमुद केलेल्या क्षेत्राच्या पेढात असल्याची खात्री केली आहे.

नगर भूभाग अधिकारी घाटकोपर

नगर भूभाग अधिकारी घाटकोपर

करल-३		
१२५८	६६	१६०
२०१९		



मालमत्ता पत्रक

विभाग/मोजे --- विक्रोळी

तालुका/न.भू.मा.का. -- न.शु.अ.घाटकोपर

जिल्हा ---

क्र.पुस्तक क्र.सं. १५१	दि. नंबर ५०/२८	प्लॉट नंबर ५०/३८	संख ७२.६	धारणाधिकार चौ.मो. (क-१) क	जिल्हा --- साहयगिरा दिवलेवा डेव्हलपिंग एन्ड कॉन्स्ट्रक्शन प्रायव्हेट लि. सप्लाय अँड डेव्हलपिंग प्रायव्हेट लि. प्लॉट नं. ५०/३८ गणेशवाडी
---------------------------	-------------------	---------------------	-------------	------------------------------------	--



सुविधाधिकार

हक्काचा मूळ धारक
वर्ग [नेसर्स-मॅसेवेसट्युव मॅनेजिंग अँड क्लिअरन्स]
[मॅनेजिंग लि.]

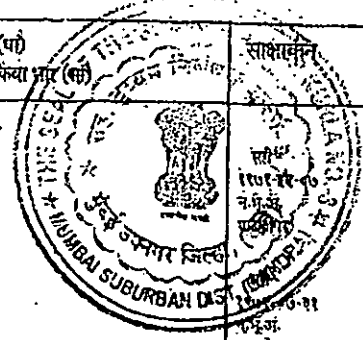
करली-३		
१२५८	८९	९७
२०१९		

व्हेदार

स्तर-भार

स्तर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नमिन धारक (प) पट्टेदार (प) किंवा प्रार (स)	साक्षरता
०३/१२/१९७१	विनशेती आदेश सि.स.नं. ५० प्रमाणे			
११/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.			
२७/०९/१९७२	सि.स.नं. ५० पहा		डि. हिंदुस्थान फॅब्रिके लि.	डि. २१/१०/१९७२ न.भू.अ.पटकोपर
२८/०९/२०००	सि स नं ५० पहा	२२-२५	डा. हिंदुस्थान फॅब्रिके लि.	के.रमणु क्र.१४ प्रमाणे सि.स. २०००-०९-२८ न.भू.अ. पटकोपर
११/०८/२०१०	मं. सह दुय्यम निवृधक कुलां ३ याचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खोली देणार हिंदुस्तान कॅम्पोजिटर लि. यांचे नांव काढी करून खोली घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		डा. रघुलिळा लोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	के.रमणु क्र.६९ प्रमाणे सि.स. ११/८/२०१० न.भू.अ.पटकोपर
११/०८/२०१०	मं. उपरोक्त रजिस्टर गहाणपट्ट मुंबई यांचेकडील नवात वरल प्रमाणे नं. ५०/३००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटविक्रोळी/फ.मो.क्र. ६२, ६३/२०१० दि. ११/८/१० अन्वये रघुलिळा लोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे नांव पुढीलप्रमाणे दाखल केले.		डा. वाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	के.रमणु क्र.६९ प्रमाणे सि.स. ११/८/२०१० न.भू.अ.पटकोपर
०३/०९/२०११	न.नि.स.धिकाारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/६२६८/११ दि. २५/९/११ अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटविक्रोळी/फ.मो.क्र. ६२, ६३/२०१० दि. ११/८/१० अन्वये रघुलिळा लोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे नांव पुढीलप्रमाणे दाखल केले.			सि.स. ०३/९/२०११ न.भू.अ.पटकोपर

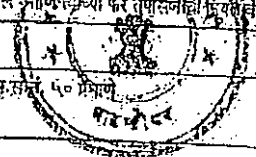


बालभत्ता पत्रक

विभाग/मौजे -- विक्रोळी

तालुका/न.भू.मा.वा. -- न.भू.अ.घाटकोपर

जमीन प्लॉट नं.	शिट नंबर	प्लॉट नंबर	अंश चौ.मी.	धारणाधिकार	जिल्हा -- मुंबई उपनगर जिल्हा
५०/३९	५०/३९		७२.६	[फ-१] क	रामनाला हिंदीला अकालीना किरी भादियावा तपशोल जमिनीच्या फेर तपासनेची किरी वेळ
					सि.स.नं. ५० प्रमाणे



सूचिधाधिकार

रकमचा मुळ धारक वर्ष

[मिर्सा-एसबेहास्टीय मंगेशिया अँड किन्कान] [मटेरियल लि.]

करल-३

पट्टेदार

१२५९ ६६ १६०

इतर भाग

१०९९

इतर सौं

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (घ) किंवा भाग (भा)	साक्षात्करण
०३/१२/१९७६	विनशेती आवेश सि.स.नं. ५० प्रमाणे			
१९/०७/१९७२	विनशेती आवेश सि.स.नं. ५० पट्टे.			
१७/०९/१९७२	सि.स.नं. ५० पट्टा		म हिंदुस्थान फॅब्रिको लि.	सही - १६/१०/१९७२ न.भू.अ.घाटकोपर.
२८/०७/१९००	सि स नं ५० पट्टा	स्व.सु	धा हिंदुस्थान कम्प्रेसिड्स लि.	केरकार क्र.१३ प्रमाणे सही - २०००-०६-२८ न.भू.अ. घाटकोपर
१२/०८/२०१०	मा. सह दुय्यम निवेशक कृती ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१०/२००९ मन्वये खरेदी देणार हिंदुस्तान कम्प्रेसिड्स लि. यांचे नांव क्रांती फारुख खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा रघुलिला होसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	केरकार क्र.६२ प्रमाणे सही - १६/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. अकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नांवात वेदल प्रमाणपत्र GSR No. A.७००६१०४ दि. ५/२/१० अन्वये व क्रांतीलयाँन आवेश क्र.न.भू.अ. घाट/विक्रोळी/दि.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला होसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐकणी पुढीलप्रमाणे नांव दाखल केले.		धा वाधवा रॉसडेन्सी प्रायव्हेट लिमिटेड	केरकार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
०२/०९/२०११	ना.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आवेश क्र.सो./ डेरक II डी/एल.पुन.डी/पुन.प.पी./सि.आर.के.२५२५ दि. २५/९/१० व विनशेती मो.र.नं.१४/१० दि. १/१२/१० व इकडील आवेश क्र.न. भू.अ.घाट/विक्रोळी/दि.नं.क्र.५७, ५०/१ रो ७, ५०/३५ ते ७८/१० मुद्रुंड दि. १०/११ अन्वये प्रायेवने १०० चौ.मी. क्षेत्रास रु.१०० व वार्षिक आकारणी र.रु.४५७८६०/- या प्रमाणे पुर्ण क्षेत्रास स्थितान प्रयोगनाथ विनशेती सन्वयी नॉर दाखल केले.			सही - ०२/०९/२०११ न.भू.अ.घाटकोपर



मालमत्ता पत्रक

तालुका/न.भु.ना.का. -- न.भु.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

सहाय्यक जिल्हा अकारणीवा किंवा भाड्याच्या तपशील आणि त्यांच्या फेर तपासणीची नियती

करता- ३	१२५	१२६
विषय/मात्रा	विषय/मात्रा	
नगर भूमापन	नगर भूमापन	
क्रमांक/प्र.सं. नं.	क्रमांक/प्र.सं. नं.	
५०/२२	५०/२२	

तपासणी करणारा -

घटी नवकल -

न.भु.अ.घाटकोपर

मुंबई उपनगर जिल्हा

प्रशासनाद्वारे

अज कनाक १२-९-२० अर्ज आल्याची तारीख १९.९.१९१२

नवकलेचा शुल्क १६०-०० नवकल तयार तारीख १.९.१९१२

नवकलेची प्रतिवार ... उत्तार करणार ...

तपासणी शुल्क ... तपासणी करणार ...

कागद शुल्क ... नवकल दिल्याची तारीख ...

एकूण शुल्क १६०-००

मिळकत पत्रिकेच्या प्रमाणित प्रतिवार दाखल क्षेत्र ... चौ.मी. अक्षरी ... चौरस मीटर हे मिळ मिळकत पत्रिकेवर नमुद केलेल्या क्षेत्राच्या मोजात असल्याची खात्री केली आहे.

नगर भूमापन अधिकारी घाटकोपर

नगर भूमापन अधिकारी घाटकोपर



मालमत्ता पत्रक

करला-३
१२५५ १०१ १६०
२०११

विभाग/मौजे -- विक्रोळी

तालुका/न.भ.मा.का. -- न.भ.अ.घाटकोट

जिल्हा --

कारागृह अ.स.नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अटी/शर्तीचा विषय वार्ड प्रती तयार केलेले आणि त्यासाठी ठरवलेली नियमवली
५०/४०	५०/४०		७१.६	[क-१] क	सि.स.नं. ५० प्रमाणे वाढकोट

सुविधाधिकार

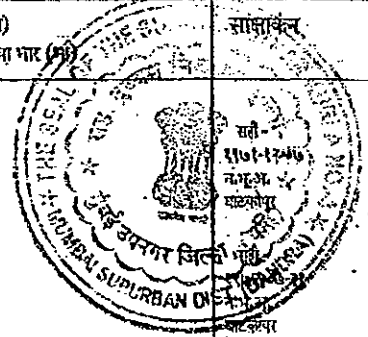
हक्काचा मूळ धारक
वर्ष [मिसरी-एँसबेसस्टॉम मोनेशिया अँड क्रिश्चान]
[मिरेक्स लि.]

पट्टेदार

हस्त धार

हस्त धारे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा धार (धा)	साक्षात्कार
०३/१२/१९७२	विनशेती आवेश सि.स.नं. ५० प्रमाणे			सही- ११/०१/१९७३ न.भ.अ. घाटकोट
११/०७/१९७२	विनशेती आवेश सि.स.नं. ५० पहा.			सही- ११/०७/१९७२ न.भ.अ. घाटकोट
२७/०९/१९७२	सि.स.नं. ५० पहा		H हिंदुस्थान फॅब्रीके लि.	सही- ११/१०/१९७२ न.भ.अ. घाटकोट
२८/०७/१९७०	सि.स.नं. ५० पहा	ख.सु.	धा हिंदुस्थान कम्पोजिट लि.	सही- ११/०७/१९७० न.भ.अ. घाटकोट
३३/०८/२०१०	म्ह. राह वृत्त्या निर्बंधक कृती व यांचेकडील र.भ.का. ६५०/२०१० दि. १८/१/२००७ अन्वये खोदी देणार हिंदुस्थान कम्पोजिट लि. यांचे नाव कमी करून फॅब्रीके घेणार यांचे नाव पुढीलप्रमाणे दाखल केले.		धा. रघुलता लोहर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	सही- ११/०८/२०१० न.भ.अ. घाटकोट
३१/०८/२०१०	म्ह. उपरोक्त रजिस्टर महासाठ्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A1980056104 दि. ११/१/१० अन्वये व कार्यालयीन आवेश क्र.न.भ.अ. घाटकोट/वि.स.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलता लोहर्स अँड डेव्हलपर्स प्रा.लि. यांचे देवणी पुढीलप्रमाणे नाव दाखल केले.		धा. चांधया रेसिडेन्सी प्रायव्हेट लिमिटेड	सही- ११/०८/२०१० न.भ.अ. घाटकोट
०३/०१/२०११	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आवेश क्र.सौ/ हेरक H डी/एल.एन.डी/एन.ए.पी./एस.आर.के.१५२५दि.२७/१०/१० व विनशेती मो.र.नं.१४२/२० दि.११/१२/१० व हक्कील आवेश क्र.न. भ.अ.घाटकोट/वि.स.नं.क्र.५०, ५०/१ ते ७, ५०/३५ ते ३४/१० मुंबई दि. /०१/११ अन्वये प्राणेकी १०० चौ.मी. क्षेत्रास रु.१०३ व याचिक आकाराची र.रु.३५७८९०/- या प्रमाणे पूर्ण क्षेत्रास रजिस्टर प्रमाणे विनशेती सहाची नोंद दाखल केलेली.			सही- ०३/०१/२०११ न.भ.अ. घाटकोट



मालमत्ता पत्रक

तालुका/न.भू.म.फ. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

मालमत्ता दितीचा आकरणाचा किंदा भाजवृत्त तयार व आणि त्याच्या फेर तपासणीची नियम (१९७३)

करवर्ग - ३	१२०	१२०
विभागा/मौजे	विश्रोळी	
मूळ शुल्क	शिट नंबर	खत
फर्मा/र.स.प.न.		चौ.नी
५०/२०	५०/४०	

तपासणी करणारा -

खरी नकल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

प्रमाणपत्र

अर्ज क्रमांक. १२६२० अर्ज आल्याची तारीख १९.११.१२
 नकलेचा शुल्क १६२-०० नकला तयार तारीख १.११.१२
 नकलेची प्रतिया... तयार करणार... २३/११/१२
 तपासणी शुल्क... तपासणी करणार... १०/१२
 यंत्रण शुल्क... नकल दिल्याची तारीख... १०/१२
 एकुल शुल्क १६०-००

मिळकत पत्रिकेच्या प्रमाणित प्रतिवर दाखला क्षेत्र... चौ.मी.
 अक्षरी... पूर्ण...
 चीरस मीटर हे मुळ मिळकत पत्रिकेवर नमुद केलेल्या क्षेत्राच्या मेळात असल्याची खात्री केली आहे.

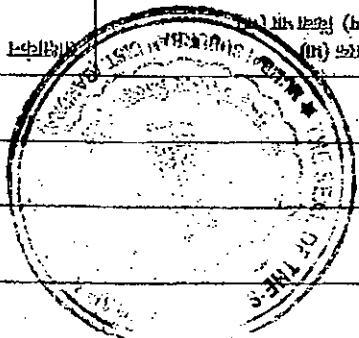
खरी प्रत



नगर भूमापन अधिकारी
 घाटकोपर

नगर भूमापन अधिकारी
 घाटकोपर

19/06/2022	20/06/2022	21/06/2022	22/06/2022	23/06/2022	24/06/2022	25/06/2022	26/06/2022	27/06/2022	28/06/2022	29/06/2022	30/06/2022
...



...
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

3002

9275

903

3-10200

ಶಾಂತಿ ಹವೆ

ಶಾಂತಿ ಹವೆ - 10/06/2022

ಶಾಂತಿ ಹವೆ - 10/06/2022

करल - ३

मालमत्ता पत्रक

१२५८ १०४ १६०

विभाग/मंजूर - जिल्हा

तालुका/न. भू. मा. का. - न. भू. अ. घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

कार भूमापन - मालमत्ता - मालमत्ता

द्वारा - धारणाधिकारी

शासन/मालमत्ता अधिकारीचा पदवी पाहण्यासाठी कसरील येणिल्या फेर तपासणीची नियत

५०/६४

५०/४४

तपासणी करणारा -

खरो नक्कल -

न. भू. अ. घाटकोपर

मुंबई उपनगर जिल्हा

भूमापन

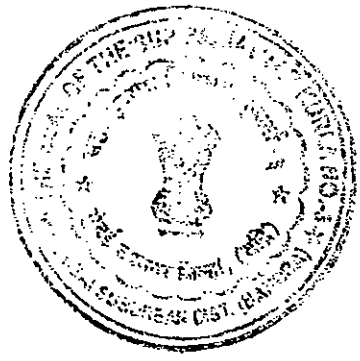
अर्ज क्रमांक. १८२० अर्ज आल्याची तारीख १५/११/१२
 नक्कलेचा शुल्क. १,६०-०० नक्कल तयार तारीख १५/११/१२
 नक्कलेची प्रतिवार..... तयार करणार.....
 तपासणी शुल्क..... तपासणी करणार.....
 कागद शुल्क..... नक्कल दिल्याची तारीख.....
 एकूण शुल्क..... १६०-००

मिळकत पत्रिकेच्या भनायित प्रतिवार दाखल
 क्षेत्र..... चौ.मी.
 अक्षरी.....
 चौरस मीटर हे गुळे मिळकत पत्रिकेवर नमुद
 केलेल्या क्षेत्राच्या गेळ्यात असल्याची खात्री केली आहे.

परिष्कारण भूमापक
खरो मस

नगर भूमापन अधिकारी
घाटकोपर

नगर भूमापन अधिकारी
घाटकोपर



<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>
<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>
<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>
<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>



<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>	<p>11/02/2020 11/02/2020</p>
----------------------------------	----------------------------------	----------------------------------	----------------------------------	----------------------------------

<p>2000</p>	<p>2000</p>	<p>2000</p>
-------------	-------------	-------------

11/02/2020

11/02/2020

मालमत्ता पत्रक

कारण- 3		
9255	300	950
जिल्हा	श्रीरंगपूर जिल्हा	
20	श्रीरंगपूर जिल्हा, श्रीरंगपूर तालुका, श्रीरंगपूर गावसामुहिक प्रशासन	

विभाग/मोने -- विक्रीसाठी
 तालुक्याचे न. भू. या. का. -- न. भू. अ. वाटकोपर

मूळ नं. सिट नंबर प्लॉट नंबर क्षेत्र भारतीयाधिकार
 40/23 40/23 32.5 [क-1]
 क

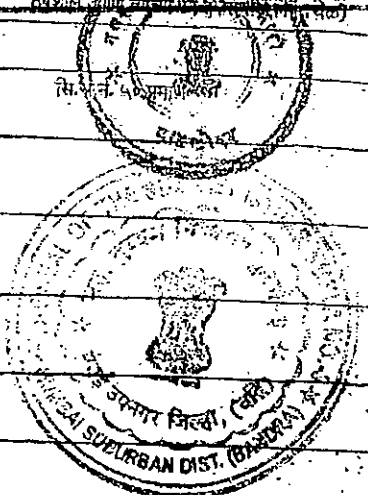
सुविधाधिकार

ठपक्याचा मुळ भारक चर्च
 [मिसर्स-दॅव्हिसस्टीव मॅनेजिया अँड फ्रिडरसन]
 [मटेरीयल लि.]

पट्टेदार

इतर भार

इतर शी



दिनांक	व्यवहार	खंड क्रमांक	मिनिन घाटक (या) पट्टेदार (९) किंवा भार (१४)	साक्षात्करण
23/03/1991	मिनिरोती आदेश सि.स.नं. ५० प्रमाणे			शी - 1991-12-09 न.भू.अ. घाटकोपर
19/06/1992	मिनिरोती आदेश सि.स.नं. ५० यहा.			शी - 1992-05-29 न.भू.अ. घाटकोपर
20/08/1992	सि.स.नं. ५० यहा		H हिंदुस्थान फॅब्रीके लि.	शी - 1992/11/22 न.भू.अ.घाटकोपर.
22/08/1990	सि स नं ५० यहा	ख.सु	भा हिंदुस्तान कम्पोजिट्स लि.	किंवा मु. क्र. २४ प्रमाणे शी - २०००-०५-२८ न.भू.अ. घाटकोपर
31/01/2010	मा. नर दुग्धम निबंधक फुला ३ यांचेकडील र.प.क्र. ६५०/२०१० दि. १२/१/२००० अन्वये खरेदी वेणार हिंदुस्तान कम्पोजिट्स लि. यांचे नांव कमी करून खरेदी वेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		भा. रघुलिंगा लोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	किंवा मु. क्र. ६२ प्रमाणे शी - ११/८/२०१० न.भू.अ.घाटकोपर.
09/01/2010	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A66006104 दि. ५/२/२० अन्वये व कार्यालयीन आदेश क्र. न. भू. अ. घाटकोपर/क.न.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिंगा लोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		भा. बाभवा रेसिडेन्सी प्रायव्हेट लिमिटेड	किंवा मु. क्र. ६३ प्रमाणे शी - ११/८/२०१० न.भू.अ.घाटकोपर.
02/01/2011	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/ डेरक II डी/एल.एन.डी/एन.प.पी./एल.आर.क्र.१५२५दि. २५/१०/१० व मिनिरोती मो.र.नं. २४४/१० दि. १/१२/१० व इकडील आदेश क्र.न. भू.अ.घाटकोपर/क.न.क्र. ५०, ५०/१ ते ५४, ५०/२५ ते ५४/१० मुलुंड दि. 10/1/11 अन्वये प्रलोकनी १०० चौ.मी. क्षेत्रास रु.५०९ व वर्गदिक आकारणी र.क्र.३५७८६०/- या प्रमाणे पूर्ण क्षेत्रास रजिस्ट्रार प्रयोगनाथ मिनिरोती तालुक्याची नोंद दाखल केली.			शी - 02/01/2011 न.भू.अ.घाटकोपर

मालमत्ता पत्रक

विभाग/मौजे - विक्रोळी

जालुका/न.भू.ना.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

गा.भूमापन शिट नंबर फाट नंबर क्षेत्र चौको.

धारणाधिकार

शासनाला दिलेला आकाराचा किंवा तपसणी तपसणी आणि त्याच्या फेर तपसणीची निलंबन

५०/४३ ५०/४३

तपसणी करण्यास -

दती नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

प्रमाणपत्र

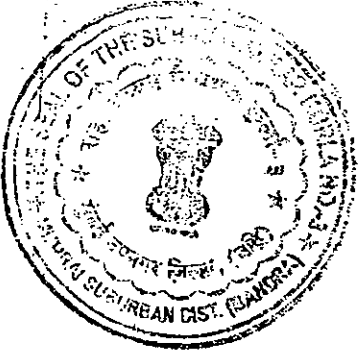
अर्ज क्रमांक. १८०२० अर्ज आल्याची तारीख १९.०५.१२
 नक्कलेचा शुल्क. १६००० गणवली तयार तारीख. १९.०५.१२
 नक्कलेची प्रतित्वा. तयार करणार. २१ अर्ज
 तपसणी शुल्क. तपसणी करणार. ३०.३१
 फागद शुल्क. नक्कल दिल्याची तारीख. ३०.३१
 एकुल शुल्क. १९००० खरी प्रत

मिळकत पात्रिकेच्या प्रमाणित प्रतियर दाखल क्षेत्र ७२.६ चौ.मी. अक्षरी-०५हातर पुढीक महा पक्षा औरस मीटर हे मुळ मिळकत पात्रिकेवर नमूद केलेल्या क्षेत्राच्या मेळात असल्याची खात्री केली आहे.

नगर भूमापन अधिकारी घाटकोपर

नगर भूमापन अधिकारी घाटकोपर

करत-३		
१०५८	१०८	१६०
२०११		



<p>15/02/2017 11/02/2017 11/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 10/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 09/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 10/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 10/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 10/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>
<p>20/02/2017 10/02/2017</p>	<p>22/02/2017</p>	<p>11/02/2017</p>	<p>11/02/2017</p>



92.15	300	300
930		

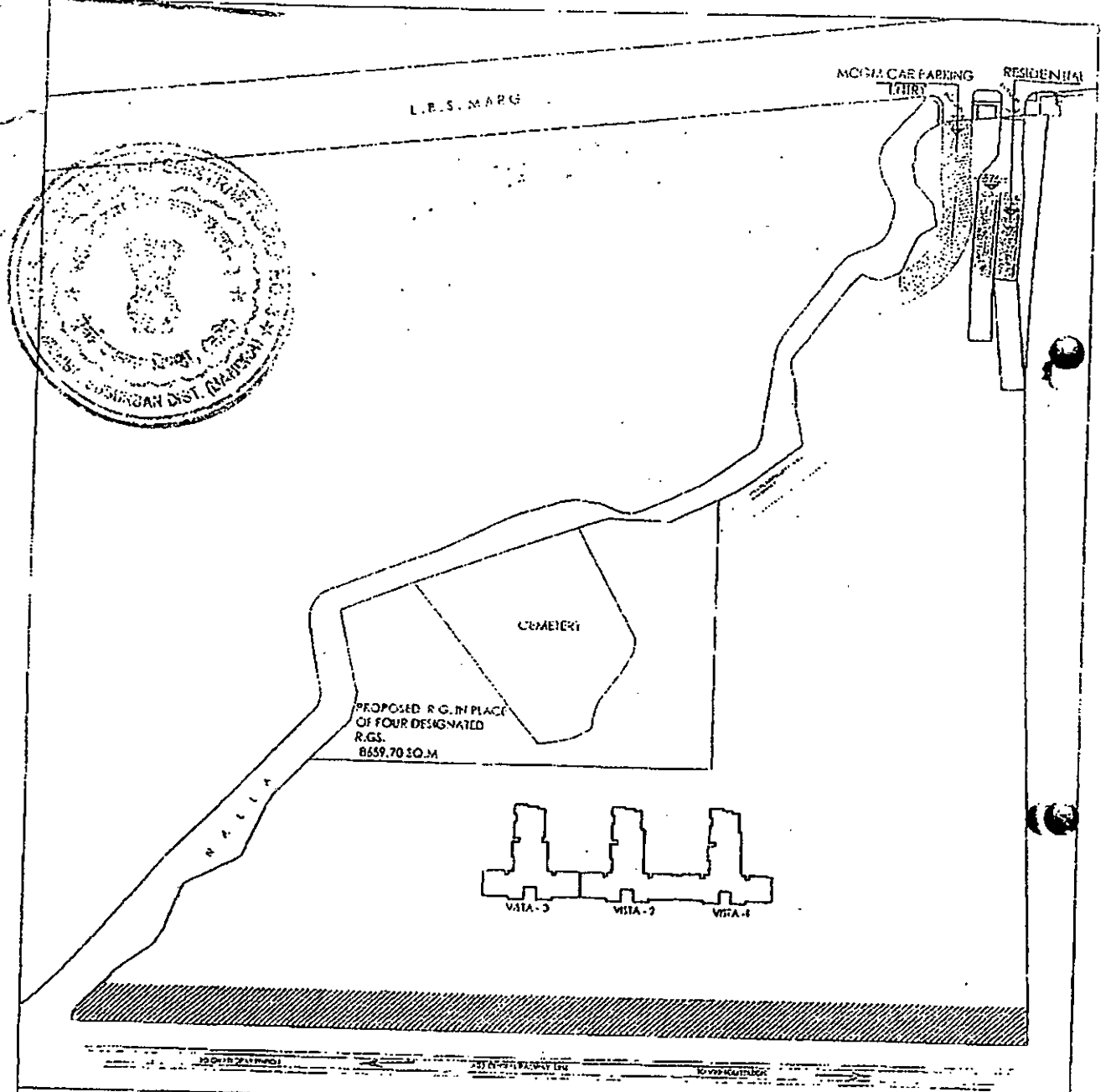


11/02/2017

11/02/2017

अनुक्र-३		
१२५	११२	१६०
१११		

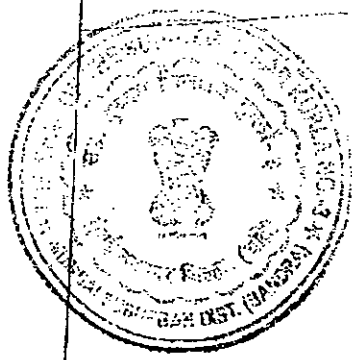
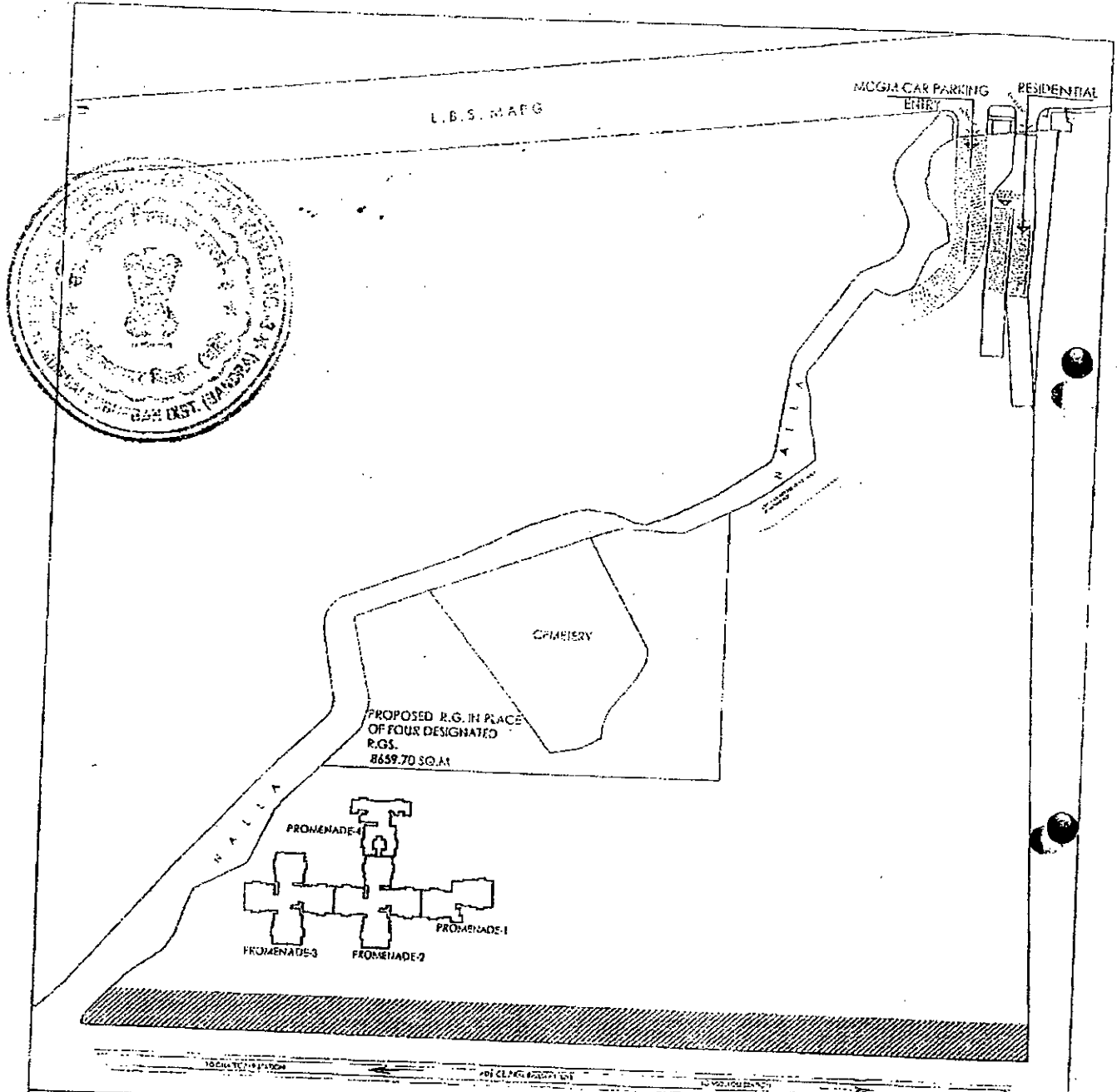
Annexure "E"



<p>1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M.</p> <p>2). CARPET AREA OF THE FLAT & AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS / COLUMN PROJECTIONS OF THE ROOMS ARE NOT TO BE DEDUCTED.</p>	<p>VISTA LAYOUT PLAN</p>		<p>The Builders Group 112, 113 & 114 W. E. Road OFFICE ANANDRAO CHAVAN & CO. ARCHITECTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000</p>
	<p>THE ADDRESS Ghatkepar (w), Mumbai</p>		

कतवा-३		
१२५०	११४	१६०
२०१३		

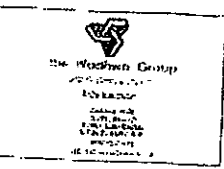
Annexure "F-1"



- 1). TERRACE FLOOR PLANS SUBJECT TO THE APPROVAL OF M.C.G.M.
- 2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBES & COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED.

PROMENADE LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



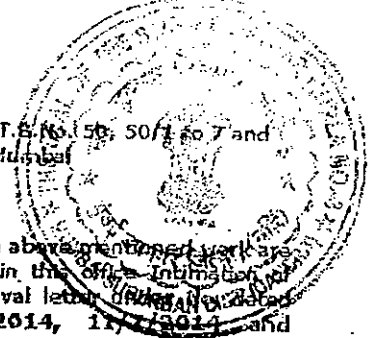
Annexure 3

करल-3		
9295	977	760
MUNICIPAL CORPORATION OF GREATER MUMBAI		ANNEXURE G
23 JUL 2015		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE / 6521 / BPES / AN

To,
Shri Shashikant L. Jadhav
M/s.Spaceage Consultants
B-17, Natraj Bldg., Shrushti Complex,
Mulund Link Road, Mulund (W),
Mumbai-400080

Sub: Amended plans for proposed residential building on plot bearing C.T.No. 50, 50/A to 7 and 50/35 to 44 of village Vikhroli (W) at L.B.S. Marg, Ghatkopar(W), Mumbai
Ref: Your letter dated 23/06/2015





Sir,
I have to inform you that, the amended plans submitted by you for the above mentioned work are hereby approved, subject to the compliance of the conditions mentioned in the office intimation. Disapproval under even No. dated 30/04/2010 and amended plan approval letter dated 17/01/2011, 27/12/2011, 12/06/2013, 10/01/2014, 07/03/2014, 17/07/2014 and 30.12.2014 and following additional conditions:-

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That the requisite fees, deposits, premium shall be paid before applying for C.C..
- 3) That the C.C. shall be got endorsed as per approved amended plans.
- 4) That all the conditions mentioned in the LOI for Public Parking LOT issued by Ch.Eng.(Rds. & Tr.) u/No.CHE/4064/Rds. Tr /MC dated 17/11/2014 shall be complied with.
- 5) Conditions mentioned in revised I to R Permission u/no.CHE/038531/DPES of dt.06.05.2014 shall be complied with.
- 6) That the area falling under proposed D.P. Road/ Road widening under Draft D.P. 2034, shall be handed over to M.C.G.M. free of cost & free from all encumbrances & transfer the same in the name of M.C.G.M. within a period of 6 month from the date of sanction of draft development plan 2034 by the state Govt.
- 7) An registered undertaking as finalized by legal department for agreeing to hand over the land affected by proposed road/ road widening as per Draft /D.P. 2034, which will be binding on legal heirs/ successers/ assignees/ flat purchases & a suitable conditions to the effect incorporating in sale agreement shall be submitted.
- 8) That as per Circular No.CHE/27921/DP/Gen dated 06/01/2014, the owner / developer and concerned architect / L.S. shall compile and preserve the following documents :-
a)Ownership document, b)Copies of IOB, CC subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans, c) copies of Soil Investigation Reports, d)RCC details and canvas mounted structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g)All details of repairs carried out in the buildings, h) Supervision certificate issued by the Licensed Site Supervisor, i) Building Completion Certificate issued by L.S. / architect, j) NDC and completion certificate issued by the C.F.O., k)Fire Safety Audit carried out as per the requirement of C.F.O.
The above documents / plans 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, the same should be handed over within a period of 90 days after granting Occupation Certificate.
- 9) That the registered Undertaking / Indemnity bond for incorporating the condition of handing over of document to the society/ end user as per circular no.CHE/27921/DP/GEN dt.06.01.2014 shall be submitted & copy of agreement showing the above conditions shall be submitted.
One set of amended plans duly signed and stamped is hereby returned in the token of Municipal Approval.

Acc :- One set of plan.

Yours faithfully,

Copy forwarded for information to the owner
M/s.Wadhwa Residency Pvt. Ltd.


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

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

9245	972	960
0000		

C - 3

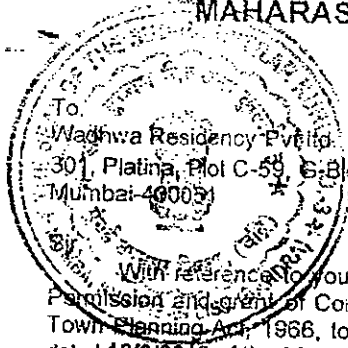
MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/0216/L-N/337(NEW)

COMMENCEMENT CERTIFICATE



With reference to your application No. CHE/ES/0216/L-N/337(NEW) Dated. 13/3/2018 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 13/3/2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 50, 50/1TO 7 AND 50/35 TO 44 Division / Village / Town Planning Scheme No. GHATKOPAR situated at L.B.S. Marg Road / Street in N Ward Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall 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. Assistant Engineer L&N Ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23/5/2011

कमल-3		
3245	990	980
2088		

Issue On : 24/5/2010

Valid Upto : 23/5/2011

Remark :

C.C. upto basement top for the wing A to 'E' as per approved plans dt. 30.4.2010



Approved By

P.P.Rahut

Executive Engineer

Issue On : 9/12/2010

Valid Upto : 23/5/2011

Remark :

Full C.C. for wing 'A to 'E' as per approved plans dt. 30.4.2010

Approved By

P.P.Rahut

Executive Engineer

Issue On : 18/1/2011

Valid Upto : 23/5/2011

Remark :

C.C. for tower 'A' for wing 3 upto 8th upper floor and for wing '4' upto 12th upper floor and Tower 'B' for wing '1' C.C. upto 12th upper floor & for wing 2 C.C. upto 8th upper floor & for wing 3 C.C. Still upto slab level as per approved amended plans dt. 17.01.2011

Approved By

P.P.Rahut

Executive Engineer

कर्म-3		
9245	11/	020
Issue On: 1/2/2011		

Valid Upto: 23/5/2011

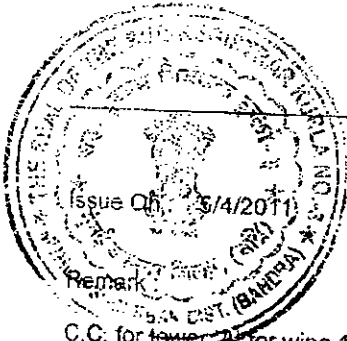
Remark:

C.C. for tower 'A' for wing 1 and 2 upto Still level as per approved amended plans dt. 17.1.2011

Approved By

P.P.Rehut

Executive Engineer



Valid Upto: 23/5/2011

Remark:

C.C. for tower 'A' for wing 1st and 2nd upto still slab level wing 3rd and 4th C.C. upto 12th upper floor and Tower 'B' for wing 1 & 2 C.C. upto 12th upper floor & for wing '3' C.C. upto Still slab level and Tower 'C' upto Still slab level as per approved amended plans dt. 17.1.2011.

Approved By

P.P.Rehut

Executive Engineer

Issue On: 10/10/2011

Valid Upto: 23/5/2012

Remark:

C.C. for tower 'A' for wing 1st and 2nd upto Still slab level wing 3rd and 4th C.C. upto 17th upper floor and Tower 'B' for wing 1 & 2 C.C. upto 17th upper floor & for wing '3' C.C. upto Still slab level and for Tower 'C' C.C. up to Still slab level as per approved amended plans dt. 17.1.2011

Approved By

J.H.Talreja

Executive Engineer

Issue On: 2/11/2011

Valid Upto: 23/5/2012

Remark:

CHE/ES/0216/L-N/337(NEW)

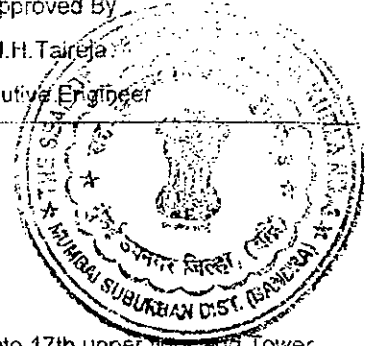
2011		
9245	97e	970
2088		

C.C. for tower 'A' for wing 1st and 2nd upto Still slab level wing 3rd and 4th C.C. upto 17th upper floor and Tower 'B' for wing 1& 2 C.C. upto 17th upper floor & for wing '3' C.C. upto Still slab level and for Tower 'C' C.C. upto Still slab level as per approved amended plans dt. 02.11.2011.

Approved By

J.H. Talreja

Executive Engineer



Issue On : 1/12/2011

Valid Upto : 23/5/2012

Remark :

C.C. for tower 'A' for wing 1st and 2nd upto Still slab level, wing 3rd and 4th C.C. upto 17th upper floor and Tower 'B' for wing 1& 2 C.C. upto 17th upper floor & for wing '3' C.C. upto 10th upper floor & Tower 'C' upto 2nd upper floors as per approved amended plans dt. 02.11.2011

Approved By

J.H. Talreja

Executive Engineer

Issue On : 9/8/2012

Valid Upto : 23/5/2013

Remark :

C.C. for Tower 'A' for wing 1st and 2nd upto Still slab level, wing 3rd and 4th C.C. upto 19th upper floor and C.C. for Tower 'B' for wing 1& 2 upto 18th upper floor & for wing '3' upto 16th upper floor & C.C. for Tower 'C' upto 2nd upper floors as per approved amended plans dt. 27.12.2011

Approved By

J.H. Talreja

Executive Engineer

Issue On : 7/9/2012

Valid Upto : 23/5/2013

Remark :

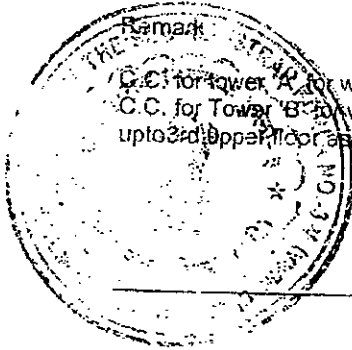
C.C. for tower 'A' for wing 1st and 2nd upto 2nd upper floor for wing 3rd and 4th upto 19th upper floor and C.C. for Tower 'B' for wing 1& 2 C.C. upto 18th upper floor & for wing '3' upto 18th upper floor & C.C. for Tower 'C' upto 2nd upper floor as per approved amended plans dt. 27.12.2011

9245		
920	920	920

Approved By
J.H. Talreja
Executive Engineer

Issue On : 11/10/2012

Valid Upto : 23/5/2013



Remark
C.C. for tower 'A' for wing 1st and 2nd upto 2nd upper floor for wing 3rd and 4th C.C. upto 21th upper floor and C.C. for Tower 'B' for wing 1 & 2 upto 19th upper floor & for wing '3' upto 20th upper floor & C.C. for Tower 'C' upto 3rd upper floor as per approved amended plans dt. 27.12.2011

Approved By
J.H. Talreja
Executive Engineer

Issue On : 26/6/2013

Valid Upto : 23/5/2014

Remark :

C.C. for tower 'A' for wing 1st and 2nd upto 13th upper floors, for wing 3rd and 4th C.C. upto 21th upper floor and for Tower 'B' wing 1, 2 & 3 upto 20th upper floors & for Tower 'C' upto 10th upper floor as per approved amended plans dt. 12.06.2013

Approved By
J.H. Talreja
Executive Engineer

Issue On : 3/2/2014

Valid Upto : 23/5/2014

Remark :

C.C. for tower 'A' for wing 1st and 2nd upto 21st upper floors for wing 3rd and 4th C.C. upto 28th upper floors and for Tower 'B' wing 1st, 2nd & 3rd upto 21st upper floors as per approved amended plans dt. 10.01.2014

Approved By
A.C. Wade
Executive Engineer

फॉर्म-३		
१२५५	१२१	१६०
२०१९		

Issue On : 27/8/2014

Valid Upto : 23/5/2015

Remark :

C.C. for Tower 'B' wing 4 & 5 upto Basement top for Tower portion only as per approved amended plans dt.11.07.2014



Issue On : 1/10/2014

Valid Upto : 23/5/2015

Remark :

C.C. for tower 'A' for wing 1 and 2 upto 23 upper floors (i.e. additional 2 floors) and tower 'C' upto 13th floors (i.e. additional 3 floors) as per approved amended plans dt. 11.07.2014

Approved By
A.C.Wade
Executive Engineer

Issue On : 17/1/2015

Valid Upto : 23/5/2015

Remark :

C.C. for tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 upto 21st , wing 4 & 5 C.C. Basement Top and Tower 'C' C.C. upto 15th upper floor as per approved amended plans dt. 30.12.2014

Approved By
A.C.Wade
Executive Engineer

Issue On : 18/6/2015

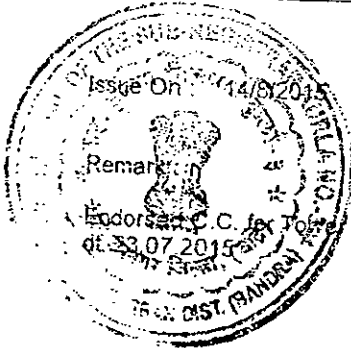
Valid Upto : 23/5/2016

Remark :

7245		
922	Dec	
2013		

C.C. for tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 upto 21st floor, wing 4& 5 C.C. Basement Top and Tower 'C' C.C. upto 20th upper floor as per approved amended plans dt. 30.12.2014

Approved By
Sunil.Tatekar
Executive Engineer



Valid Upto : 23/5/2016

Approved By
Sunil.Tatekar
Executive Engineer

Issue On : 14/9/2015

Valid Upto : 23/5/2016

Remark :

C.C. for Tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 upto 21st floor, wing P1 and P2 C.C. upto 11th floor, wing P3 C.C. upto Basement Top and wing P4 C.C upto 2nd upper floor, Tower 'C' C.C. upto 21st upper floor as per approved amended plans dt. 23.07.2015

Approved By
Sunil.Tatekar
Executive Engineer

Issue On : 4/12/2015

Valid Upto : 23/5/2016

Remark :

C.C. for tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 upto 21st floor, wing P1 and P2 C.C. upto 11th floor, wing P3 C.C. upto 8th upper floor and wing P4 C.C upto 2nd upper floor, Tower 'C' C.C. upto 21st upper floor as per approved amended plans dt. 23.07.2015

Approved By
Avinash.G.Tambewagh

CHE/ES/0216/L-N/337(NEW)

कार्य-3		
92450	923	DEO
2018		

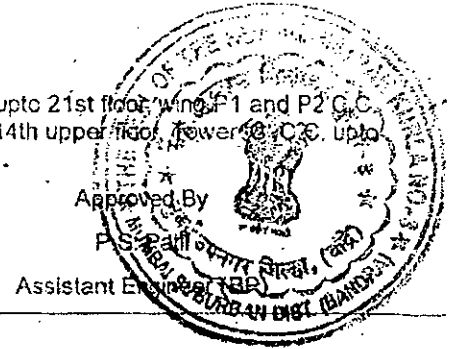
Executive Engineer

Issue On : 30/1/2016

Valid Upto : 23/5/2017

Remark :

C.C. for Tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 upto 21st floor, wing P1 and P2 C.C. upto 16th floor, wing P3 C.C. upto 10th upper floor and wing P4 C.C upto 14th upper floor, Tower 'C' C.C. upto 21st upper floor as per approved amended plans dt. 01.01.2016.



Issue On : 7/5/2016

Valid Upto : 23/5/2017

Remark :

C.C. for Tower 'A' for wing 1,2,3 & 4 upto 28th floors, Tower 'B' wing 1,2,3 C.C. upto 21st floor, wing P1, P2, P3 C.C. upto 22nd (pt) upper floors, wing P4 C.C. upto 14th upper floors, Tower 'C' C.C. upto 21st upper floor as per approved amended plans dt. 01.01.2016

Approved By
A.E.- P.S. Patil
Assistant Engineer (BP)

Issue On : 24/11/2017

Valid Upto : 23/5/2018

Remark :

Full C.C. of Tower 'B' for wing P1, P2, P3 and P4 as per approved amended plans dated 28.07.2017.

Approved By
P.S. Patil
Assistant Engineer (BP)

Issue On : 20/4/2018

Valid Upto : 23/5/2018

9245		
978	960	
3002		

Remark :

Re-endorse C.C. for Tower B:- wing P1, P2, P3 and P4 as per approved amended plans dated 27-03-2018.



✓
 Name : Prakash Satharem
 Post :
 Designation : Assistant
 Engineer
 Organization : Personal
 Date : 20-Apr-2018 19: 04:36

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

Cc to :

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

KANGA & CO. (Incorporated)
 ADVOCATES & SOLICITORS
 ESTABLISHED 1929

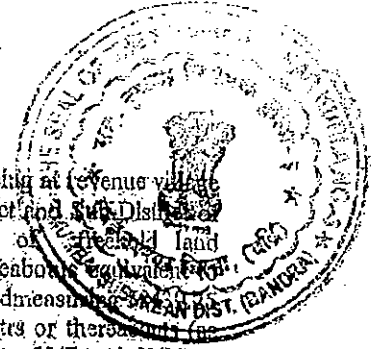
223, V. K. Road
 2014-2015

9245 / 92 / 35
 Annexure I

Practising Members: 43, Vasa, Nalanda Road, Mumbai - 400 034 India. Tel: (91 22) 6633 0220, 6533 2200, 2664 2266 Fax: (91 22) 6633 6063, 6023 6657 Email: kanga@kangacompany.com
 M. L. Bhaskar, S. G. Kulkarni, A. M. Desai, K. M. Mhasurji, H. D. Damodar, G. S. Vekhe, A. R. Ardi, M. S. P. G. Mahla, R. V. Gedait, G. S. Thakkar, G. K. Vatsraj, Ms. M. D. Samrat

In reply to: SVI 7607 /2012

TO WHOMSOEVER IT MAY CONCERN



Re: All the pieces and parcel of land, situate, lying and being at (revenue village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, consisting of freehold land admeasuring in aggregate 28540.75 sq. yards or thereabouts equivalent to 23,363.69 sq. mtrs or thereabouts and leasehold land admeasuring in aggregate 48862.45 sq. mtrs or thereabouts (as per title document) and bearing GTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44, admeasuring in aggregate, as per P.R. Cards, 71,145.50 sq. meters, or thereabouts, together with the buildings and other structures standing thereon, situate at L.B.S. Road, Vikhroli, Mumbai.

We have prepared this Report on Title in respect of the captioned property on the basis of (i) our earlier Report on Title dated 12th August 2011, (ii) the copies of the certain documents of title furnished to us, inspection of the original documents taken earlier at the office of Hindustan Composites Limited, (iii) the Search Reports submitted by Mr. Nilesh Vagal, Search Clerk, in respect of the searches taken in the office of the concerned Sub-Registrars of Assurances, and (iv) the Search Report submitted by Messrs S. P. Inartoy & Associates, Company Secretaries, in respect of the searches taken at the Office of the Registrar of Companies, and (v) copies of the Property Register Cards, in respect of the said Property. On perusal of all the aforesaid, we observe as under:

1. By and under an Indenture dated 7th July 1935, (read with the endorsement thereon dated 30th November 1937) made between the then acting Collector, Nathaniel Horby and Framjee Cowasjee Esqr, the said Nathaniel Horby demised unto Framjes Cowasjee Esqr, the plot of lands of the villages of Veekrolee (Vikhroli) and Kanjoor Turuf Marole in the Salsette Taluka in perpetuity, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained to be observed and performed, on the part of Framjee Cowasjee Esqr.
2. By diverse means assignments and acts in law, and ultimately by an Indenture dated 26th June 1945, made between Amrallal Amarchand of the First Part, The Official Assignee of the Second Part, Vinjal Jivandas and Bal Javerbai of the Third Part, Mulji Savchand and Gangabai of the Fourth Part, and Nowroji Pirojsha of the Fifth Part, and registered with the Sub Registrar of Assurances, Bombay under serial No. BOM 3534/1945, the aforesaid parties of the First Part, Second Part, Third Part and Fourth Part thereby, granted unto the Party of the Fifth Part (i.e. Nowroji Pirojsha), all the leasehold land in Villages of Vikhroli Turuf Marole in the Salsette in the Registration Sub-district of Bandra within the Bombay



Suburban District; less the portion conveyed by the court receiver by a conveyance dated 15th September 1941, i.e. land in aggregate admeasuring 726 square yards bearing Survey No. 121/5 and 121/6 and admeasuring 1 (one) Guntha and 5 (five) Gunthas respectively, were sold, transferred, conveyed and assigned unto the said Nowroji Pirojsha for the consideration therein recorded (hereinafter referred to as "Leasehold Property")

In the meanwhile and thereafter, by and under various indentures executed from time to time, the said Nowroji Pirojsha also acquired free hold lands in Village Vikhroli, from the respective owners, as set out hereinafter:

By and under an Indenture dated 5th October 1943, made between Jagan alias Sohrab Shahrar Najmi, as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted, conveyed and assured unto the Purchaser therein, all that piece and parcel of land of the Khoti tenure in the Village of Vikhroli with the messuages tenement and dwelling house standing thereof situate in the Island and Registration Sub-District of Bandra, Bombay Suburban District and containing by admeasurement 6 acres and 12 3/4 gunthas or thereabouts and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.

5. By and under an Indenture dated 5th January 1944, made between Pirojbal Pirojsha Itani as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein all that pieces or parcels of Khoti vacant land or ground situate lying and being at Vikhroli Bombay Suburban District admeasuring approximately 5 acres and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.

6. By and under an Indenture dated 16th February 1944, made between (1) Devichand Ramaji (2) Kesarimal Krishnaji (3) Tarachand Kulkarni and (4) Dhurmasal Krishnaji, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that pieces or parcels of Khoti tenure situate lying and being at Manje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 45 acres and 6 3/4 gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

7. By and under an Indenture dated 29th March 1944, made between (1) Kaitan Pavlu Chosal (2) Justin Pavlu Chosal (3) Anubal Phillip Chosal (4) Andre Phillip and (5) Mary Phillip as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein All that pieces or parcels of Khoti tenure situate lying and being at Manje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-District of Bombay Suburban containing by admeasurement 2 acres and 10 1/2

7745-7		
9245	924	380
2088	Sheet No.	

gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

8. By and under an indenture dated 23rd March 1945, made between Mrs. Kalmad Pral and Inas Kalmad Pral, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece or parcel of Khoti land lying and being at Mouje Vikhroli, Taluka Sauri Salsetie, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 1 acre 4 1/4 gunthas i.e. 1724 square yards and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.

9. By and under an indenture dated 17th April 1945, made between Abdul Latif Arab as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein All that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana bearing the below mentioned Survey Numbers, Plot Numbers and the area at or for the consideration and in the manner mentioned therein:

Survey Numbers	Plot No.	Area (Square Yards)
84	Out of 1	121
85	1	877
85	5	726
86	7	484
86	Out of 8	90
89	1	2117
	Total	4415 Square Yards

10. By and under an indenture dated 1st March 1947, made between Isahabai, Taherbhoy Gulamhusain, Essabhoy Gulamhusain, Asgarbhoy Gulamhusain, Kamrudin Gulamhusain, Kulsambhoy Gulamhusain, Manabai Gulamhusain, Rubabai Gulamhusain and Bambai Gulamhusain, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana admeasuring 14 acres and 7 1/2 Gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

11. By and under an indenture dated 14th June 1947, made between Inas Kalmad Pral as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted and conveyed unto the Purchaser therein all those piece and parcel of land or ground situate at the Khoti Village of Vikhroli, Taluka Thana, District Thana, and within the Registration Sub-District of Thana and

9245		
9245	9245	9245

containing by admeasurement 38 1/2 Gunthas equivalent to 4628 1/4 Square Yards and bearing the following description:

Name of the Field	Sur. No.	Plot No.	Area-Gunthas
Pati	84	3	0-2
Pati	84	4	0-7
Tlghay	81	7	0-12
Pati	88	4	0-17 1/4



on the terms and for the consideration mentioned therein.
 and under an Indenture dated 18th June 1947, made between Alas Simao Ramed, Vincent Simao Ramed and Dumco Simao Ramed therein referred to as the Vendors of the one part and the said Nowroji Pirojsha, therein referred to as the Purchaser of the other part, the said Vendors therein granted and conveyed unto the said Purchaser therein all the following piece and parcel of land or ground situate at the Chohil Village of Vikhroli, Taluka Thana, District Thana, and within the Registration Sub-District of Thana and containing by admeasurement 3 acres 2 1/2

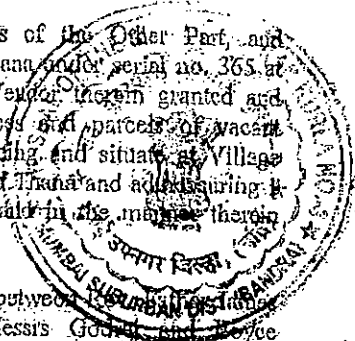
Name of the Field	Sur. No.	Plot No.	Area Gunthas
Pati	89	7	0-14 1/2
Varay	110	36	0-6
Varay	110	41	0-12
Varay	110	43	0-3
Varay	110	46	0-15
Varay	110	53	0-13
Kelicha Chohil	96	4	0-7

Total : 3 Acres 2 1/2 Gunthas = 14822 1/2 Square Yards, at or for the consideration and in the manner therein contained.

- By and under an Indenture dated 30th July 1948, made between Nowroji Pirojsha as the Vendor of the One Part and Godrej & Boyce Manufacturing Company Limited as the Purchasers of the Other Part, the said Nowroji Pirojsha granted and assigned unto the said Godrej & Boyce Manufacturing Company Limited all the rights in the leasehold lands at Village of Vikhroli (i.e. Leasehold Property), as well as the private pieces and parcels of Agricultural lands' Inter alia, in village Vikhroli described in the Schedule thereto as "PERSONAL PROPERTY OF NOWROJI PIROJSHA AT VIKHROLI" (i.e. Freehold Property), on the terms and for the consideration mentioned therein.
- By and under an Indenture dated 3rd May 1949, made between Rev. Father James Noronha as the Vendor of the One Part and Messrs Godrej and Boyce

9245			92C	JEP
2089			Sheet No. _____	

Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Sub-Registrar of Assurances at Thana under serial no. 365 at pages 26 to 31, Volume 522 of Book No. 1, the Vendor therein granted and conveyed unto the Purchaser therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situated at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 10 3/4 Acres and 10 3/4 gunthas at or for the consideration and in the manner therein contained.



15. By and under an Indenture dated 3rd May 1949 made between Godrej and Boyce Noronha as the Vendor of the One Part and Messrs Godrej and Boyce Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Registrar of Assurances at Thana under serial no. 366 at pages 32 to 37 Volume 522 of Book No. 1, the Vendor therein granted and conveyed unto the Purchasers therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situated at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 30 1/2 gunthas bearing the following description:

Name of the Field	Sur. No.	Plot No.	Area - Acres-Gunthas
Pati	88	6	0-2 3/4
Kelicha Oval	99	2	0-1 1/4
Jot	108	9	0-5
Barar	110	12	0-21
Total			0-30 1/2

at or for the consideration and in the manner therein contained.

16. By a Consent Decree dated 6th January, 1962, passed by the Hon'ble Bombay High Court in Suit No. 413 of 1953, filed by Godrej and Boyce Manufacturing Company Limited against the then State of Bombay, it was inter alia declared that (a) the Village of Vikhroli held by Godrej and Boyce Manufacturing Company Limited, was an 'estate' within the meaning of Section 2(d)(b) of the Salsete Estate Land Revenue Abolition Act 1951; (b) two portions thereof, bearing S.No. 15 (part) admeasuring 31 gunthas and S. No. 16 (part) admeasuring 10 gunthas, which were un-appropriated, has vested in the Government; and (c) save and except the aforesaid two portions of land vested in Government, all other lands in Village Vikhroli being 'appropriated' as on 14th August 1951, were the property of Godrej and Boyce Manufacturing Company Limited.

17. By and under an Indenture dated 11th July 1955, made between Godrej & Boyce Manufacturing Company Limited as the Vendor of the one part and Asbestos Magnesia and Friction Materials Limited, as the Purchaser of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM-5479/1955 the Vendor therein granted, conveyed and assured unto the Purchaser

9245 730 940



therein all those several pieces or parcels of land constituting five compact pieces of land or ground containing by admeasurement, according to the joint survey, an aggregate area of 26226 $\frac{1}{4}$ Sq. Yards situate lying and being at Village of Vikhroli Turf Marol in the Registration Sub-District of Bandra, District Bombay Suburban and more particularly described in the Schedule thereunder written at or for the consideration and in the manner therein contained.

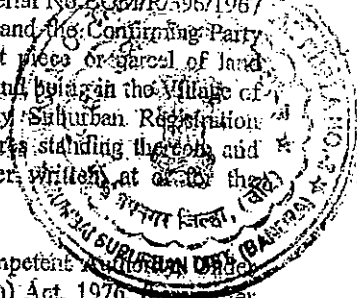
By a Sub-Lease dated 11th July 1955 made between Godrej & Boyce Manufacturing Company Limited as the Sub-Lessor of the one part and Asbestos Magnesia and Friction Materials Limited, as the Sub-Lessee of the other part and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM-5477/1955 the Sub-Lessor therein demised unto the Sub-Lessee therein (i) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 58439 $\frac{1}{4}$ sq. yards and more particularly described in the First Schedule thereunder written and (ii) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 1270 $\frac{1}{2}$ sq. yds and more particularly described in the Second Schedule thereunder written, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited.

19. By an Indenture dated 27th November 1964 made between Asbestos Magnesia and Friction Materials Limited, as the Vendor of the one part and Hindustan Ferodo Limited, as the Purchaser of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM/R/692/1965 the Vendor therein (i) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 58439 $\frac{1}{4}$ sq. yds and more particularly described in the First Schedule thereunder written, (ii) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 1270 $\frac{1}{2}$ sq. yds and more particularly described in the Second Schedule thereunder written and (iii) granted conveyed and assvred unto the Purchaser therein all those pieces or parcels of land admeasuring 26,226 $\frac{1}{4}$ sq. yards, and more described in the Third Schedule thereunder written and all those pieces or parcels of land admeasuring 2314 sq. yards and more particularly described in the Fourth Schedule thereunder written, (i.e. admeasuring in the aggregate 28540 $\frac{1}{4}$ sq. yds), in the manner and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited in respect of the sub-leased lands and at or for the consideration and in the manner therein contained in respect of the freehold portion of the land.

20. By an Indenture dated 28th January 1967 made between Godrej & Boyce Manufacturing Company Private Limited, as the Vendor of the first part, Asbestos Magnesia & Friction Materials Limited, as the Confirming Party of the second part

9245			1939	920
7088		Sheet No:		

and Hindustan Ferodo Limited, as the Purchaser of the Third Part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BDR/13/650/2010 the Vendor therein also granted, conveyed and assured and the Confirming Party therein confirmed unto the Purchaser therein all that pieces or parcels of land containing by admeasurement 2314 sq. yds situate lying and being in the Village of Vikhroli, Tirth Marol, Taluka Kurla District Bombay Suburban Registration District Bandra, together with the buildings and structures standing thereon and more particularly described in the Schedule thereunder, written at or for the consideration and in the manner therein contained.



21. By an order dated 14th March 1978, passed by the competent authority under section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976, (hereinafter referred to as "the said Act") the Competent authority granted an exemption under the said Act to Hindustan Ferodo Limited, in respect of vacant land admeasuring 29,253.21 Square Meters, subject to the specific conditions mentioned therein.
22. It appears that the pieces and parcels of land and the structures standing thereon, which were conveyed, assigned and transferred to Hindustan Ferodo Limited under the said Indenture dated 27th November 1964, comprised of freehold land admeasuring 28540.75 sq. yards equivalent to 23,863.60 sq. meters or thereabouts more particularly described in the First Schedule hereunder written and leasehold land admeasuring 58439.25 sq. yards equivalent to 48862.45 sq. meters or thereabouts more particularly described in the Second Schedule hereunder written and both the above Freehold and Leasehold Property were subsequently awarded GTS No. 50, 50/1 to 7 and 50/35 to 44, (admeasuring in aggregate as per P.R. Cards, 71,143.50 sq. meters, or thereabouts) as more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the said Property").
23. It also appears that in pursuance of applications made by Hindustan Ferodo Limited, the name of that company has been changed to Hindustan Composites Limited and the Fresh Certificate of Incorporation consequent on Change of Name was issued by the Addl. Registrar of Companies, Maharashtra, Bombay, on 11th March 1994.
24. By and under an Indenture dated 18th January 2010 made between the Hindustan Composites Limited as the Vendor of the First Part and Raghuleela Lessors and Developers Private Limited as the Purchaser of the Second Part and registered with the Sub-registrar of Assurances at Kurla-III under Serial No. BDR-13/650/2010, the aforesaid Vendor, viz. Hindustan Composites Limited granted, conveyed, sold, transferred, assigned, and assured unto the said Raghuleela Lessors and Developers Private Limited the said Property more particularly described in the Third Schedule thereunder and hereunder written, at or for the consideration and rents thereby reserved to be paid, in the manner and subject to the covenants, conditions, and stipulations therein contained.

9245	932	940
2098		



By and under a Deed of Mortgage dated 18th January 2010 ("the Mortgage Deed"), made between Raghuleela Lessors and Developers Private Limited, as the Mortgagor, of the One Part and Indiabulls Financial Services Limited, therein and hereinafter referred to as "the Mortgagee", of the other part and registered with the Sub-Registrar of Assurances, Kuria - 3, under Serial No. BDR-13/00562/2010, in pursuance of the loan / financial assistance upto the limit of Rs.460,00,00,000/- (Rupees Four Hundred and Sixty Crores only) granted / sanctioned by the Mortgagee to Raghuleela Lessors and Developers Private Limited and to the other Co-Borrowers as listed therein, ("the said First Mortgage Debt") the Mortgagor, Raghuleela Lessors and Developers Private Limited to secure repayment of said First Mortgage Debt, created mortgage/ charge over this said Property, in the manner and on the terms and conditions therein contained.

The Registrar of Companies, Maharashtra, Mumbai, has issued a 'Change of Name certificate dated 5th February 2010 certifying that the name of aforesaid "Raghuleela Lessors and Developers Private Limited" has changed to "Wadhwa Residency Private Limited" (hereinafter referred to as "the said Company"), in pursuance of Section 23(k) of the Companies Act, 1956.

27. By and under an Addendum dated 18th March 2011 to the Mortgage Deed dated 18th January 2010, made between the said Company, as the Mortgagor, of the One Part and the said Mortgagee, of the Other Part and registered with the Sub-Registrar of Assurances, Kuria - 3, under Serial No. BDR-13/2308/2011, in pursuance of enhanced loan(s)/financial assistance to the limit of Rs.250,00,00,000/- (Rupees Two Hundred and Fifty Crores only) granted by the Mortgagee to the said Company and the Co-Borrowers as listed therein ("the said Second Mortgage Debt"), the said Company to secure repayment of the said Second Mortgage Debt, enhanced the security and charge over the said Property to the aggregate limit of Rs.710,00,00,000/- (Rupees Seven Hundred and Ten Crores only), in the manner and on the terms and conditions therein contained.
28. By and under a Second Addendum dated 19th April 2011 to the Mortgage Deed dated 18th January 2010, made between the said Company, as the Mortgagor, of the One Part and the Mortgagee, of the Other Part, in pursuance of enhanced loan(s)/financial assistance to the limit of Rs. 47,00,00,000/- (Rupees Forty Seven Crores only) granted by the Mortgagee to the said Company and the Co-Borrowers as listed therein ("the said Third Mortgage Debt"), the Company to secure repayment of the said Third Mortgage Debt, enhanced the security and charge over the said Property to the aggregate limit of Rs.757,00,00,000/- (Rupees Seven Hundred and Fifty Seven Crores only); in the manner and on the terms and conditions therein contained.
29. By and under a Deed of Mortgage dated 20th April, 2012 made between the said Company of the One Part and the Mortgagee of the other part and registered with the Sub-Registrar of Assurances, Kuria-3, under Serial No. BDR-13/3090 of 2012,

करा-३		
१२५४	१३३	१२०
१०११	Sheet No.	

in pursuance of the further loan / financial assistance to the limit of Rs.50,00,00,000/- (Rupees Fifty Crores only) granted / sanctioned by the Mortgagee to the said Company and to the other Co-Borrowers as listed therein ("the said Fourth Mortgage Debt"), the said Company to secure repayment of said Fourth Mortgage Debt, created further Mortgage/ Charge over the said Property, in the manner and on the terms and conditions therein contained.

30. We had issued Public Notices on 28th July 2011 in Maharashtra Times and on 25th July 2011 in Economic Times for investigation of the title of the said Company, the said Property. We had not received any objections to the title of the said Company, over the said Property, in response to the same.

31. We have caused necessary searches to be taken in the office of the concerned Sub-Registrar of Assurances for the period from 1967 to July 2012 and have perused the search reports submitted by Mr. Nilesh Vagal. We have also caused necessary searches to be taken at the office of the Registrar of Companies and have received a Search Report dated 31st July 2012 from Messrs S. P. Martey & Associates, Company Secretaries. On a perusal of the aforesaid search reports, we have not found any encumbrance created in respect of the said Property, save and except the aforesaid Mortgages.

32. The said Company is in the process of development of the said Property and would have agreed to sell/allot or book flats/premises/areas to be constructed thereon to various potential Purchasers.

33. By and under a Declaration dated 15th September 2012, of Mr. Navin A Makhija, in his capacity as the Director of the said Company, it is *inter-alia*, declared that:

i. the said Property is the sole and absolute property of the said Company and the said Company is in exclusive use, occupation and possession of the said Property. No other person/s. has/have any claim, demand, right, title or interest of any nature whatsoever into or upon or in the said Property or part thereof either by way of sale, mortgage, lease, tenancy, charge, lien, gift, trust, inheritance, maintenance, easement and/or otherwise howsoever, save and except the aforesaid Mortgages;

ii. other than the aforesaid Mortgages created in favour of the Mortgagee, the said Company has not created any lien, charge, mortgage, lease, tenancy or encumbrances of any nature whatsoever over the said Property or part thereof save and except that the the said Company would have agreed to sell/allot or book flats/premises/ areas to be constructed upon the said Property to various potential purchasers;

iii. the said Property or any part or portion thereof is not subject matter of any pending dispute, litigation or attachment, either before or after judgement nor is there any restraining order or injunction passed by any court or authority;

KANGA & CO. (Regd.)

9245	938	960
2088		

AVULATES & SOLICITORS
ESTD. 1910
229, YEAR
2012-2013.

Sheet No.

iv. The Property Register Cards in respect of the said Property bearing CTS No. 50/50 to 50/77 and 50/35 to 50/44 all of Vikhroli Division reflect the name of the Company only;

v. All levies, taxes, rents, assessments, rates, cess, contributions and all other charges/outgoings of any nature whatsoever in respect of the said Property, payable to the Municipal Corporation of Greater Mumbai (MCGM), statutory/ local authorities and/or any other body in respect of the said Property, have been duly paid upto date and the Company has not received any notice for arrears of such levies, rents, taxes, assessments, rates, cess or charges/outgoings, from MCGM, any local/ statutory Authority or body;

vi. There is no winding up process pending against the said Company;

vii. The said Property or any part or portion thereof is not subject matter of any attachment/reservation and no notice of any attachment/reservation in respect thereof has been served upon the Company;

viii. The Company has not done any acts/ omissions whereby the Company is prevented from making the declarations and confirmation appearing herein in this Declaration.

34. We have perused the copies of Property Cards in respect of the said Property as more particularly described in Third Schedule hereunder written, which reflects the name of the said Company as the holder thereof.

In the circumstances aforesaid, and subject to what is stated above and the aforesaid Mortgages, in our opinion, the title of the said Company, Wadhwa Residency Private Limited, as the Owner and Lessee to the said Property as more particularly described in the Third Schedule hereunder written, together with the structures standing thereon, is clear and marketable and free from encumbrances.

THE FIRST SCHEDULE ABOVE REFERRED TO
("Freehold Land")

ALL THOSE five pieces or parcels, comprising several pieces or parcels, of land or ground together with all buildings and structures standing thereon situate lying and being off and to the East of Bombay-Agra Road (now known as L.B.S. Marg) in the Village of Vikhroli, in erstwhile Salsote Taluka and now in Chhatkopar Taluka, in the District Mumbai Suburban containing an aggregate area of 28540.75 sq. yards (Twenty-Eight thousand Five hundred and Forty and point seventy-five sq. yards) equivalent to 23863.60 sq. meters (Twenty-three thousand Eight hundred Sixty Three and point Sixty sq. meters) or thereabouts and bearing the Survey, Pot and Falu numbers and admeasuring in acres and gunthas and sq. yards as under, namely -

3275	Sheet No. 73	280
2088		

Survey No.	Pot.No.	Thabi No.	Area Acres-Gunthas	Area Sq. Yards
81	1		0-11	1,431
81	2		0-5	605
81	3		0-16	1,986
81	4		0-10	1,210
81	5		0-5	605
81	6		0-12	1,431
81	7		0-12	1,431
81	8		0-26	3,176
81	9		0-4	464
84	1		0-3	363
84	2		0-3	363
84	3		0-2	242
84	4		0-7	847
85	1 (part)		0-2 1/2	272 1/2
86	1		0-8 1/2	1,058 1/2
86	2		0-7 1/2	937 1/2
86	3 (part)		0-3 1/2	665 1/2
86	4 (part)		0-1 1/2	181 1/2
87	1 (part)		0-14 1/2	1,754 1/2
87	2		0-23	2,783
87	3		0-7 1/2	877 1/2
88	3 (part)		0-1/4	30 1/4
88	4 (part)		0-12 1/2	1,512 1/2
88	5		0-1 1/2	181 1/2
88	6 (part)		0-1 1/2	181 1/2
110	50 (part)		0-2	242
110	53 (part)		0-12 1/2	1,542 1/2
52 (part)				2,314
			TOTAL	28540.75

i.e. 23,863.60 sq. meters

**THE SECOND SCHEDULE ABOVE REFERRED TO
 (Leasehold Land)**

ALL THOSE two pieces or parcels, comprising several pieces or parcels of land or ground out of government leasehold land together with all buildings and structures standing thereon situate lying and being to the East of Bombay Agri Road (now known as L.B.S. Marg) in the Village of Vikhroli, Turuf Marols, in Salsette Taluka in the Registration Sub-District of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) containing an aggregate area of 58,439 1/2 sq. yards (Fifty-eight thousand

कर-३		
१२५	१३८	१६०
२०१९		

four hundred and thirty nine sq. yards and one fourth of another sq. yard) i.e. 48,862.45 sq. meters (Forty eight thousand eight hundred sixty two point forty five sq. meters) or thereabouts and bearing the Survey, Pot and Falni numbers and admeasuring in acres and guntas and sq. yards as under namely:-



Survey No.	Pot No.	Falni No.	Area Acres-Guntas	Area in Sq. Yards
81	10 (part)	-	5 - 22 1/4 - 26 1/2	
82	1	-	1 - 12 1/2 - 0	26.979 1/4
82	3	-	0 - 4 1/2 - 0	6.322 1/4
83	1 (part)	-	3 - 19 - 0	344 1/2
83	-	-	0 - 7 1/2 - 0	16.819
83	-	1	0 - 1 1/4 - 0	907 1/2
84	5 (part)	2	0 - 1 1/4 - 0	211 1/2
84	6	-	0 - 4 - 0	211 1/2
87	4	-	0 - 10 - 0	484
110	52 (part)	-	0 - 11 1/4 - 0	1,210
	Total		0 - 28 - 0	1,361 1/4
				3,388
				58,439 1/4

i.e. 48,862.45 sq. meters.

THE THIRD SCHEDULE ABOVE REFERRED TO
 (the said Property)

ALL THOSE two pieces or parcels of land situate, lying and being at revenue village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, bearing CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44, all of Vikhroli Division, each having an area mentioned below, and admeasuring in aggregate, as per P.R. Cards, about 71,145.50 sq. meters. (Seventy one thousand one hundred forty five point fifty sq. meters) or thereabouts.

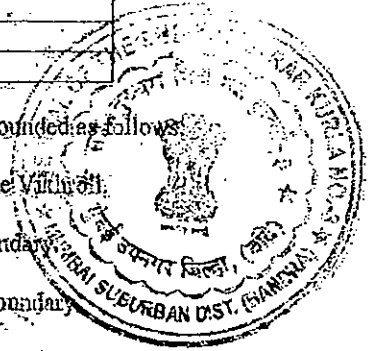
SR. NO.	C.T.S. NO.	AREA (Sq. Meters)
1	50	47,484.30
2	50/1	844.00
3	50/2	111.00
4	50/3	980.50
5	50/4	2,330.20
6	50/5	16,209.30
7	50/6	2,093.20
8	50/7	297.50
9	50/35	107.30
10	50/36	107.30
11	50/37	72.50

करल-३		
१२५८	Sheet No.	१३३ १४०
२०११		

12	50/38	72.60
13	50/39	72.60
14	50/40	72.60
15	50/41	72.60
16	50/42	72.60
17	50/43	72.60
18	50/44	72.60
	Total	71,145.50

together with buildings and other structures standing thereon and is bounded as follows:

- On or towards North-East : By GFS No.31 of Village Villinoli.
- On or towards South-East : By Central Railway boundary.
- On or towards South-West : By Ghatkopar Village boundary.
- On or towards North-West : By Ghatkopar Village boundary and L.B.S. Marg.



Dated this 17th day of September, 2012.

Kanga & Company,

(Signature)

Partner.

कवल-३		
१२५	७३८	१३०
२०१९		



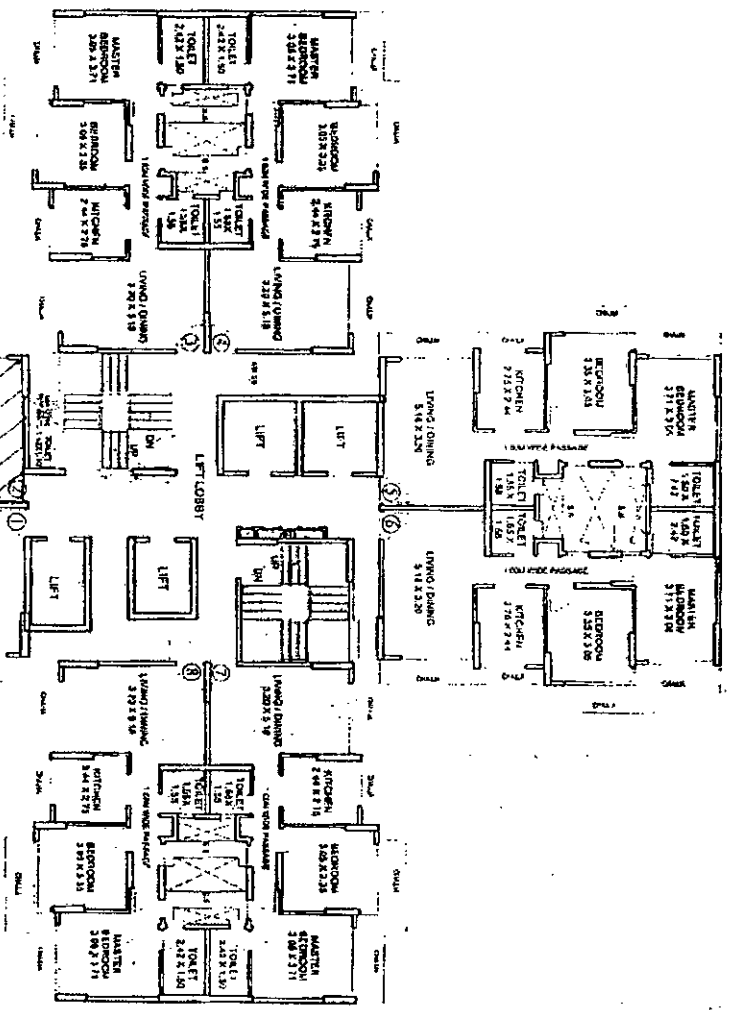
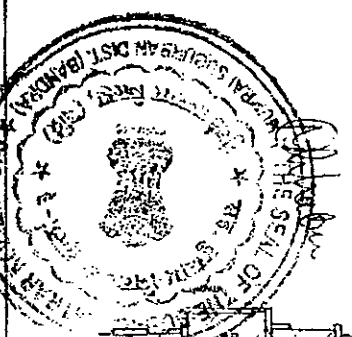
Abhinav Shankar

NOTE: ALL DIMENSIONS ARE IN METER

PROMENADE APARTMENTS ADDRESS

AT CTS NO. 50/50/1 TO 50/7 & 50/35 TO 50/44 OF VILLAGE
VIKROU AT L.B.S. ROAD IN 14th WARD.

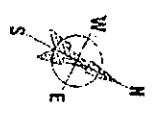
2nd TO 7th, 9th TO 14th & 16th TO 22nd FLOOR PLAN
(WING - P2)



225	224	223
222	221	220
219	218	217
216	215	214
213	212	211
210	209	208
207	206	205
204	203	202
201	200	199

Floor No	Fiat No	Fiat Typology	Carpet Area as per RERA in sq m
2nd to 7th, 9th to 14th, 16th to 22nd	1	2-BHK	60.28
	2	2-BHK	60.28
	3	2-BHK	60.28
	4	2-BHK	60.28
	5	2-BHK	60.28
	6	2-BHK	60.28
	7	2-BHK	60.28
	8	2-BHK	60.28

P2-6402



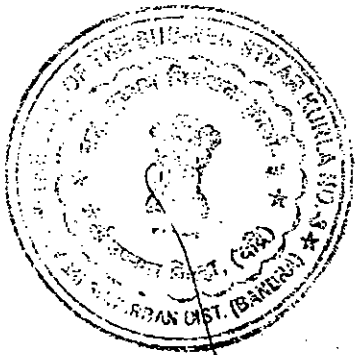
WADHWIA RESIDENCY PVT. LTD.



300/3
301/3
302/3
303/3
304/3
305/3
306/3
307/3
308/3
309/3
310/3
311/3
312/3
313/3
314/3
315/3
316/3
317/3
318/3
319/3
320/3
321/3
322/3
323/3
324/3
325/3
326/3
327/3
328/3
329/3
330/3
331/3
332/3
333/3
334/3
335/3
336/3
337/3
338/3
339/3
340/3
341/3
342/3
343/3
344/3
345/3
346/3
347/3
348/3
349/3
350/3
351/3
352/3
353/3
354/3
355/3
356/3
357/3
358/3
359/3
360/3
361/3
362/3
363/3
364/3
365/3
366/3
367/3
368/3
369/3
370/3
371/3
372/3
373/3
374/3
375/3
376/3
377/3
378/3
379/3
380/3
381/3
382/3
383/3
384/3
385/3
386/3
387/3
388/3
389/3
390/3
391/3
392/3
393/3
394/3
395/3
396/3
397/3
398/3
399/3
400/3

Annexure (1)

अनुसूची-३		
१२५५	१००	१६०
२००३		



Annexure "J1"

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521/ BPES / AN

18 APR 2016

करल-३

924 927 928

२०११

To,
M/s. Spaceage Consultants
B-106, Nataraj Building,
Mulund-Goregaon Link Road,
Mulund (W). Mumbai. 400 080.

Sub:- Part Occupation of the building i.e. Tower 'B' Wing 1,2,3 for residential building on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, at L.B.S Road, Ghatkopar (W.) Mumbai.

Sir,

The Part Development work of building i.e. Tower 'B' Wing 1,2,3 for Residential Building comprising of two / three level basement + two / three level podium + still + 1st to 21st floors on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, at L.B.S Road, Ghatkopar (W.) Mumbai is completed under the supervision of licensed L.S. Shri. Shashikant L. Jadhav having License No. J/167 / L.S. and License Structural Engineer M/s. Niranjan Pandya having License No. STR/P/12 may be occupied on the following conditions.

- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
- 2) That the remaining I.O.D./Amended plans/Layout conditions shall be complied with before Full Occupation. Of the last wing in the layout

A set of certified completions plans is hereby returned in the to the approval.
Note :This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

Acc :- One set of plans

Executive Engineer
(Building Proposal) E.S.II

Copy forwarded for information to the L.S.
M/s. Wadhawa Residency Pvt. Ltd.

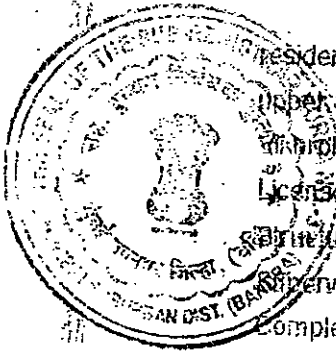
Executive Engineer
(Building Proposal) E.S.II

कमरा-३		
१२५८	१४२	९६
२०१९		

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE / 6521 / BPES / AN 29 MAR 2016
PART OCCUPATION CERTIFICATE

To,
 Mrs. Wadhawa Residency Pvt.Ltd.,
 301, Platina, Plot C-59,
 'G' Block, B.K.C., Bandra (East),
 Mumbai - 400 051.

Gentleman,



The part development work of the building i.e. Tower 'A' Wing 1 & 2 for residential building comprising of 2 level basement + 2 level podium + stilt + 1st to 26th upper floors on plot bearing C.T.S. No. 50, 50/1 to 50/7 & 50/35 to 50/44 of village Anhroli, L.B.S. Road, Ghatkopar (West), Mumbai, is completed under the supervision of License Surveyor Shri Shashikant L. Jadhav, having Licence No. J/167/LS, Licensed Structural Engineer Shri Niranjan Pandya, having Licence No. STR/P/12 & Site Supervisor Shri N.M. Karanjwala, having Licence No. K/198/SS-I as per Development Completion Certificate submitted by the L.S. and as per completion Certificate issued by Chief Fire Officer w/no. FB/HRC/RV/140 dated 8.2.2016.

Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,

sdh
 Executive Engineer
 (Building Proposal) E.S.-II

Copy forwarded for information to the L.S.
 Shri Shashikant L. Jadhav

sdh
 Executive Engineer
 (Building Proposal) E.S.-II

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521/ BPES / AN

To,
M/s. Spaceage Consultants
B-106, Nataraj Building,
Mulund Goregaon Link Road,
Mulund (W). Mumbai. 400 080.

18 NOV 2018

STR/P/12		
22/5	703	100
2018		

Sub : - Part Occupation of the building i.e. Tower 'A' Wing 3 & 4 for residential building on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, at L.B.S Road, Ghatkopar (W.) Mumbai.

Sir,

The part Development work of building i.e. Tower 'A' Wing 3 & 4 for Residential Building comprising of three level basement + two level podium + stilt + 1st to 28th upper floors on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, at L.B.S Road, Ghatkopar (W), Mumbai is completed under the supervision of Licensed Site Supervisor shri. N.M.Karanjawaia having License No. K/198/SS-I & L.S. Shri. Shashikant L. Jadhav having License No. J/167/L.S. and License Structural Engineer M/s. Niranjana Pandya having License No. STR/P/12 may be occupied on the following conditions.

- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
- 2) That the remaining I.O.D./Amended plans/Layout conditions shall be complied with before Full Occupation to the last wing in the layout.

A set of certified completion plans are hereby returned in the token of Municipal approval.

Yours faithfully,

— Sd —
Executive Engineer
(Building Proposal) (E.S.)II

Copy forwarded for information to the owner
M/s. Wadhawa Residency Pvt. Ltd.

Executive Engineer
(Building Proposal) (E.S.)II

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/6521/BPES/AN 16 JUL 2016

PART OCCUPATION CERTIFICATE

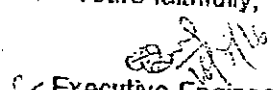
9240 758 960
M/s. Wadhawa Residency Pvt. Ltd.,
301, Platina, Plot C-59,
B-Block, B.K.C., Bandra (East),
Mumbai - 400 051.

Gentleman,

The part development work of the building i.e. Tower 'C' for residential building comprising of two / three level basement + two / three level podium + stilt + 1st to 21st upper floors on plot bearing C.T.S. No. 50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, E.B.S. Road, Chhatkopar (West), Mumbai, is completed under the supervision of License Surveyor Shri Shashikant L. Jadhav, having Licence No. J/167/LS, Licensed Structural Engineer Shri Niranjan Pandya, having Licence No. STR/P/12 & Site Supervisor Shri N.M. Karanjawala, having Licence No. K/198/SS-I as per Development Completion Certificate submitted by the L.S. and as per completion Certificate issued by Chief Fire Officer, No. FB/HRC/RVI/02 dated 13.5.2016.

Note: This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

Yours faithfully,


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



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
[CHE/ES/0216/L-N/337(NEW) of 19 June 2018]

पत्र-३		
१२५९	७०७	१४०
२०१९		

To,
Wadhwa Residency Pvt Ltd,
301, Platina, Plot C-59, G-Block, BKC, Bandra (E), Mumbai-400051.

Dear Applicant/Owners,

The Part 4 development work of Residential building comprising of Wing P2 and P3 of Tower B Consisting of Two level Basement + Part Still floor + Part Ground floor + 1 to 22 upper floors including OHT & LMR at Village Vikhrol on plot bearing C.S.No./CTS No. 50, 50/1TO 7 AND 50/35 TO 44 of village GHATKOPAR at Opp. R- City mall, Ghatkoper (West) is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Niranjan B Pandya, RCC Consultant, Lic. No. STR/P/12 and Shri. N.M. Karanjawala, Site supervisor, Lic.No. K/198/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/0216/N/337(NEW) dated 09 May 2018.

It can be occupied with the following condition/s.

- (1) That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the occupants of the building in the jurisdiction of M.C.G.M.
- (2) That the permission shall be obtained under section 270A as per MMC act.

Copy To :


1. Asstt. Commissioner, N Ward
 2. A.A. & C., N Ward
 3. EE (V), Eastern Suburb
 4. M.I., N Ward
 5. A.E.W.W., N Ward
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULUND (W)
- For information please



Name : AVINASH GORAKSH
TAMBEWAGH
Designation : Executive
Engineer
Organization : Personal
Date : 19-Jun-2018 17: 21:12

Yours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
N Ward

कत-3		
9245	972	960
2018		


MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII
PART OCCUPANCY CERTIFICATE
 [CHE/ES/0216/L-N/337(NEW) of 17 September 2016]

To,
 Wadhwa Residency Pvt Ltd.
 301, Platina, Plot C-59, G-Block, BKC, Bandra(E), Mumbai-400051.

Dear Applicant/Owners,

The Part 5 development work of Residential building comprising of Wing P1 of Tower B Consisting of Two level Basement + Part Stilt floor + Part Ground floor + 1 to 22 upper floors including OHT & LMR at Village Vikhroli on plot bearing C.S.No./CTS No. 50, 50/1TO 7 AND 50/35 TO 44 of village VIKHROLI at Opp. R- City mall, Ghatkoper (West) is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV, Licensed Surveyor, Lic. No. J/167/LS, Shri. Niranjan B Pandya, RCC Consultant, Lic. No. STR/P/12 and Shri. N.M.KARANJAWALA, Site supervisor, Lic.No. K/198/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer w/o. CHE/ES/0216/N/337 NEW dated 19 May 2018.

It can be occupied with the following condition/s.

- That the dry and wet garbage shall be separated and the wet garbage generated in the building shall be treated separately on the same plot by the residents/ occupants of the building in the jurisdiction of M.C.G.M.
- That the permission shall be obtained under section 270A as per MMC act

Copy To :

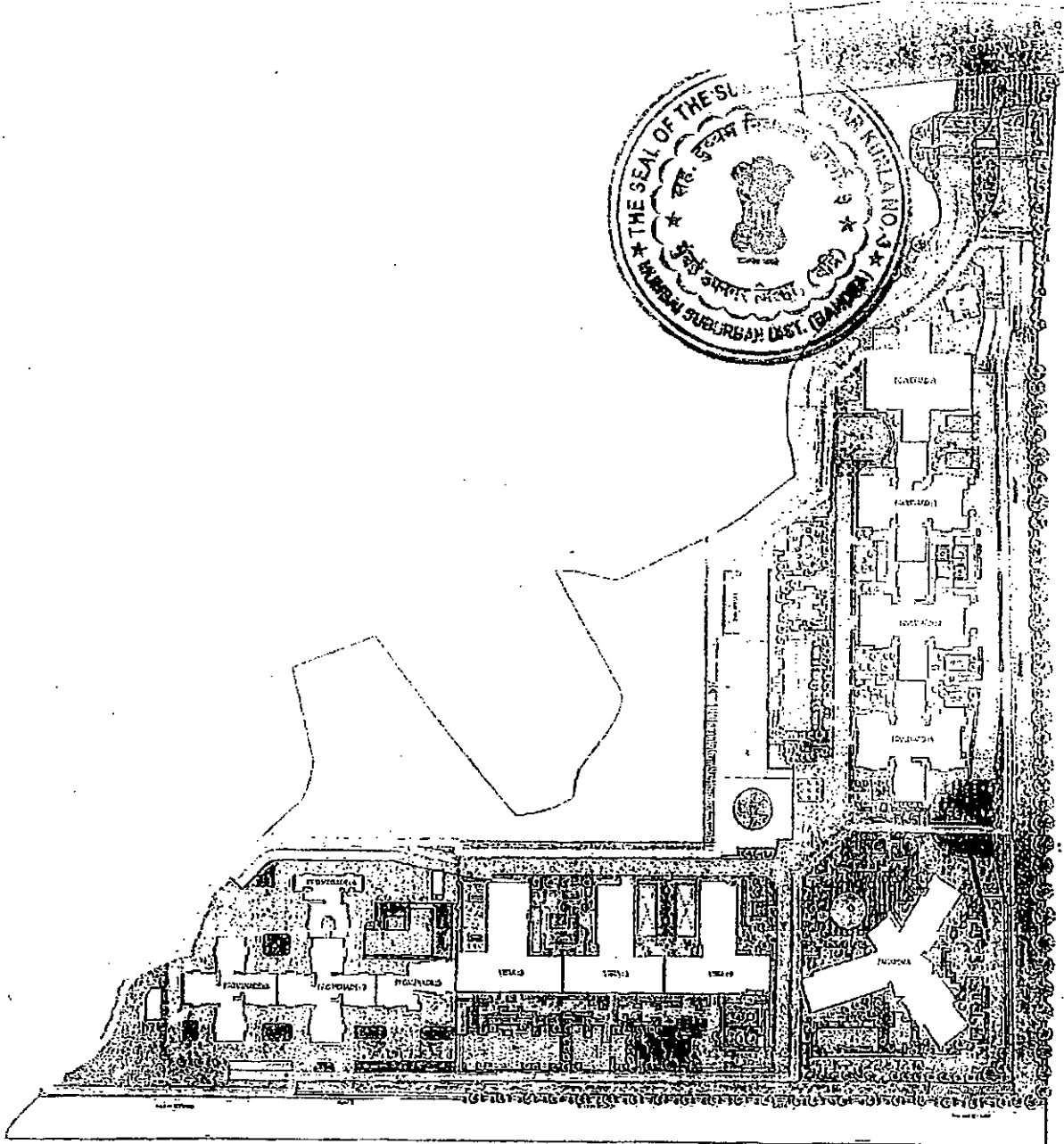
1. Asstt. Commissioner, H Ward
 2. A.A. & C., N Ward
 3. EE (V), Eastern Suburb
 4. M.I., N Ward
 5. A.E.W.W., N Ward
 6. Architect, SHASHIKANT LAXMAN JADHAV, B-105, NATRAJ BLDG., MULUND (W)
- For information please



Name : AVINASH GORAKSH
 TAMBWAGH
 Designation : Executive
 Engineer
 Organization : Personal
 Date : 17-Sep-2016 15: 06:50

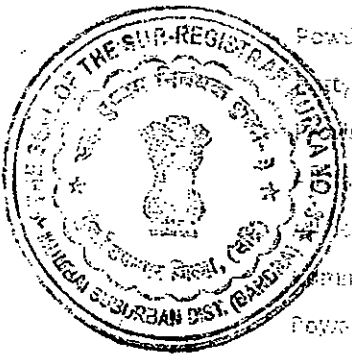
Yours faithfully
 Executive Engineer (Building Proposals)
 Municipal Corporation of Greater Mumbai
 N Ward

कारण-३	
१२५	आलेख "क"
२०११	



कमरा-3		
9245	175	960

ANNEXURE - 1



- 1) Apartment
 - Apartment laid out with utilities
 - Laminated wooden flooring: one red rock
 - Powder coated aluminium windows
 - Plaster on all wall & ceiling
 - Provision of sleeves for drain pipe for split AC units within the apartments.
 - Doors will have copper wiring with standard quality modular switches.
 - Doors will be laminated on both sides & poison door frames
 - Intercom service - cables provided on mid-landing level
 - Power backup for one night, one fan & one fridge point in every apartment.

- 2) Kitchen
 - Modular Kitchen (Below Platform)
 - Stainless steel sink
 - Water purifier

- 3) Toilets
 - Geysers in all toilets.
 - WC in all toilets with dual flush system
 - Vitrified tile / Ceramic tile Dado
 - Super Quality sanitary ware & fittings
 - All fixtures will be of CP finish
 - Mirrors in all toilets

- 4) Security
 - Video cameras
 - CC TV in multiple locations
 - Smoke alarm system in common lobby area



करल-३		
१२५०	१२६	१६०
२०१९		

Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number :
P5180000201

*Project: Promenade - The Address, Plot Bearing / CTS / Survey / Final Plot No. Portion of CTS NO 28/1 TO 7 AND
CTS NO 50/35 TO 44 at Kurla, Kurla, Mumbai Suburban, 400086;*

1. Wadhwa Residency Pvt Ltd having its registered office / principal place of business at Wadhwa, Kurla, District: Mumbai Suburban, Pin: 400088.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

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

 - The Registration shall be valid for a period commencing from 10/07/2017 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 under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/10/2017 3:23:17 PM

Dated: 10/07/2017
Place: Mumbai

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

SSA ARCHITECTS

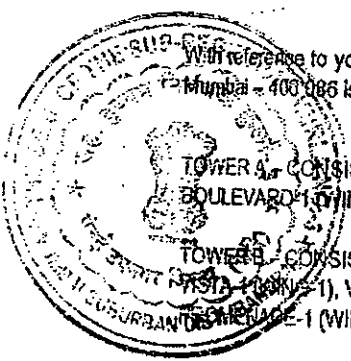
9245 970 980

Date: 15th September 2015

2088

Sandeep Shikre & Associates
 203-204, Prabhadevi Industrial Estate, Veer Savarkar Marg, Prabhadevi, Mumbai 400 025 India
 Tel: +91 22 6629 6500 Fax: +91 22 6654 6505 Email: ssa@ssaarchitects.com Web: www.ssaarchitects.com

Sub: Confirmation on name of Towers at our project "The Address" situated at L.B.S. Marg, Ghatkopar- West, Mumbai - 400 086.



With reference to your Request for confirmation of Towers at "The Address" situated at L.B.S. Marg, Ghatkopar- West, Mumbai - 400 086 is as follows.

TOWER A - CONSIST OF 4 - WINGS
 BOULEVARD - 1 (WING-1), BOULEVARD - 2 (WING-2), BOULEVARD - 3 (WING-3), BOULEVARD - 4 (WING-4)

TOWER B - CONSIST OF 7 - WINGS
 VISTA - 1 (WING-1), VISTA - 2 (WING-2), VISTA - 3 (WING-3),
 PROMENADE - 1 (WING-1), PROMENADE - 2 (WING-2), PROMENADE - 3 (WING-3), PROMENADE - 4 (WING-4)

TOWER C - PANORAMA

Thanking You

[Handwritten Signature]



AUTHORIZED SIGNATORY
 For Sandeep Shikre and Associates

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT OF INDIA

WADHWA RESIDENCY PRIVATE LIMITED

16/08/2005

Permanent Account Number: AADCH0872M

interior design project management architecture

Data of Bank Receipt for GRN MH005044249201415R
 Bank - PUNJAB NATIONAL BANK

Bank Branch: ...
 Date: ...
DEFAUCED FOR RS. 600.00
 ...

Amount: ...
 Prep Part: ...
 Only Part: ...
 Other Part: ...

Bank Serial No: ...
 Bank Branch Code: ...
 File Class Code: ...
 Slip Number: ...

Only for verification-not to be printed and used

करल-३
 १२५५ १११ १६०
 १२०११



करल-१
 १२५५ १११ १६०
 १२०११

करल-१
 १२५५ १११ १६०
 १२०११

Scanned by CamScanner



पंजाब नैशनाल बँक Punjab National Bank

o-Stamp (Simple Receipt) Office Payments Receipt

Branch Name: ...
 Branch Code: ...
 Date: ...
 Amount: ...
 ...



करल-१
 १२५५ १११ १६०
 १२०११



करल-१
 १२५५ १११ १६०
 १२०११

Scanned by CamScanner

Scanned by CamScanner

करल-३

POWER OF ATTORNEY

TO WHOM IT MAY COME I, **MAHESH CHANDRA KUMAR**, son of **MAHESH CHANDRA KUMAR** of **MAHESH CHANDRA KUMAR**, residing at **MAHESH CHANDRA KUMAR**, District of **MAHESH CHANDRA KUMAR**, State of **MAHESH CHANDRA KUMAR**, do hereby declare that I am the owner of the property mentioned below and I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.

1. I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.

2. I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.

3. I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.

4. I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.

5. I hereby authorize **MAHESH CHANDRA KUMAR** to do all such acts and deeds as may be required for the purpose mentioned hereunder.



MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR

Scanned by CamScanner

1. To represent me in all such matters as may be required for the purpose mentioned hereunder.

2. To represent me in all such matters as may be required for the purpose mentioned hereunder.

3. To represent me in all such matters as may be required for the purpose mentioned hereunder.

4. To represent me in all such matters as may be required for the purpose mentioned hereunder.



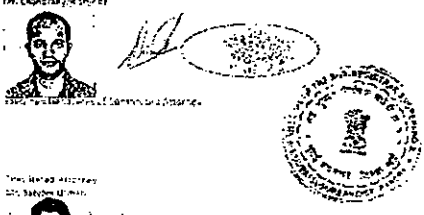
MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR

Scanned by CamScanner

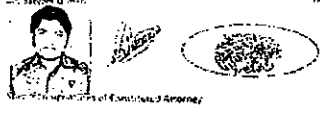
Constituted Attorney
MAHESH CHANDRA KUMAR



Constituted Attorney
MAHESH CHANDRA KUMAR



Constituted Attorney
MAHESH CHANDRA KUMAR



MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR

MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR
MAHESH CHANDRA KUMAR

Scanned by CamScanner

Scanned by CamScanner

RELIANCE

Account Information
Name: ...
Address: ...

Copy to
Bill Amount: ...

Your Electricity Bill for ...

Your bill amount payable is ...

Details of your bill
Particulars: ...

"YES"

Table with columns for bill details and amounts.

Important notices
Please read the following...

Official stamps and seals, including a circular seal with a lamp icon and a rectangular stamp with handwritten numbers.

Scanned by CamScanner

Table with handwritten entries: 3095, 773, 750, 3099.

Table with columns for bill details and amounts, similar to the first page.

Official stamps and seals, including a large circular seal with a lamp icon and a rectangular stamp with handwritten numbers.

Stamp with number 4730 7418 8536 and text in Hindi.

Official seal and stamp with a lamp icon and handwritten numbers.

भारत सरकार
GOVT OF INDIA

Official stamps and seals, including a circular seal with a lamp icon and a rectangular stamp with handwritten numbers.

Scanned by CamScanner

Stamp with a portrait and text: AN OF GOVERNMENT ACCOUNT NUMBER.

Stamp with text: भारत सरकार GOVT OF INDIA.

Stamp with a portrait and text: भारत सरकार GOVT OF INDIA.

Official seal with a lamp icon.

Rectangular stamp with handwritten numbers.

Official seal and stamp with a lamp icon.

Scanned by CamScanner

REVISION
18 JAN 2019 11:36 AM

सं. 9245

आयुक्त
31 JAN 2019

Form with handwritten numbers: 9245, 777, 96. Includes fields for 'सं. 9245' and '777'.

2018 मध्ये 01.01.2018

₹ 130.00

₹ 240.00

आयुक्त, न. 9245

ANDHRA
सं. 9245

आयुक्त, न. 9245

विषय: 9245/01/2018 मध्ये न. 9245 मधील वस्तुसंपत्तीच्या नोंदीकरीत प्रत्येक वर्षी एकदा करित जाऊ शकते. याबाबतची सूचना घेण्यात येते. तसेच याबाबतची सूचना घेण्यात येते.

दिनांक: 01.01.2019



30/1/19
30/1/19
30/1/19
30/1/19

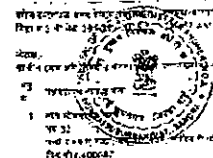
Scanned by CamScanner

REVISION
18 JAN 2019 11:41 AM

सं. 309

आयुक्त
18 JAN 2019

Form with multiple fields and handwritten notes. Includes a grid of small images or stamps.



30/1/19
30/1/19
30/1/19
30/1/19

30/1/19
30/1/19
30/1/19
30/1/19

Scanned by CamScanner

Scanned by CamScanner

REVISION
18 JAN 2019 11:38 AM

सं. 309
आयुक्त
18 JAN 2019

Form with handwritten numbers and a table.

विषय: 309/01/2019 मध्ये न. 309 मधील वस्तुसंपत्तीच्या नोंदीकरीत प्रत्येक वर्षी एकदा करित जाऊ शकते. याबाबतची सूचना घेण्यात येते. तसेच याबाबतची सूचना घेण्यात येते.

30/1/19
30/1/19
30/1/19
30/1/19



आयुक्त, न. 309
दिनांक: 18 JAN 2019

Scanned by CamScanner

Scanned by CamScanner

घोषणापत्र

घोषणापत्र
विषय: 309/01/2019 मध्ये न. 309 मधील वस्तुसंपत्तीच्या नोंदीकरीत प्रत्येक वर्षी एकदा करित जाऊ शकते. याबाबतची सूचना घेण्यात येते. तसेच याबाबतची सूचना घेण्यात येते.

दिनांक: 28/01/2019

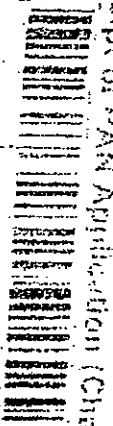
आयुक्त, न. 309

आयुक्त, न. 309

करल-३

9245 977 980

Tax Invoice cum Acknowledgement
 Applicant's Name: SHENDAR GALOTE
 Name on Card: SHENDAR GALOTE
 Applicant's Name: SHENDAR GALOTE
 Applicant's Name: SHENDAR GALOTE



Existing PAN:

MAHARASHTRA (271)

Date of Birth:	11 May 1995	Communication Address State:	MAHARASHTRA (271)										
Telephonic/Mobile:	91-022-4892858189	Email ID:	NOTEKARAN@GMAIL.COM										
Proof of Identity:	Certificate of Identity signed by a Municipal Councilor												
Proof of Address:	Certificate of Address signed by a Municipal Councilor												
Proof of DOS:	Affirmal signed before a magistrate stating the date of birth												
PANs Surrendered:													
On behalf of NSDL e-Governance Infrastructure Limited (PAN-Centre Managed by NSDL)													
<table border="1"> <tr> <td>PAN application fee</td> <td>₹11.00</td> </tr> <tr> <td>CGST 0%</td> <td>₹0.00</td> </tr> <tr> <td>SGST 0%</td> <td>₹0.00</td> </tr> <tr> <td>IGST 18%</td> <td>₹0.00</td> </tr> <tr> <td>Total/Rounded Off</td> <td>₹107.00</td> </tr> </table>				PAN application fee	₹11.00	CGST 0%	₹0.00	SGST 0%	₹0.00	IGST 18%	₹0.00	Total/Rounded Off	₹107.00
PAN application fee	₹11.00												
CGST 0%	₹0.00												
SGST 0%	₹0.00												
IGST 18%	₹0.00												
Total/Rounded Off	₹107.00												

PAN/TDS Software

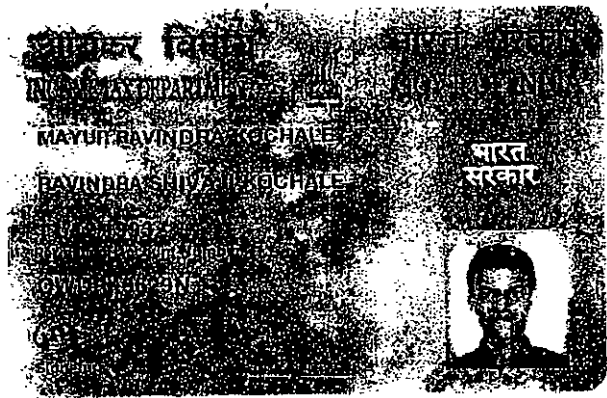


mailto@nsdl.co.in

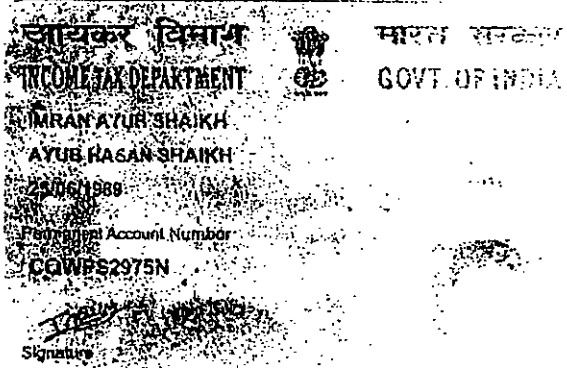
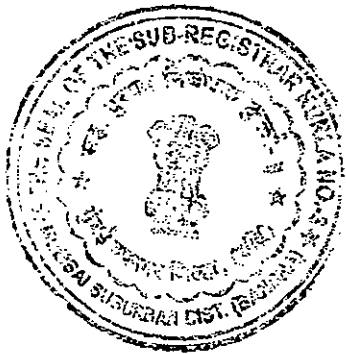


@NSDLGovernment

NSDL e-Governance Infrastructure Limited (Managed by NSDL)
 Plot No. 347, Survey No. 89776, Model Colony, Near Deep Bunglow Chowk, Pune - 411016
 You will receive SMS on status of your application.



करल-३		
१२५८	१५६	१६०
२०१९		



Summary-1 (GushwaraBhag-1)

390/1258

मोमवारी, 28 जानेवारी 2019 5:23 म.नं.

दम्न घोपवारा भाग-1

करम3

दम्न क्रमांक: 1258/2019

दम्न क्रमांक: करम3 /1258/2019

वाजारा शुल्क: रु. 1,16,76,704/- मोवदला: रु. 1,68,50,000/-

भरलेले मुद्रांक शुल्क: रु. 8,42,600/-

दु. नि. मह. दु. नि. करम3 यांचे कार्यालयाने

अ. क्रं. 1258 वर दि. 28-01-2019

रोजी 5:23 म.नं. घा. हजर केला.

पावनी: 1356

पावनी दिनांक: 28/01/2019

मादरकरगाराचे नाव: नात्रिया उमरान शेख - -

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 3200.00

पृष्ठांची संख्या: 160

एकूण: 33200.00

दम्न हजर करण्याची मही:

मह. दु. निबंधक कुत्रा

सह. दु. नियम निबंधक

दम्न सुवर्णन (घरघोमारे)

सह. दु. नियम निबंधक - 3
कुला = 3 (बर्ग = 3)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानात अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 28 / 01 / 2019 05 : 23 : 19 PM ची वेळ: (मादरीकरण)

शिक्षा क्रं. 2 28 / 01 / 2019 05 : 24 : 16 PM ची वेळ: (फी)

प्रतिज्ञापत्र

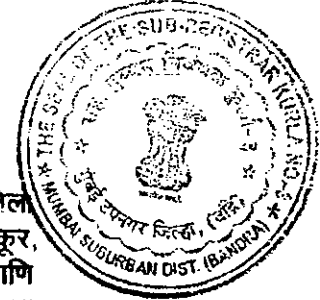
"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुतीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, सदीपार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वेगळा कादेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलधारकाचे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण दस्तामुळे राज्य शासन / वेगळं शासन यांचा कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही."

लिहून देणारे

- १)
- २)
- ३)

लिहून घेणारे

- १)
- २)
- ३)



28/01/2019 5 28:21 PM
 दस्त क्रमांक : करन3/1258/2019
 दस्ताचा प्रकार : करारनामा

दस्त गोपबला भाग-2
 करारनामा
 9275 980 980
 २०१९

करार3
 दस्त क्रमांक:1258/2019

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचे प्रकार	वयाचित्र	अंगठ्याचा ठसा
1	नाव:बाधवा देविडल्नी प्रा ली चे संचालक मनोहर द्यात्रिया तर्फे मुख्यतः सत्यम उद्यमन -- पत्ता:ऑफिस 301, - , प्लटीना , फ्लॉट नं सी 59,जी ब्लॉक बांद्रा पूर्व मुंबई, बी के सी , विद्यानगरी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AADCRO872M	लिहून घेणार वय :-28 स्वाक्षरी:-		
2	नाव:नाजिया इमरान शंख -- पत्ता:फ्लॉट नं 608, - , 1 विंग,प्रेमियर वील्डींग , वील्डींग नं 1, होळी/सी टी एम नं 637/87 दु 121 कुर्ला वॅस्ट मुंबई, - , कुर्ला उत्तर , MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:BUSPG0814R	लिहून घेणार वय :-23 स्वाक्षरी:-		
3	नाव:इमरान अयूब शेख -- पत्ता:फ्लॉट नं 608, - , 1 विंग,प्रेमियर वील्डींग , वील्डींग नं 1, होळी/सी टी एम नं 637/87 दु 121 कुर्ला वॅस्ट मुंबई, - , कुर्ला उत्तर , MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:CQWPS2975N	लिहून घेणार वय :-29 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करुनात.
 शिक्का क्र.3 ची वेळ:28 / 01 / 2019 05 : 26 : 34 PM

ओळख:-

खालील इमम अमे निवेदीन करतान की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकागचे नाव व पत्ता	पक्षकागचे प्रकार	वयाचित्र	अंगठ्याचा ठसा
1	नाव:मयूर कांचळे -- वय:26 . पत्ता:Amrut Nagar Bi 205 Ghatakopar पिन कोड:400086	स्वाक्षरी		
2	नाव:दीपक - मत्ते वय:24 पत्ता:302 ए राधा कांदिवली पश्चिम मुंबई पिन कोड:400067	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 01 / 2019 05 : 29 : 39 PM
 शिक्का क्र.3 ची वेळ:28 / 01 / 2019 05 : 29 : 39 PM
 सह दुय्यम निवेदक कुर्ला-3
 कुर्ला-3 (वर्ग-२)

प्रमाणित करण्यात येते की या दस्तामधे एकूण २५ (25) पाने आहेत
 करार-3/ 9275 १२०११
 दस्त क्रमांक १ करारनामा
 नोंदवला २८/०१/२०१९
 दिनांक:
 सह दुय्यम निवेदक कुर्ला-3
 मुंबई उपनगर जिल्हा.

sr. Epayment Number
 1 MH009272086201819M

Defacement Number
 0006198371231319