



AGREEMENT FOR SALE

Flat No. 1702 on 17th floor of the building
Boulevard I, II, III, IV / Vista I, II, III, IV, V / Panorama in the project 'The Address'.

My address:



WADHWA RESIDENCY PVT. LTD.

301 Platina, Plot no. C-59, G Block,

Bandra Kurla Complex, Bandra (E) Mumbai - 400 051

Ph: +91 22 6730 8400 | Fax: +91 22 6730 8401

Email: info@wadhwadevelopers.com Web: thewadhwagroup.com



Tuesday, June 07, 2016
5:35 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 5123 दिनांक: 07/06/2016

गावाचे नाव: विक्रोळी

दस्तऐवजाचा अनुक्रमांक: करल3-4649-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अश्विन कुमार कोठारी एच यू एफ चे कर्ता अश्विन कुमार - कोठारी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2740.00

पृष्ठांची संख्या: 137

एकूण:

रु. 32740.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:54 PM र्हा वेळेस मिळेल.

abm 130
सह दु. निबंधक कुर्ला - ३

बाजार मूल्य: रु. 29709000/-

मोबदला रु. 27013000/-

भरलेले मुद्रांक शुल्क: रु. 1491320/-

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007738715201516R दिनांक: 01/03/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2740/-

*Johny
Luhari*

DELIVERED

मूळ दस्त, स्कॅन प्रिंट

मिळाली



e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name : KHAR(6629)
 Challan Number : MBST29021650128 GRAS GRN : MH007738715201516R
 PaymentDate : 01/03/2016 03:04:29 AM Bank Txn ID : 010316MB23440
 District : 7101-MUMBAI Office Name : 1GR129-KRL3_JT SUB REGISTRAR
 Stamp Duty : 0030045501-75 Amount : 1491320.00
 Registration Fees : 0030063301-70 Amount : 30000.00
Total Amount : 1521320.00
 Duty Payer Name : ASHWIN KUMAR KOTHARI S HUF Duty Payer ID : PAN-AAHA48E20
 Duty Payer Mob No : +91-9321933999
 Article Code : B25-Agreement to sale/Transfer/Assignment
 Movability : Immovable Consideration Amount : 27013000.00
 Prop Descr : FLAT NO 1702,VISTA 1 , THE ADDRESS,OPP B-CITY MALL, LBS MARG,CHATKOPAR WEST,MUMBAI
 Maharashtra 400086
 Property Area : 1744.00 sq.foot
 Other Party Name : WADHWA RESIDENCY PVT LTD Other Party ID : PAN-AADC20872M

Print Receipt

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करल - ३		
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महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१६

करल - ३
२४४९ १ १३६
२०१६
अनुच्छेद क्रमांक - २५(७)

- दस्ताचा प्रकार :- कार्यालय
- सादरकर्त्याचे नाव :- अशोक कुमार कोकरी
- तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
- गावाचे नाव :- विकोकी
- नगरभूमापन क्रमांक / सर्वे क्र / अंतिम भुखंड क्रमांक :- ५०
- मुल्य दरविभाग (झोन) :- १११/५२५९
- मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक प्रति चौ. मी. दर :- १,२६,२००
- दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- १९७.७३ कास्केट / विल्ट अप चौ मीटर / मूढ
- कारपार्किंग :- २७.८८ गच्ची :- पोटमाळा :-
- मजला क्रमांक :- १७ वटा उदवाहन सुविधा
- बांधकाम वर्ष :- घसारा :-
- बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के
- बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :-
- भाडेकरू व्याप्त मिळकत असल्यास :-

१. नव्याच्या नाव्यातील क्षेत्रफळ	१९७.७३ × १२६२०० + १५% = २,८६,९६,५५५
२. नवीन इमारतीत दिलेले क्षेत्र	२७.८८ × १२६२०० × ०.२५ + १५% = १०,११,५५१
३. मूल्याचा प्रमाण	<u>२,९७,०८,१११</u>
- लिब्ध अँड लायसन्सचा दस्त :-

१. प्रतिमाह भाडे रक्कम	निवासी / अनिवासी	२. अनामत रक्कम / आगाऊ रक्कम	३. कालावधी
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- निर्धारित केलेले बाजार मुल्य :- २,९७,०९,०००
- दस्तामध्ये दर्शविलेला मोबदला :- २,७०,१३,०००
- देय मुद्रांक शुल्क :- १४,८५,५०० भरलेले मुद्रांक शुल्क :- १४,९१,३२०
- देय नोंदणी फी :- ३०,०००



लिपिक

सह दय्यम निबंधक
महाराष्ट्र शासन

Data of Bank Receipt for GRN MH007738715201516R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
Pmt Txn Id : 010316M823440
Pmt DtTime : 01/03/2016 03:04:29
ChallanIdNo : 03006172016022950128
District : 7101 / MUMBAI
Simple Receipt
Print DtTime :
GRAS GRN : MH007738715201516R
Office Name : IGR199 / KRL3_JT SUB REGISTRAR KURLA NO 3

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 14,91,320.00/- (Rs Fourteen Lakh Ninety One Thousand Three Hundred Twenty Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 1702,VISTA 1,THE ADDRESS,OPP R CITY MALL
Consideration : 2,70,13,000.00/-
: GHATKOPAR WEST,MUMBAI,Maharashtra
: 400086
: BS MARG

Duty Payer : PAN-AAHA4882Q ASHWIN KUMAR KOTHARI S HUF
Other Party : PAN-AADCR0872M WADHWA RESIDENCY PVT LTD

Bank Scroll No : 1
Bank Scroll Date : 02/03/2016
RBI Credit Date : 02/03/2016
Mobile Number : 9321933999

Only for verification-not to be printed and used

करल - ३	
२६६	३३६
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करल - ३
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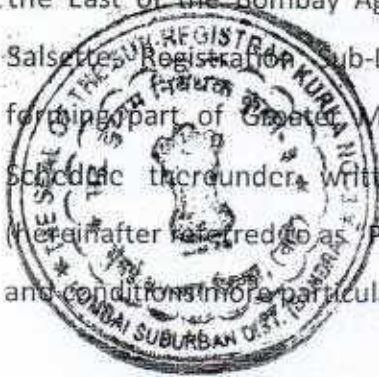
ARTICLES OF AGREEMENT made at Mumbai this 30th day of march 2016 BETWEEN **WADHWA RESIDENCY PRIVATE LIMITED**, a company incorporated and registered under the Companies Act, 1956 and having its registered office at 301- Platina, Plot No. C-59, G-Block, BKC, Bandra (East), Mumbai – 400 051 (hereinafter 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

Ashwin Kumar Kothari (S) Huf, of Indian Inhabitant having his/her/their address at Flat No.4, Gold Cornet, 11, Nawroji Gamadia Road, MUMBAI- 400026 hereinafter referred to as “the Flat Purchaser/s” (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its karta and the members for the time being and from time to time of the co-parcenary and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns) of the **OTHER PART**

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WHEREAS	५३७
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By and under an indenture dated 11th July 1955 executed by and between Godrej & Boyce Manufacturing Company Limited ("Godrej") and Asbestos Magnesite & 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 $\frac{1}{2}$ 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

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

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



- (a) granted, conveyed and assured, in favour of the HFL, Part A Property more particularly described in Third Schedule thereunder written and First Schedule hereunder written together with the building constructed thereon by AMFM.
- (b) 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 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;
- (c) 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.
- (d) 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 Property hereunder for the consideration and subject to the terms and conditions more particularly setout therein.

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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 circumstances, 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 said Property". The said 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 said composite property, is given in the **Third Schedule** hereunder written and is shown on the plan annexed hereto and marked as **Annexure "A"**.

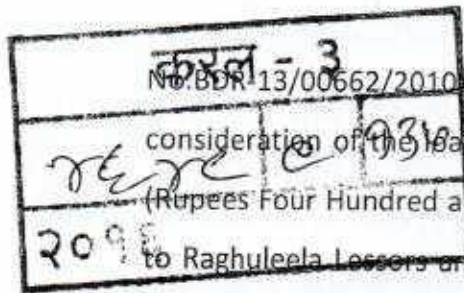
G. Copy of the Layout Plan of the entire large layout with the Blocks therein is shown and marked as **Annexure 'B'** and the copy of the Property Register Cards in respect of the said composite property are annexed hereto and marked as **Annexures C-1 to C-18**.

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- H. HFL, since the time it stood possessed of the said Property was running its factory / industrial establishment on the said Property till 2nd August 2006
- 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 said 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 said Property. Pursuant to the said Order, the Vendor 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 18 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



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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 said Property, in the manner and on the terms and conditions therein contained.

- M. 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 Promoter herein, therein referred to as the Releasee, registered with the office of the Sub-Registrar at Kerala-3 bearing No.KRL3-8461-2014, the Promoter had paid entire loan amount stated in the aforesaid Deed of Mortgage dated 18th January, 2010.
- N. By and under a Debenture Subscription Agreement ("the DSA") dated 6th March, 2014 executed 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 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 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").
- O. 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

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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 Flat, which is the subject matter of this MOFA Agreement) as set out in the said DTD.



- P. By and under a Term Loan Facility Agreement dated 31 July 2014 ("TLFA") entered into between the Promoter 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. Aranger 1 and Aranger 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 Promoter of One Part and IDBI Trusteeship Services Ltd of Second Part the Promoters have mortgaged the entire project and the said Land (excluding the said REL Mortgaged Premises).
- Q. By a Deed of Reconveyance dated 28th July, 2015 executed by and between IDBI Trusteeship Services Ltd, therein referred to as the Security Trustees and the Promoter herein, therein referred to as the Mortgagor, registered with the office of the Sub-Registrar at Kurla-1 bearing No.KRL1-8047-2015, the Promoter has 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 Trustees have reassigned, retransferred, reassured and released the Property set out in TLFA and DOMC.
- R. 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

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Debenture holders have agreed to invest an amount of Rs.100,00,00,000/- (Rupees One Hundred Crores 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.

S. 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 Promoter herein referred to as the Mortgagor and Mr. Vijay Wadhwa and Mr. Navin Makhyja, therein referred to as the Guarantors, registered with the office of the Sub-Registrar at Kurla-1 bearing No.KRL1-8048-2015, the Promoter has redeemed all the issued and allotted the debentures as per the terms and conditions more particularly set out in the Debenture Trust Deed dated 30th September, 2014 and accordingly Debenture Trustees have reassigned, retransferred, reassured and released the Property setout in Debenture Trust Deed dated 30th September, 2014.

T. By an Indenture of Mortgage and Charge dated 31st July, 2015 made between the Promoter herein, as the Borrower of the One Part and Bank of Baroda, therein and herein 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 for a sum of Rs.7,50,00,00,000/- (Rupees Seven Hundred and Fifty Crores Only) and in lieu thereof the Promoter herein has 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.

U. 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

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Residency Private Limited" (the Promoters herein) in pursuance of Section 23(1) of the Companies Act, 1956.

- V. The Property Register Cards in respect of the said Property bearing CTS No.50; 50 /1, to 50 /7 and 50 /35 to 50/44 all of Vikhroli Division will reflect the name of Residency Private Limited, as the owner/holder thereof after the same has been updated by the concerned Municipal /Government Department Authority after the conveyance of the said Property to the Company under the aforesaid Deed dated 18th January 2010.
- W. The Promoters now developing the said Property as a common layout. The said Property was earlier in the "Industrial Zone" and vide an order dated 24th February 2010 from MCGM bearing No. CHE/1523/DPES it has been converted to the "Residential Zone";
- X. The Promoters are desirous of utilizing the entire available and permissible FSI of the said Property described in the Third Schedule, by constructing 1 residential building/s on North/East side of the said 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 stilts, podium and 21 or more upper floors and 3 residential/s building on South/East side of the said 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 stilts, podium and 21 or more upper floors and 4 residential/s building on North side of the said 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 stilts, podium and 21 or more upper floors and 4 residential/s building on North side of the said 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 stilts, podium and 28 or more upper floors, "**Panorama**", "**Vista**", "**Promenade**",



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plans and drawings together shall form a part of the project "THE ADDRESS" (hereinafter referred to as "the said Project") and the same is developed in accordance with the building rules and regulations and bye-laws of the MCGM and the provisions of the Development Control Regulations, 1991 and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority as may be permitted and sanctioned from time to time in accordance with the said plans and permissions;



- Y. 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 and Commencement Certificate (CC). Copies of the said L.O.D. and C.C. in respect of the said Project have been annexed hereto and marked Annexure "G" and "H", respectively;
- Z. 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 M/s. Larsen & Tubro and Mr. Niranjan Pandya as Structural Engineers for preparing structural designs and drawings and specifications of the said Project 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;
- AA. The Promoters will 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 Project as permissible by the MCGM, D.C. Rules and Regulations and other applicable laws from time to time;

- BB. 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 government agencies, incentive/additional FSI on built-up Public-parking area or any FSI generated under any statutory regulations from time to time from the said Property and sell flats, duplex flats, units and hoarding spaces etc. and reference to the Flat Purchaser/s in this Agreement means purchasers of such premises;
- CC. 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, the Promoters propose to avail of the incentive/additional FSI on built-up public car parking area by constructing a 2 level basement and 2 level podium parking area under the RG side of the said Property with separate access apart from the access of the Residential Project and which is to be handed over to the MCGM, free of cost and is to be operated and maintained by the MCGM as per their discretion. 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 Complex/Project. 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 Project.
- DD. The Promoters are also intending / proposing to construct 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 purchasers buildings in the said project.
- EE. The Promoters are also intending/proposing to construct service apartment/ quarters/store room at such level of the respective building for the use by the



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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 said Flat Purchaser/s restricted 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 respective flat Purchaser/s right towards the said space and in this event, the Promoters/Society shall have a right to take such actions such as restricted entry and seizure of the said space by the Promoters/Society, in order to restrain the said Flat Purchaser/s for continuous use of the said space along with 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.

FF. 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 Property, the 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 Promoter of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the rules made thereunder.

GG. A copy of the Certificate of Title issued by Kanga & Co., Advocates and Solicitors as well as copy of the floor plan of the flat 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;

HH. The Promoter, while developing the said Property and constructing the new buildings thereon, have observed and performed all the terms and conditions of the

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concerned local authorities and/or the government and accordingly obtained part Occupation Certificate bearing No. CE/6521/BPES/ AN dated 18th April, 2015 in respect of building "Vista", Wings 1, 2 and 3 (Tower "B"); a copy of which is annex as Annexure "M".

- II. The Flat Purchaser/s being fully satisfied in respect of the title of the Promoters to the said Property including the right of the Promoters to develop the said Property has/have approached the Promoters and applied for purchase of Flat No. "1702" the "17th" floor in the Wing "Vista-I" (hereinafter referred to as "the said Premises") along with car parking space no. — in the basement/stilt/podium/upper level No. — space in the compound of the building to be known as "Vista-I" (hereinafter to be referred to as "the said Building") in the project "THE ADDRESS" to be constructed on the said Property; and accordingly the Promoter vide its Allotment Letter dated 18/02/2010 read with Supplemental Allotment Letter dated 23rd August 2011.
- JJ. 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.;
- KK. 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 Promoter, then it shall be the sole responsibility of the said 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.
- LL. The Recreational Ground (RG) in the said large Layout shall be handed over to the MCGM and it shall remain the property of the MCGM. The MCGM shall be at its



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discretion to lease or sub-lease the same to us or to any other body/Authority for its operation and maintenance for public use.

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



Relying upon the said applications, declaration and agreements herein contained, the Promoters agree to sell to the Flat Purchaser/s the said Premises at the price 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 shall construct 10 or more residential buildings on the area shown on the plan being Annexure 'A' hereto on the said Property more particularly described in Third Schedule hereunder written and more particularly delineated on the plan Annexure "B" hereto and thereon by blue coloured boundary line to be collectively known as the project "**THE ADDRESS**" as follows:-
 - a) 1 residential building/s on North/East side of the said 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 stilts, podium and 21 or more upper floors;
 - b) 3 residential/s building on South/East side of the said Property delineated on the layout plan annexed hereto and marked as Annexure E and thereon shown

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surrounded by blue colour boundary line to be known as "Vista" having stilts, podium and 21 or more upper floors;

c) 4 residential/s building on South/East side of the said Property delineated on the layout plan annexed hereto and marked as Annexure F1 and ~~is shown~~ surrounded by purple colour boundary line to be known as ~~Promenade~~ having stilts, podium and 21 or more upper floors;

d) 4 residential/s building on North side of the said Property delineated on the layout plan annexed hereto and marked as Annexure F and ~~is shown~~ surrounded by Green colour boundary line to be known as "Boulevard" having stilts, podium and 28 or more upper floors and subject to right to utilise further T.D.R. F.S.I and construct further floors/wings in accordance with necessary approvals, permissions and clearance from all Statutory Authorities including Ministry of Environment and Forest Department, Coastal Regulation Zone, Urban Development Department and in accordance with the plans, designs and specifications approved by the MCGM and other local authorities which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as the Promoters may consider necessary or as may be required by the concerned local authority/ Government to be made in them or any of them. It is specifically agreed and understood that if any consent is required to be taken by the Promoters before carrying out any of the changes, then the Flat Purchaser/s hereby shall not object for the same and that his/her/their agreeing and upon the execution of this presents shall be constituted of giving his/her/their irrevocable consent and shall be deemed to have given his/her/their consent. Provided that the Promoters shall not make any variations or modifications which may adversely limited only to the affected area and floor of the said Flat of the Flat Purchaser/s. As per the present construction plan, the Promoters are constructing the 10 or more residential towers shall form one common layout having a common recreation garden, club house and a Mandir at the top podium level as common amenities to be provided on portion of the said



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Property delineated on the layout plan annexed hereto as ANNEXURE "K" and thereon shown surrounded by yellow colour boundary lines.

3. 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. "1702" on the "17th" floor 4 BHK having carpet area admeasuring 1773 sq. ft. equivalent to 164.71 sq. mtrs. as shown bounded by red colour boundary line on the typical floor plan thereof annexed and marked Annexure "J" (hereinafter referred to as "**the said Premises**") along with allotment of 02 (Two) number of Car Parking Space No. Basement/stilt/podium/open level No. — in the said Building to be known as "**Vista**" in the said Project and (hereinafter referred to as "**the said Building**") at and for the price of Rs. 27,013,000 /- (Rupees Two Crore Seventy Lakh Thirteen Thousand Only) including the proportionate price of the common area and facilities appurtenant to the said Premises and forming part of the said Project. Hereinafter the building in which the said Premises is situated shall be individually referred to as "**the said Building**" and alongwith the other buildings collectively shall be referred to as "**the said Project**" 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 Project 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.

4. It is expressly understood and agreed between the Promoters and the Flat Purchaser/s that the Promoters shall form a society/condominium/association/Limited Company of all such Flat Purchaser/s ("hereinafter referred to as "**Common Organization**"). The Promoters shall form individual organizations for "Panorama", "Vista", "Boulevard", Promenade to ensure the smooth functioning and proper maintenance of the said Buildings. The individual organization for "Vista" and

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"Boulevard" 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.

5. The Flat Purchaser/s has paid to the Promoters an amount of of Rs. 27,813,000 /- (Rupees Two Crore Seventy Lakh Thirteen Thousand Only) as full and final payment towards the said premises Subject to deductions of Income Tax at source (TDS) under the applicable Law, (receipt whereof the Promoters do hereby admit and acknowledge).



Time as to payment shall be the essence of this agreement and the Flat Purchaser/s shall be liable to pay interest @ 24% p.a. on all delayed payments from the due date till the date of payment thereof.

Provided that any deduction of an amount made by the Flat Purchaser on account of Tax Deduction at Source ("TDS") (if applicable) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged by the Promoter only upon the Flat Purchaser 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 Flat, if any such certificate is not produced, the Flat Purchaser shall pay such equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Flat Purchaser producing such certificate within 1 (one) month of the possession. Provided further that in case the Purchaser fails to produce such certificate within the stipulated period of the 1 (one) month, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Flat Purchaser.

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6. 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 Allottee/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 Allottee/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 State Government/Authority/ies, such differential/increased amount shall be paid by the Flat Allottee/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 along with each installment (if applicable) 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 at the rate of 18% on all 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 along with interest applicable thereon 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 indemnify and keep indemnified the Promoters and its successors-in-title and assigns in respect thereof.

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8. As an amenity alongwith the said Premises, the Promoters have reserved for the exclusive use of the Flat Purchaser/s, 02 (Two) parking space/slot in the ~~basement/stilt/podium/open~~ space in the compound of the said Premises known as "The Address" (hereinafter referred to as "said Car Parking/s). The said Car Parking/s are provided as an irrevocable amenity without consideration, however the Flat Purchaser/s will be bound to abide with the rules and regulations, as may be framed in regard to the said Car Parking/s by the Promoters and/or the new society/association to be formed by them and shall pay ~~contribution~~ in respect of the said Car Parking/s as may be levied by the new society / association 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 dimension of the said Car Parking/s will be decided after handing over possession of the said Flat to the respective flat purchaser/s.



9. Without prejudice to the rights of the Promoters to receive interest @ 24% p.a. on all delayed payments in the event of the Flat Purchaser/s making any continues default in payment of any installment of the purchase price/sale consideration and/or other payments under this Agreement (including his/her/their proportionate shares of taxes i.e. Service Tax, VAT / GST/LBT charges or any other charges levied by concerned local authority and other outgoings) on their due date and/or in observing and performing any of the terms and conditions of this Agreement, this Agreement shall stand terminated on expiry of the 15 days' notice in writing or such further extension as may be granted by the Promoter to the Purchaser/s for rectifying their default in delay in payment and the Flat Purchaser/s failing to do so within the notice period in which event the consequences hereinafter set out shall follow:-

- (a) the Flat Purchaser/s shall cease to have any right, benefits or interest under these presents and/or in the said Premises or any part thereof;

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the Promoters shall be entitled to allot/sale the said Premises at such price and on the terms and conditions to such other person or party as the Promoters may in their absolute discretion deem fit;

(c) on the realization of the entire consideration from the Prospective New Flat Purchaser/s of the said Premises, the Promoters shall refund to the Flat Purchaser/s the amount paid by the Flat Purchaser/s to the Promoters in accordance of this Agreement after deducting therefrom:-



(i) Rs. 5,00,000/- out of the purchase price of the said Premises (which is to stand forfeited by the Promoters) along with applicable Service Tax to be paid by the Flat Purchaser/s to the Promoters.

(ii) the amount of Service tax, VAT (if applicable), brokerage and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.

(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;

(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;

(v) in the event of the sale consideration of the New Prospective Flat Purchaser/s being less than the consideration mentioned herein, the amount of such deficit.

(d) The Promoters shall, in the event of any shortfall, be entitled to recover the said amounts from the Flat Purchaser/s. The Promoters shall not be 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 Purchaser/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. The amount shall be accepted by the Flat Purchaser/s in full satisfaction

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of all his/her//their claim under this Agreement and/or in or to the said premises.

The Flat Purchaser/s agree/s that receipt of the said refund by cheque from the Promoters by the Flat Purchaser/s by registered post acknowledgment due at the address given by the Flat Purchaser/s in these presents whether the Flat Purchaser/s accept/s or encashe/s the cheque or not, will amount to the said mutually agreed refund.



Provided always that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Flat Purchaser/s 15 (fifteen) days' prior notice in writing of their intention to terminate of this Agreement or such further period as may be granted by the Promoter to the Purchaser/s for rectifying their default and of the specific breach or breaches of terms and conditions in respect of which it has intended to terminate the Agreement and default shall have been made by the Flat Purchaser/s in remedying such breach or breaches within fifteen days after receiving of such notice.

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

- (i) Rs. 93,000/- for legal costs and other Administrative Expenses and water meter and electric meter deposits;
- (ii) Rs. 600/- for share money and entrance fees.
- (iii) Rs. 40,000/- for formation and the registration of the said Common Organization.
- (iv) Rs. 5,20,800/- towards Purchaser/s' share towards ad-hoc deposit for maintenance charges, excluding Property Tax, ("Adhoc Maintenance Deposit").

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२०१६	(V)	Rs. 50,000/-

(VI) Rs. 1,55,000/-

(VII) Rs. 62,000/-

Rs. 9,21,400/- Total

for Club House charges.

towards proportionate share of development charges and LUC.

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

(b) Against the aforesaid amount set out in Clause 10(a) above, the Promoters shall not be liable to maintain and/or render individual accounts to the Flat Purchaser.

11. 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.

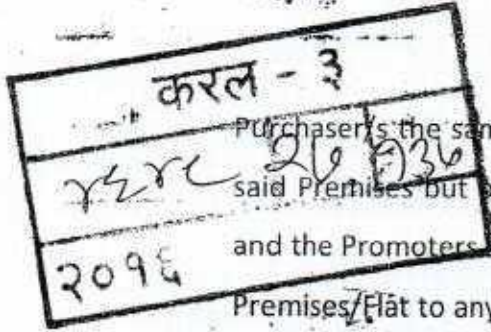
12. The fixtures, fittings and amenities to be provided by the Promoters in the said Premises and the said Building in which the said Premises is situated are those that are set out in **Annexure "L"** annexed hereto, the same is subject to change. It is hereby expressly agreed and understood by the Flat purchasers that the amenities provided in the building Panorama shall exclusively be used and enjoyed by the Flat purchasers of Panorama building only and the same shall not be used by the other Flat Purchasers or persons of other Building/s. The Flat purchasers 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, subject to the compliance of Rules, Regulations and Bye-Laws of the Common Organization and on payment of regular

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maintenance charges. The Flat purchasers agree that the aforesaid common amenities and facilities shall be used only by his/her/his 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 purchasers have taken possession of the Flat. The Flat Purchasers hereby agree and confirm 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 flats are ready to be handed over for possession the Promoter shall not be obliged to hand over the amenities and facilities in the project fully completed and the same shall be completed by the Promoter at the time of completion of the entire project. The Purchaser has agreed not to raise any objection in this regard, whatsoever.



- The Promoters shall give possession of the said Premises to the Flat Purchaser/s within 15 days from the date of receipt of the entire sale consideration and any other amounts due under this agreement, subject to any Force Majeure conditions or Act of God disturbing the schedule of construction and in which case the date of handing over possession shall stand extended pro-rata. If the Promoters fail or neglect to give possession of the said Premises to the Flat Purchaser/s on the aforesaid date subject to a grace period as may be extended by mutual consent then the Flat Purchaser/s shall have the option to terminate this Agreement after giving 15 days' notice in writing, whereupon the Promoters shall be liable on demand to refund to the Flat Purchaser/s amounts already received by it in respect of the said Premises alongwith simple interest @ 9% per annum from the date of the receipt of the respective amounts by the Promoters till payment. It is agreed that upon the termination of this Agreement by the Flat Purchaser/s, the claim of the Flat Purchaser/s shall be restricted to refund of monies paid with simple interest @ 9% p.a. thereon and that the Flat Purchaser/s shall neither be entitled to claim nor claim for loss and/or damages and/or mental trauma or otherwise howsoever. Till the entire amount alongwith interest thereon is refunded by the Promoters to the Flat



Purchaser/s the same shall subject to prior encumbrance if any, be a charge on the said Premises but only to the extent of the amount so due to the Flat Purchaser/s and the Promoters shall be entitled to allot and/or deal with and dispose off the said Premises/Flat to any third party without reference or recourse to the Flat Purchaser.

The amount so refunded shall be full and final satisfaction and final settlement of all the claims of the Flat Purchaser/s under this Agreement. The Flat Purchaser/s agree that receipt of the said refund by cheque from the Promoters by the Flat Purchaser/s by registered post acknowledgement due at the address given by the Flat Purchaser/s in these presents whether the Flat Purchaser/s accept/s or encash/es the cheque or not, will amount to the said mutually agreed refund.



14. Till the entire development of the Project is completed, the Flat Purchaser/s shall not in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted 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 Property and the Flat Purchaser shall have no right or interest in the enjoyment and control of the Promoter in this regard.

15. The Flat Purchaser/s are aware that the Promoters are constructing the said Property in a phasewise manner and to construct the said Property in phasewise manner, the Promoter shall be entitled to enter upon or use any access of the said Property to ingress or egress and shall be entitled to have all right to pass repass from any part/ areas of the said Property with trucks, machines, cranes, drillers, JCB/earthmovers, etc. and all other vehicles required for carrying out development and construction on the said Property. Upon the said Flat being handed over to the Purchaser, the Promoter shall be entitled to continue to carry on all construction activities for all or any other part of the said Property which are to be developed/ constructed by the Promoter, and which may cause inconvenience / disturbance to the Flat Purchaser however, the Flat Purchaser/s has/have hereby unconditionally

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and irrevocably consented for the same and agree, undertake and confirm that the Flat Purchaser/s shall not raise any objection for any of the construction activity/ies or any ingress /egress upon the said Property or any part thereof by the Promoter alongwith any vehicles, etc. and the Flat Purchaser shall not raise any objection or make any claim, demand, damages, etc. from the Promoter and/or obstruct the Promoter or any of its construction activities of the building/s of the said 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 Flat.



16. The Promoters shall not be obliged to hand over the possession as stated hereinabove in case of any of the following reasons:-

- (a) non-availability of labour, steel, cement, other building materials, water or electric supply/connection, or drainage/ sewage connection;
- (b) war, civil commotion or Act of God;
- (c) any notice, order, rule, regulation, notification or directive of the Government and/or any local or public or private body or authority or any other competent authority or any court or tribunal or any quasi-judicial body or authority;
- (d) delay on the part of Government and/or any local or public or private body or authority or any other competent authority in granting any permissions/sanctions/licenses for construction of the said two Buildings;
- (e) force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the Promoter or their agents;
- (f) due to non-availability of TDR;
- (g) any strikes or agitation by the workers, employees or labourers of the Promoter or the contractors or sub contractors or suppliers, etc.; and/or

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(h) २६२९	any change in law, notifications and/or regulations levying any onerous condition on the Promoter and /or
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- (h) any change in law, notifications and/or regulations levying any onerous condition on the Promoter and /or
- (i) Promoter required to comply with conditions or additional conditions as may be required by any statute or government body or authority.
- (j) Delay in issue of Commencement Certificate or Occupation Certificate
- (k) for any reason beyond the control of the Promoters as per the provisions of sections of the MCA 2013 or any other reasonable cause and the Flat Purchaser/s agree/s to automatic extension of date of possession of the said premises.

17. Notwithstanding anything contained anywhere else in this Agreement, it is agreed by and between the parties hereto that the Promoter shall be liable to handover possession of the said Flat to the Purchaser only upon the Purchaser 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 Promoter without any deduction, delay, demur or protest.

18. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said Flat is ready for possession, the Purchaser shall clear all the aforesaid payments and accept the possession of the said Flat and therefrom the Flat Purchaser/s shall be liable to bear and pay to the Promoter the proportionate share (i.e. in proportion to area of the said Flat) of outgoings in respect of the said Property viz. local taxes, betterment charges, water charges, insurance premium, common electricity charges, repairs and sundry maintenance costs and salaries of clerks, chowkidars, sweepers, housekeeping and all other expenses necessary and incidental to the management and maintenance of the said building and land appurtenant. At the time of being handed over possession of the said Premises, the

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Purchaser/s shall pay to the Promoter the Adhoc Maintenance Deposit being a lumpsum amount towards initial outgoings expenses as setout above.

19. The Adhoc Maintenance Deposit so paid by the Flat Purchaser/s to the Promoter shall not carry any interest and shall be utilized by the Promoter for payments, taxes, outgoings from the date of possession. The Promoter has informed the Flat Purchaser/s that once the Adhoc Maintenance Deposit is about to get exhausted by the Promoter, the Promoter 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 Promoter till the time the management and operation of the building has been handed over by the Promoter 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 Promoter 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/itself/themselves shall submit full-fledge drawings with all specifications before starting interior work of the said Flat and approval shall be obtained from the Promoter. The Flat Purchaser/s shall deposit **Rs. 3,00,000/- (Rupees Three Lakh Only) ("Fitout Deposit")** towards the interest free deposit for carrying out interior work in the said Flat. The said Fitout Deposit shall be forfeited in the event of non-compliance with any of the terms and conditions as stated in the Promoter's approval by the Flat Purchaser. The said Fitout Deposit shall be refunded by the Promoter to the Flat Purchaser at the time of hand over of the said Property to the Adhoc committee and/or to the Society subject to the terms setout in this Agreement.

20. In the event the flats are ready to be handed over for the possession the Promoter shall not be obliged to hand over the amenities and facilities in the project fully

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completed and the same shall be completed by the Promoter at the time of completion of the entire project. The Purchaser has agreed not to raise any objection in this regard, whatsoever.

21. If within a period of 1 (one) year from the date of handing over the said Premises to the Flat Purchaser/s, the Flat Purchaser/s bring/s to the notice of the Promoter any defect in the said Premises, then, wherever possible such defects shall be rectified by the Promoter at the Promoter's own cost and in case it is not possible to rectify such defects, then the Flat Purchaser/s shall be entitled to receive from the Promoter reasonable compensation for such defect. However, if the Flat Purchaser/s carries 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 Promoter 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.

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

23. The Agreement sets forth the entire agreement and understanding between the Flat Purchaser/s and the Promoters and supersedes, cancel and merges:-

- (a) All agreements, negotiations, commitments, writings between the Flat Purchaser/s and the Promoters prior to the date of execution of this agreement;
- (b) All the representation, warranties, commitments, etc made by the Promoters in any documents, brochure, hoarding, etc. and /or through on any other medium;

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(c) The Promoters shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoters under this Agreement;

(d) The Flat Purchaser/s agree and acknowledge that the sample flat constructed by the Promoters and all furniture, items, electronic goods, amenities, etc. provided therein are only the purpose of show casing the flat and the Promoters are not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.



24. The Flat Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hand the said Premises may come, do hereby covenant with the Promoters as follows:-

- (a) To maintain at the Flat Purchaser/s' own cost in good tenable repair and condition from the date of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the building in which the said Premises is situated, staircase or any passages, which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Premises itself or any part thereof;
- (b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in

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which the said premises is situated or the said premises on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach;

- (c) To carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Flat Purchaser/s and in accordance with the Fit and Proper Maintenance Manual and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Flat Purchaser/s committing any act in contravention of the above provisions, the Flat Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority;



- (d) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains pipes in the said Premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said premises in which the said Premises is situated and shall not chisel or in any other manner damage the columns, beam, walls, slabs or RCC Partis or other structural changes in the said Premises without the prior written permission of the Promoters and/or the said Common Organization. The Flat Purchaser has been informed by the Promoters that the construction of the said buildings is done with myone technique and hence any kind of structural change will not be allowed to the said buildings.

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- (e) Not to shift windows of the said Premises and/or carry out any changes in the said Premises so as to increase the area of the said Premises and/or put any grill which would affect the elevation of the building and/or carryout any unauthorized construction in the said premises. In the event if any such change is carried out, the Flat Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoters/Common Organization. In the event if the Flat Purchaser/s fail to remove the same within the period of 24 hours, then the Promoters shall be entitled to enter upon the said Premises and remove such unauthorized construction and the Flat Purchaser/s hereby agree to take/s not to raise any objection for the same and/or demand any damages for the same from the Promoters/Common Organization.
- (f) The Flat Purchaser/s shall not use the area of flower bed for any purpose except for the purpose of keeping planters/flower bed failing which the Flat Purchaser/s shall be liable to pay Rs. 10,000/- (Rupees Ten Thousand) per day till such time he/she/they continue/s to use the said area of flower bed for any other purpose.
- (g) The Flat Purchaser/s shall fix/fit only split A/c and fix compressors only in area provided for that purpose, failing which the Flat Purchaser/s shall be liable to pay Rs. 5,000/- (Rupees Five Thousand Only) per day till such time the Flat Purchaser/s has removed the A/c Compressor from any other place other than area provided for the same.
- (h) The Flat Purchaser/s shall not dry clothes in any area visible on the outside, else the Flat Purchaser/s shall be liable to pay to the Promoters Rs. 5,000/- (Rupees Five Thousand only) per day. The Flat Purchaser/s shall not place, keep or install exhaust fan or any other devices in Deck area (if any), and further, the Flat Purchaser/s shall do not do any act that spoils the external elevation of the building in which the said premises is situated;
- (i) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the building in which the said



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premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;

- (j) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said Portion and the building in which the said premises is situated;



Pay to the Promoters within 7 (seven) days of demand by the Promoters, his/her share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connected to the building in which the said premises is situated;

- (k) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Flat Purchaser/s viz. user for any purposes other than purpose for which the same is allotted;
- (m) To bear and pay the proportionate maintenance charges and other outgoings, save and except the municipal taxes, in respect of the said Premises from the date of being granted permission to enter upon the said Premises for the purpose of carrying out fit outs therein;
- (n) The Flat Purchaser/s shall not let, sub-let, transfer, assign or part with the Flat Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said Premises until

- (i) all the dues payable by the Flat Purchaser/s to the Promoters under this Agreement are fully paid-up;
- (ii) hand over possession of the said Premises to the Flat Purchaser/s by the Promoter;

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(iii) the Flat Purchaser/s had not been guilty for any breach or non-observance of any of the terms and conditions of this Agreement; and

(iv) the prior written permission from the Promoters or the said Common Organization as the case may be, along with a payment of the charges to the Promoters or the said Common Organization as the case may be.

However, the Flat Purchaser hereby agrees and confirms that the Flat Purchaser shall not sell and/or transfer the said Flat to any intending buyer for the consideration less than the then prevailing sale consideration at which the Promoter will be selling in the Project (which would be intimated by the Promoter, on request). It is agreed between parties hereto that for every sale and transfer of the said Flat or any part thereof, the Promoter shall be entitled to receive from the Purchaser/intending transferee the administrative charges together with Service Tax thereon as applicable under law (until the conveyance is executed and registered in favour of the Common Organization). Further, in the event Flat Purchaser sells and transfers the said Flat for the sale consideration lesser than the then prevailing sale consideration at which the Promoter will be selling in the Project at that point of time, then the Flat Purchaser and/or intending transferee shall be liable to pay 5% administration charges on the then prevailing sale consideration at which the Promoter will be selling in the Project, for such transfer, failing which such transfer shall not be recognised by the Promoter for any and all purposes. This clause shall not be applicable in the event the Flat Purchaser willing to sell and transfer the said Premises to any third party after completion of 2(two) years from the date of execution hereof.

(o) The Flat Purchaser/s shall observe and perform all the rules and regulations which the said Common Organization may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building in which the said Premises is situated and the said Premises therein and for the observance and

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performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies.

The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

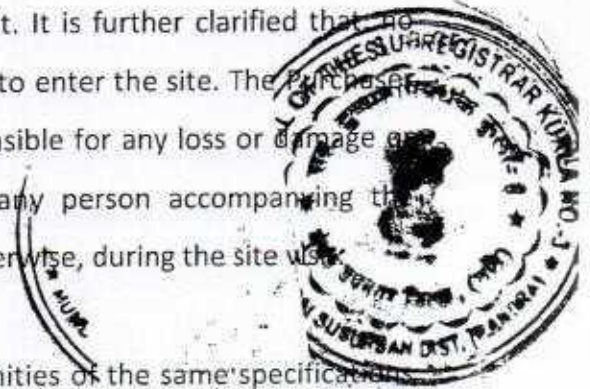
When conveyance of the said Property is executed, the Flat Purchaser/s shall permit the Promoters and their servants and agents, with or without workmen and others, at all reasonable times, to enter into and upon the portion and the said Building in which the said Premises is situated or any part thereof to view and examine the state and condition thereof.

- (g) The Flat Purchaser/s have been handed over with the Fit Out 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.

25. It is agreed between the parties that, if the Purchaser intends to visit the under construction project then it shall make a written request to the Promoter for a site visit and the Promoter shall within 7 (seven) working days from receipt of the

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request intimate the Purchaser the date and time for site visit. The Purchaser shall accordingly be entitled to site visit on the date and the time as intimated by the Promoter accompanied by site staff of the Promoter and the Purchaser agrees 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 Purchaser hereby undertakes not to hold the Promoter responsible for any loss or damage or harm incurred or suffered by the Purchaser or any person accompanying the Purchaser, due to negligence or wrongful acts or otherwise, during the site visit.



26. 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.

27. 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 buildings and/or enclose or encroach upon any common area of the said Buildings 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 said Buildings 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, claim, 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

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and alteration or encroachments done in the said premises or said buildings by the Flat Purchaser/s or occupier, in violation of the building regulations..

28. The Flat Purchaser hereby covenants to keep the said Premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good and tenantable 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 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 Promoter. 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 to the Promoter shall stand forfeited and the Promoter shall be entitled to deduct from the balance payments made by the Purchaser 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 Purchaser to compensate for the damage so caused and the Purchaser hereby consents to the same. The decision of the Promoter in that regard shall be final and binding upon the Purchaser who shall not dispute the decision of the Promoter in this regard.

29. The Flat Purchaser/s hereby agrees and confirms that he/she/itself/ themselves 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-empted rights to imposed penalty to the Flat Purchaser/s.

30. 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 Promoter 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 is occupying the said premises and not after he/she has sold /assigned/transferred his/her/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 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 Promoter.

31. The Promoters hereby agrees 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 Property in favour of the Common Organization make full and true disclosure of the nature of its title to the said Property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Property and shall, as far as practicable, ensure that the said 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.

32. 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

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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.



33. 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 to deal with the same on such terms and conditions as it may deem fit which the said Flat Purchaser/s/Common organisation shall not raise any objection hereinafter.

34. 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.

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

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36. 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.

37. (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 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 becoming 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 purchasers shall not object on the phased handover of the operations by the Promoter 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 buildings shall at all times, including after the formation and registration of the said Common Organization and/or after the demise of the said 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 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

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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 not 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 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 Purchasers that anytime now or in future if the Flat purchasers 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 .



38. 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 the said buildings comprising the said entire project, cause to be transferred to the said Common Organization all the right, title and interest of the Promoters in the said Property together with the said Buildings in favour of the Common Organization.

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39. The Flat Purchaser/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the 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 common expenses in respect of the said Property, shall be shared by the purchasers of flats and premises of the said Building in which the premises is situated in proportion to the area of their respective premises.



40. 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 Property and the said Buildings to be executed in favour of the said Common Organization.

41. The Purchaser and the person to whom the said premises is permitted to transfer with the written consent of the Promoter 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 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 said premises and the said Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings.

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42. 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 Property on which the said Building is constructed or of the said 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 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 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/purchasers of said Premises as herein stated.



43. (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, 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 Flat/s with terrace/s shall be

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not be covenant running with the land and shall not form part of the conveyance of the said Property and the said buildings in favour of the said Common Organization.

44. 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 exclusively belong to the Promoters and the Promoters shall have full, absolute authority, and unfettered discretion to use the same in any manner, including for putting up and displaying hoarding/advertisements thereon, for installing 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. 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



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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.



45. The Promoters hereby agrees to observe perform and comply with all the terms, 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.

46. (a) The Promoters hereby declares that no part of the FSI relating to the said 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 Property before execution of conveyance of the said 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 Property after execution of conveyance of the said 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.

(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.

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47. 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 Property and the entire increased, additional, incentive and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Rules, Regulations and laws governing the FSI as also the F.S.I. which may be available on 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 Purchasers, acquirers of flats, units, premises etc. in the said buildings to be constructed on the said 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 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 present development along with the access through the said premises under this agreement and the consent of the same shall be deemed to be given by the Flat Purchaser/s upon the execution of this presents.



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(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 tank.

The said Common Organization shall admit as its members all purchasers 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 thereto and the Flat Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;
- (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

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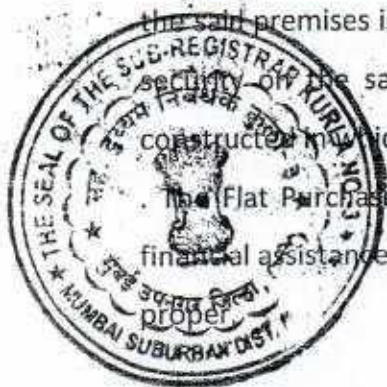
claim any compensation or damages from the Promoters due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Promoters putting up and effecting such new and additional construction as mentioned hereinabove and/or of height and/or density 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 Property with any other adjacent property area as specified in hereinabove which it may have already purchased/acquired or which it 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 Property in accordance therewith. The Flat Purchaser/s shall not raise any objection to or dispute such amalgamation of the said Property by the Promoters;
- (h) It is agreed and understood that the Promoters shall provide Refuge area in the said building and 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 than the decision shall be sole discretion of the Common Organization. Similarly the Gymnasium operator, Spa Operator, if any, shall be managed by the Promoter or the Common Organisation if they so deem fit or as the case may be.
- (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



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



48. The Promoters may avail from banks/financial institutions further loan/financial assistance for development of the said 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 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.

49. 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.

50. 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 Promoter/ 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 Promoter/ 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.

51. 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.

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52. 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.

53. 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.



54. The Flat Purchaser/s hereby agree/s, undertake/s and covenant/s 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.

55. All letters, notices, circulars, receipts issued by the Promoters as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Flat Purchaser/s and shall discharge the Promoters completely and effectually of their obligations, if sent to the Flat Purchaser/s under Certificate of Posting or registered Post Acknowledgement Due at the following address (or at any other address as may have been subsequently notified by the Flat Purchaser/s as and by way of change of address and if such change is confirmed by the Promoters):-

Flat No.4, Gold Cornet, 11,Nawroji Gamadia Road, MUMBAI- 400026.

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56. 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) whichever may be adopted by the Promoters and the rules made thereunder.

57. The Stamp Duty and Registration charges payable on this Agreement shall be borne by the Flat Purchaser/s alone. The Flat Purchaser shall immediately after the execution of this Agreement inform the Promoter the Serial No. under which and the date on which this Agreement is lodged for registration to enable the Promoter 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)

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 Salsette Taluka and now in Ghatkopar Taluka, in the District Mumbai Suburban containing an aggregate area of 26,226.75 square yards (Twenty-six thousand two hundred and twenty six and point seventy-five square yards) equivalent to 21,928.80 sq. meters (Twenty-one thousand nine hundred, twenty eight and point eighty square meters) or thereabouts and bearing the Survey, Pot and Falni numbers and admeasuring in acres and gunthas and square yards as under, namely:-

Survey No.	Pot No.	Falni No.	Area Acres-Gunthas Sq. Yds.	Area in Square Yards
81	1	-	0-11	1,331

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81	2	-	0-5	
81	3	-	0-16	1,936
81	4	-	0-10	
81	5	-	0-5	
81	6	-	0-12	
81	7	-	0-12	
81	8	-	0-26	
81	9	-	0-4	
84	1	-	0-3	
84	2	-	0-3	363
84	3	-	0-2	242
84	-	4	0-7	847
85	1(part)	-	0-2¼	272¼
86	1	-	0-8¾	1,058¾
86	2	-	0-7¾	937¾
86	3(part)	-	0-5½	665½
86	4(part)	-	0-1½	181½
87	1(part)	-	0-14½	1,754½
87	2	-	0-23	2,783
87	3	-	0-7¼	877¼
88	3(part)	-	0-¼	30¼
88	4(part)	-	0-12½	1,512½
88	5	-	0-1½	181½
88	6(part)	-	0-1½	151½
110	50(part)	-	0-2	242
110	53 (part)	-	0-12¾	1,542¾
	TOTAL			26,226.75

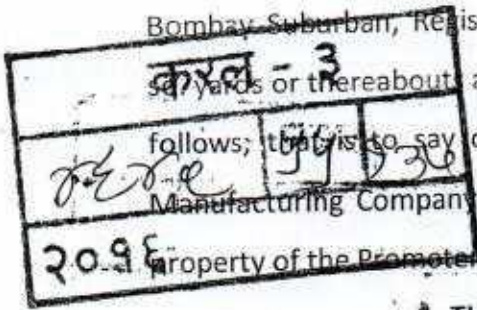


i.e. 21,928.80 sq. meters

("Part C Property")

ALL THAT piece or parcel of land lying and being off and to the East of the Bombay-Agra Road in the Village of Vikhroli (in Greater Bombay) Turuf Marole, Taluka Kurla, District

Bombay Suburban, Registration Sub-district Bandra, containing by admeasurement 2,314 square yards or thereabouts and forming portion of Survey No. 52 of Ghatkopar and bounded as follows; that is to say on or towards the NORTH by the property of Godrej & Boyce Manufacturing Company Limited and on or towards the EAST, SOUTH and WEST by the property of the Promoter.



THE SECOND SCHEDULE ABOVE REFERRED TO

("Part B Property")

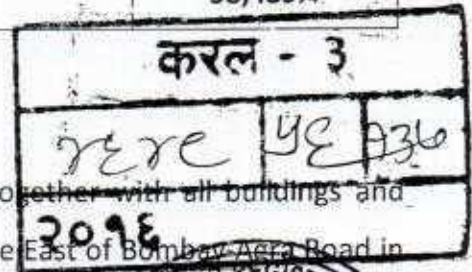


(i) ALL THESE are pieces or parcels, comprising several pieces or parcels, of land or ground out of government lease-hold land together with all buildings and structures standing thereon square lying and being to the East of Bombay-Agra Road (now known as L.B.S. Marg) in the Village of Vikhroli, Turuf 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 ¼ square yards (Fifty-eight thousand four hundred and thirty-nine square yards and one-fourth of another square yard) i.e. 48,862.45 sq. meters (forty eight thousand eight hundred sixty two point forty five square meters) or thereabouts and bearing the Survey, Pot and Falni numbers and admeasuring in acres and gunthas and square yards as under namely:-

Survey No.	Pot No.	Falni No.	Area Acres-Guntas Sq. Yds.	Area in Square Yards
81	10 (part)	-	5 - 22¼ - 26½	26,979¼
82	1	-	1 - 12 ¼ - 0	6,322¼
82	3	-	0 - 4½ - 0	544½
83	1 (part)	-	3 - 19 - 0	16,819
83	2	-	0 - 7½ - 0	907½
83	-	1	0 - 1¼ - 0	211¼
83	-	2	0 - 1¼ - 0	211¼
84	5 (part)	-	0 - 4 - 0	484
84	6	-	0 - 10 - 0	1,210
87	4	-	0 - 11¼ - 0	1,361¼

110	52 (part)	-	0-28-0	3,383
	Total			58,439%

i.e. 48,862.45 sq. meters



(ii) ALL THOSE three pieces or parcels of land or ground together with all buildings and structures standing thereon situate, lying and being to the East of Bombay Area Road in the unsurveyed Village of Vikhroli, Marole, in Salsette Taluka in the Registration District of Bandra, District Bombay Suburban (now forming part of Greater Bombay) forming part of Part A Property containing by admeasurement an aggregate area of 1,270 ½ sq.yards or thereabouts and bearing the Khot's private Survey and Plot numbers and admeasuring respectively as under:-



Survey No.	Pot No.	Falni No.	Area Acres-Guntas Sq. Yds.	Area in Square Yards
84	4(Part)	4	0-7	847
86	4(Part)	-	0-12	181 ½
110	50(Part)	-	0-2	242
		Total	0-10	1270 ½

THE THIRD SCHEDULE ABOVE REFERRED TO

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;

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SR. NO.

42936

C.T.S.NO.

AREA (SQMTS)

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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



16	50/44	
	Total	71,145.50

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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



THE FOURTH SCHEDULE ABOVE REFERRED TO

(Nature, extent and description of common areas and facilities/limited common areas and facilities)

1) Clubhouse Activities:

- Ampi-Theatre (Open Air)
- Indoor Games Area (Pool, Table Tennis, Cards, etc)
- Multi-Purpose Hall / Business Centre / Library (Open Air)
- Squash Courts – 2 Nos
- Gym
- Wash Rooms / Changing Rooms
- Coffee Shop

2) Active Recreations:

- Lap Pool
- Jacuzzi Pool
- Children's pool
- Jogging & Walking Track

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Children's Play Area
 Multi-purpose Court

3) **Recreational Facilities:**

Foot Reflexology Paths / Garden
 Reading Corners

4) **Amenities**

Garden Pavilions
 Park Garden
 Old Folks Corner

Signed, Sealed And Delivered

The Withinnamed "THE PROMOTERS"
 THE WADHWA RESIDENCY PRIVATE LIMITED
 Through its Director
 MR. MANOHAR CHHABRIA



WADHWA RESIDENCY PVT LTD

Manohar Chhabria
 Director

In The Presence of

Ms. Bela Shah

Bela

Signed, Sealed And Delivered

The Withinnamed "FLAT PURCHASER/S"

Ashwin Kumar Kothari (Smaller) H.U.F.

Ashwin Kumar Kothari
 Ashwin Kumar Kothari (S) Huf



In The Presence of

Ravi Verma

करल - ३	
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RECEIPT

RECEIVED OF AND FROM the within named Purchasers a sum of Rs. 27,013,000/- (Rupees Two Crore Seventy Lakh Thirteen Thousand Only) on the execution of these Presents being the full & final consideration within mentioned to have been paid by them to us the details of which are as under:-

Date	Cheque / Challan No	Drawn On	Amount (Rs.)
15/01/2010	540101	HDFC Bank Ltd	260313
24/02/2010	540103	HDFC Bank Ltd	81187
21/08/2010	540113	HDFC Bank Ltd	4191600
21/09/2010	540116	HDFC Bank Ltd	2095200
28/12/2010	677780	HDFC Bank Ltd	785700
23/02/2011	677784	HDFC Bank Ltd	1571400
15/03/2011	677788	HDFC Bank Ltd	785700
05/07/2011	677797	HDFC Bank Ltd	1571400
21/11/2011	677806	HDFC Bank Ltd	785700
19/12/2011	550342	HDFC Bank Ltd	785700
07/09/2012	550362	HDFC BANK	523800
13/07/2013	022094	HDFC BANK	518562
01/08/2013	00634	TDS	5238



करल - ३
 30/04/2014 934 022110
 2098 07/05/2014 01010

30/04/2014	022110	HDFC BANK	1121859
07/05/2014	01010	TDS	11757
28/05/2014	022112	HDFC BANK	1122279
30/05/2014	00548	TDS	11337
28/10/2014	353534	HDFC BANK	1122280
28/10/2014	02340	TDS	11337
02/12/2015	000055	HDFC BANK	1337145
05/12/2015	16020	TDS	13506
Total (Rs.)			Rs. <u>27,013,000/-</u>

WITNESSES:

bell

WE SAY RECEIVED

FOR WADHWA RESIDENCY PRIVATE LIMITED

Manohar Chhabria

(Director: Mr. Manohar Chhabria)



करल - ३

Annexure 3

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3.5-BHK

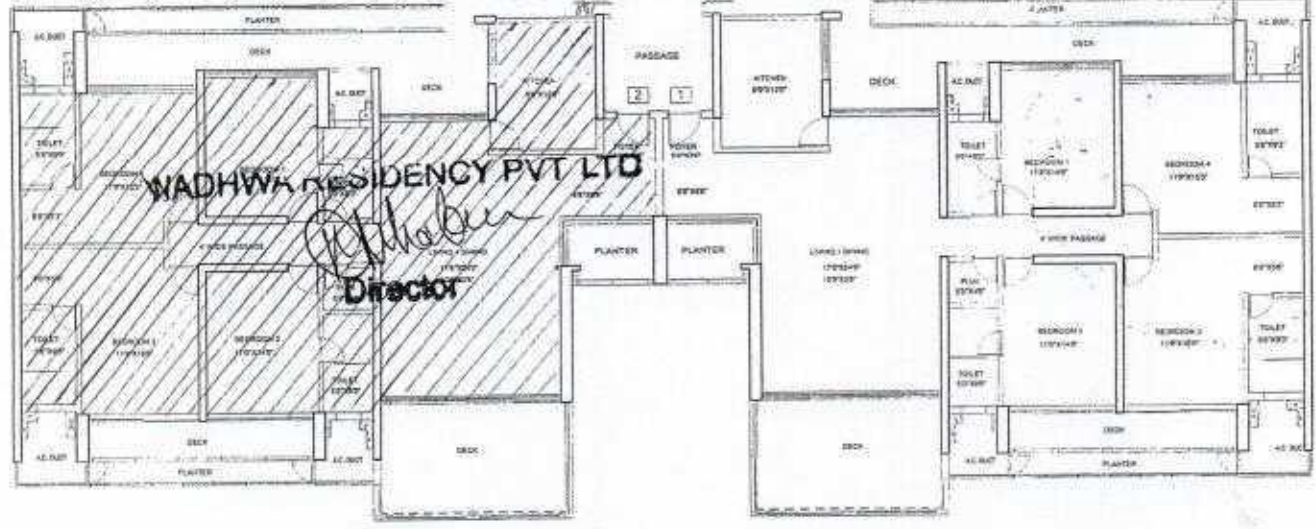


4-BHK

VI-1702

Ashwin Kurlal Kothari (HUF)
Kurlal Kothari (HUF)

4-BHK



- 1). TENTATIVE FLOOR PLAN IS 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 JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

VISTA TYPICAL FLOOR PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



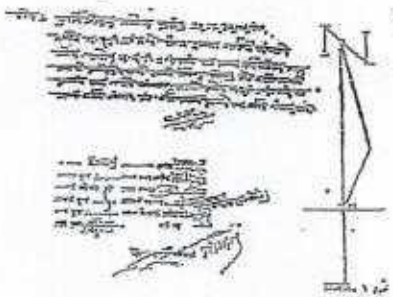
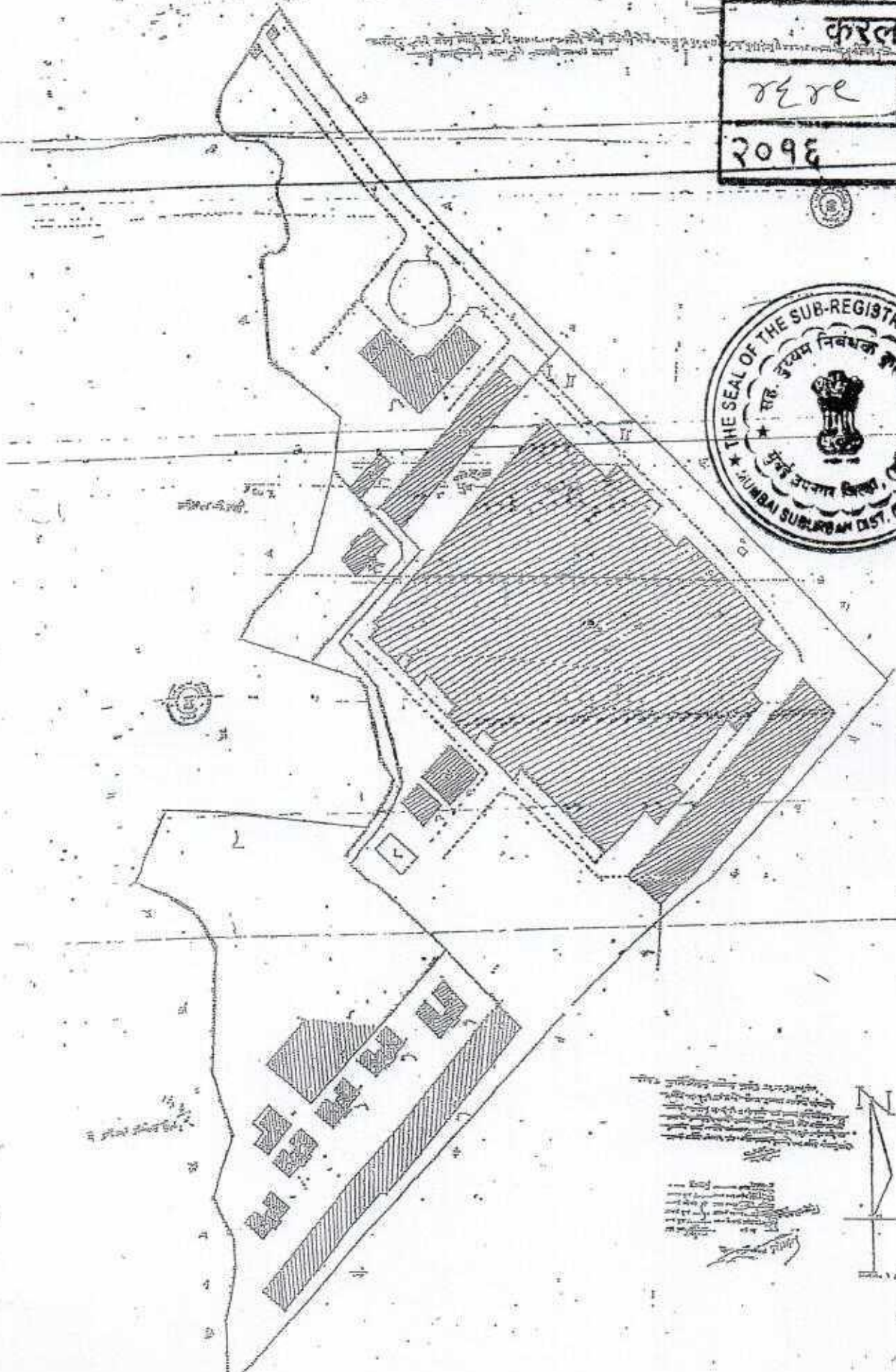

Wadhwa
Landmarks planned with precision
Ready to move in
CORPORATE OFFICE
WADHWA, Plot No. 11-12
Sector - 19, MIDC, Ghatkopar
MUMBAI (E), 400 025
Phone: 022-41224000
Website: www.wadhwaresidency.com



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936	83	2232
3 - 1240		

Annexure - 1

करल - ३	
४६२६	EX. 136
२०१६	



करल - ३

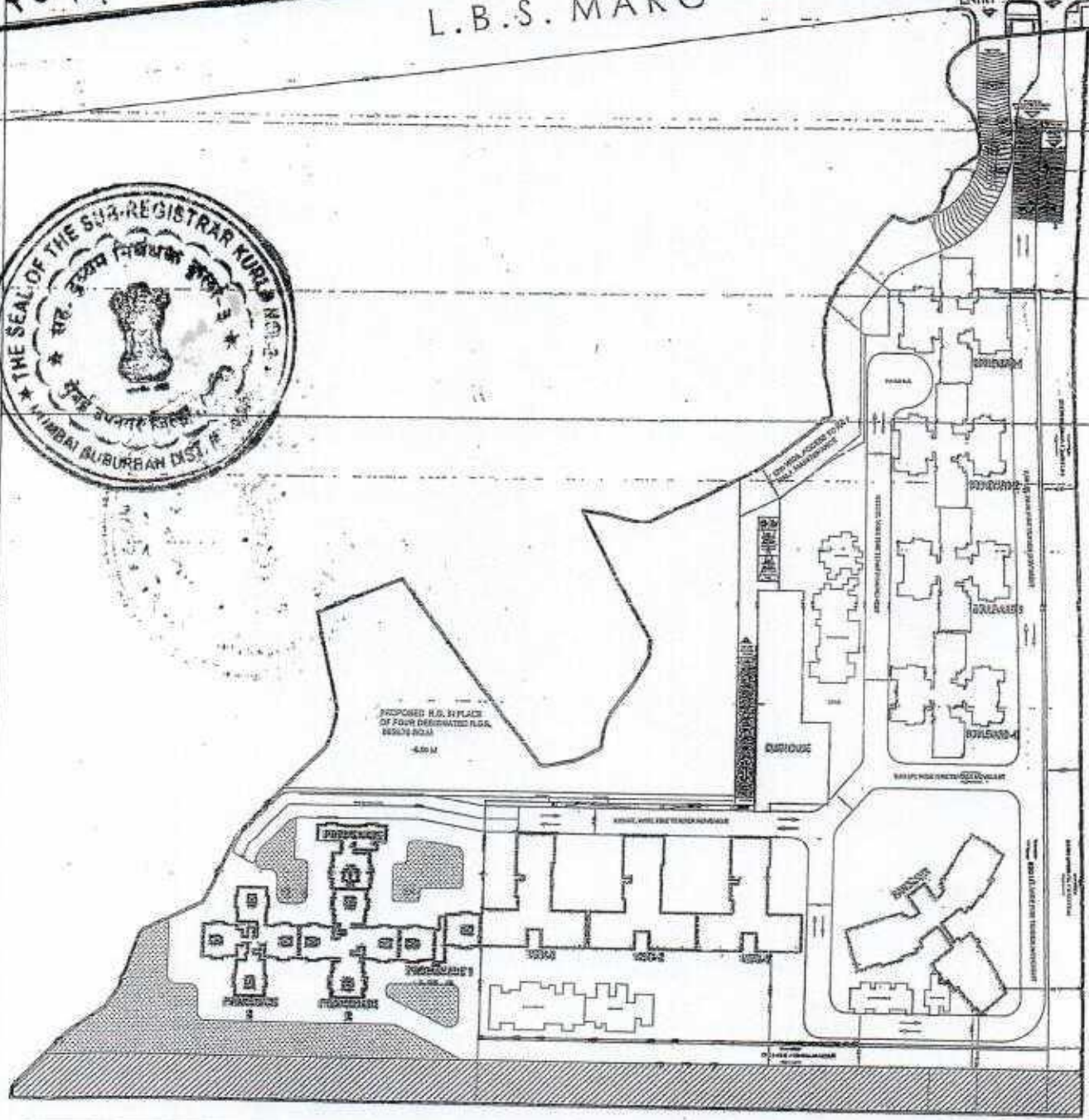
Annepure - B"

१६ रे एय १३७

२०१६

L.B.S. MARG

MCGM CAR PARKING ENTRY RESIDENTIAL ENTRY



TO GHATKOPAR STATION ADJ. CENTRAL RAILWAY LINE TO WOODS STATION

- 1). TENTATIVE FLOOR PLAN IS 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 JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

BLOCK PLAN

THE ADDRESS
Ghatkopar (w), Mumbai



मालमती पत्रक

विभागात्/गैर-विभागीय तालुका/न.मु.भा.का. - न.भू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

नगर/ग्राम/पंच.अ.नं. शिट नंबर ताट नंबर हज चौ.मी. धारणाधिकार

शासनाला दिलेल्या अन्वये विनशेती गाड्यांचा तपशील आणि त्यांच्या फिर दर्जासाठी करावयाचे

५० ५०
 [७४६६६.७]
 ४५१८४.००
 + २३००.३ (न.मु.अ.घाटकोपर
 ते ३४ व ५०/४५
 - चे क्षेत्र)
 ४७४८४.३

कि-१
 क

विनशेती सारा परसाले
 ३१७९.३० विनशेती सारा रकम
 ४९६६.५५ ता.२.८.७९ ते
 पुढील आदेशापर्यंत



सुविधाधिकार

इपकाचा मुळ धारक वर्ष

[मिर्सास-एसव्हेसस्टॉस मॅग्नेशिया एंन्ड]
 [क्रिश्चन मटेरीयल्स लि.]

पट्टेदार

हजर रीते

करल - ३
 ४९६६ ६६५३६
 २०१६

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक/पट्टेदार (या विषये)	साक्षान्कन
०३/१२/१९७९	वि.सो. आदेश. मा.उप.निलेधारिकांनी अंधेरी मुंबई यांचा ह.ए.डी.सी./एल.एन्.डी.सी./ए.५९९७ ता.२०.४.७० अन्वये विनशेती साऱ्याची नोंद केली. यांत सामिल सि.स.नं.५०, ५०/१ ते ३५ क्षेत्र (८६९८०.००) चौ.मी.			
११/०७/१९७२	विनशेती आदेश मा.उप.निलेधारिकांनी अंधेरी/मुंबई यांचा ह. ए.डी.सी./एल.एन्.डी. वि.१७.२.७२ अन्वये विनशेती साऱ्याची नोंद केली. क्षेत्र १९३३२ चौ.मी. मुदत २.८.७१ ते पुढील आदेशापर्यंत.			सही- १९७२-०७-११ न.मु.अ. घाटकोपर
१७/०९/१९७२	स्व.सु- खरेदीने व फेरफार नं. ११६ व मा.न.भू.अ.का. ३ यांचे फडोला आदेश ह.घाटकोपर/घाटकोपर-११६ ता.१७.९.७२ प्रमाणे		(म) हिन्दुस्तान फॅब्रिको लि.	सही- १९७२-१०-३१ न.मु.अ. घाटकोपर
०८/१२/१९७३	स्व.सु. मा.न.भू.अ.का. ३ यांचे फडोला आदेश ह.घाटकोपर/घाटकोपर-११६ ता.१७.९.७२ प्रमाणे		श्रीम. दुकरत	सही- १९७३-१२-१९ न.मु.अ. घाटकोपर



मालमत्ता पत्रक

धारा/मौजे - विक्रोळी

तालुका/न.मु.सा.का. - न.मु.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

ग्र पुरामन शिट नंबर - अंतर नंबर - क्षेत्र चौ.मी.

धारणाधिकार

शासनाने दिलेल्या आकर (पोथी किंवा माझ्याच तपशील आणि त्याच्या फेर तपसवीके मिळत येऊं)

करल. ३

क्र.सं.	वर्ष	खंड क्रमांक	समिप्त धारक (धा) पत्तेवर (प) किंवा धार (धा)	साक्षार्थ
२०१६	१९८५		न.मु.क्र.५० चे एकूण क्षेत्र ४५१८४.०० चौ.मी. या क्षेत्रांत न.मु.क्र.५०/८ ते ३४ व ५०/४५ या मिळकती सामिल झालेले त्या मिळकतीचे एकूण २३००.३ चौ.मी. घरील क्षेत्रात सामिलकरून न.मु. क्र.५० चे एकूण क्षेत्र ४७४८४.३ चौ. मी. असे कायम केले. व त्यामुळे न.मु.क्र.५०/८ ते ३४ व ५०/४५ च्या मिळकत पत्रिका रद्द करणेला आलेल्या आहेत.	सहो - १९८६-१९०४ न.मु.अ. घाटकोपर
			धा "हिंदुस्तान कॅम्पोसिटस् लिमिटेड"	केरल क्र. १४ प्रमाणे सही - १०००-०४-२८ न.मु.अ. घाटकोपर
			धा. रघुलिला लेसर्स ऑण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	केरल क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.मु.अ.घाटकोपर.
			धा. चापवा रिसिडेन्सी प्रायव्हेट लिमिटेड	केरल क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.मु.अ.घाटकोपर.



३१/०८/२०१०

३१/०८/२०१०

तपसवी करणारा-

वध धारणाधिकार ३१/८/१० न.मु.अ.घाटकोपर
 न.मु.अ.घाटकोपर मुंबई उपनगर जिल्हा
 ३१/८/१०
 ३१/८/१०
 ३१/८/१०
 ३१/८/१०
 ३१/८/१०
 ३१/८/१०

५०/९ ५०/९

८४४.०

[क-१]
क

सि.स.नं.५० पहा

सुविधाधिकार

हक्काचा मुळ धारक
घर

[मैसर्स- ऍम्बेससटॉस मॉनोशिया ऍन्ड]
[क्रिचरान मटोरिक्स लि.]

खेदार

अंतर भार

तर शेर

करल - ३
४३ रे ६८/३०
२०१६

क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (घो) पहेदार (र) किंवा घाटकोपर	साक्षात्करण
०३/१२/१९७३	बिनशेती आदेश सि.स.नं.५० प्रमाणे.			
१९/०७/१९७२	बिनशेती आदेश सि.स.नं.५० प्रमाणे.			
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा		मि. हिन्दुस्तान फॅब्रीके लि.	घो - १९७२-२०-३१ न.भू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सूची	घा. हिन्दुस्तान कॉम्पोसिट्स लि.	फेरदार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३९/०८/२०१०	मा. सह डुयम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिन्दुस्तान कॉम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा. रघुलिला लोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरदार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर.
३९/०८/२०१०	मा. उपक्रमांनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणयंत्र GSR No. A160006108 दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाट/क्रिचोळी/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा. वाघवा रिसिडेन्सी प्रायव्हेट लिमिटेड	फेरदार क्र. ५३ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर



उपो करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

गार प्रमाणन क्रमिक/क्र. संके. नं. श्राव्य नंबर फाईल नंबर

५०/२ ५०/२

श्रेण चो.मौ. धारणाधिकार



करल - ३	
प्रमाणन अधिकार:	६६९३७
विवरण:	[निवर्स-एस्सोसिटेड मॅनेजिया प्रॅक्टिस] [फिन्शियल सर्विसेस लि.]
२०१६	

तर भार तर शेरें



लिंक	खंड क्रमांक	नविन घातक (घ)	साक्षात्करण
२७/०९/२१७२	स्व.सूचि	ह हिंदुस्तान फॅब्रिकेस लि.	सही - १९७२-१२-०७ न.भू.अ. घाटकोपर
२८/०९/२०००	स्व.सूचि	घा हिंदुस्तान कॅम्पोसिड्स लि.	सही - १९७२-०९-३१ न.भू.अ. घाटकोपर
३६/१२/२०१०		घा. रघुलिता लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	सही - १९७२-१०-२२ न.भू.अ. घाटकोपर
३९/०८/२०१०		घा. बाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	सही - २०००-०५-२८ न.भू.अ. घाटकोपर
			सही - ३१/८/२०१० न.भू.अ.घाटकोपर
			सही - ३१/८/२०१० न.भू.अ.घाटकोपर

उणी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

क्रमांक / का.पं.नं.	दिनांक	धारा	शासनाला दिलेली आकारवाहीची पाहणीची तपशील आणि तपशील नोंद तपासणीचे निमत वेळ)
५०/३	५०/३	१८०.५	सि.स.नं.५० पहा
विधाधिकार	-	[क-१] क	
स्वाभावा मूळ धारक	[नेसर्स- एंजनेरिंग्स मॅनेजिंग एंजनेरिंग] [क्रिश्नान मटेरियल्स लि.]		
वार	-		
रिजिस्ट्रार	-		

करल - ३

४६४६ ७० १३६

२०१६

क्र.	व्यवहार	खंड क्रमांक	नविन धारक (ध) पहिले धारक (प) किंवा (क)	दिनांक
०३/१२/१९७९	विनशेती आवेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	विनशेती आवेश सि.स.नं.५० पहा.			
१७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा		H हिन्दुस्तान फॅरेको लि.	
८/०७/२०००	सि.स.नं.५० पहा	स्व.सूचि	धा हिन्दुस्तान कम्युनिस्ट्स लि. हिन्दुस्तान कम्युनिस्ट्स लि.	
१०/८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१/२०१० अन्वये खरेदी देणार हिन्दुस्तान कम्युनिस्ट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलाला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आवेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. १२/८/१० अन्वये रघुलाला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाचना रेसिडेन्सी प्रॉपर्टी लिमिटेड	



क्रमांक - खरी नक्कल - म.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

नगर भुगतान शिफ्ट नंबर प्लेट नंबर

सत्र चौ.मी.

धारणाधिकार

पारहा

मुंबई उपनगर जिल्हा

राज्यपाला दिलेल्या अक्षरमार्गीचे किंवा अक्षरमार्गीचे तपशील आणि त्याच्या तपशील आणि त्याच्या तपशील



करल - 3

२३३०.२

क

सि.स.नं. ५० पहा

४६२२

७९९३५

२०१६

किंवा मुळ धारक

मि.स.नं. ५० पहा [किंवा मुळ धारक] [किंवा मुळ धारक]

द्वार

र भार

र योरे



खंड क्रमांक

सविन चारक (धा) पट्टेदार (ध) किंवा भार (न)

साक्षात्करण

२७/०९/१९७२ स्व.सु. सि.स.नं.५० पहा

२८/०७/२००० सि स नं ५० पहा

१२/०८/२०१० भा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० मन्वये खरेदी येणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी येणार यांचे नांव पुढीलप्रमाणे दाखल केले.

१/०८/२०१० भा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A1७००६१०४ दि. १/२/१० मन्वये व कार्यालयीन आवेश क्र.न.भू.अ. धाट/कि.क्रो/पे.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० मन्वये रघुलिला लॅसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नाव दाखल केले.

स्व.सुनि

H हिन्दुस्तान फॅब्रिके लि.

धा हिंदुस्तान कॅम्पोसिट्स लि. हिंदुस्तान कॅम्पोसिट्स लि.

धा रघुलिला लॅसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड

धा कायवा रॉसिडेन्सी प्रायव्हेट लिमिटेड

सही - १९७१-१२-०७ न.भू.अ. घाटकोपर

सही - १९७२-७-३१ न.भू.अ. घाटकोपर

सही - १९७२-१०-३१ न.भू.अ. घाटकोपर

न रकार क्र. १४ प्रमाणे सही - २०००-०५-२८ न.भू.अ. घाटकोपर

केरफळु क्र.६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

केरफळु क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

ही करण्यात -

धारी नक्कल -

न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा



१६२०९.३	[क-१] क	सि.स. करल - ३
विधाधिकार		४६४९ ७२७३७
ज्याचा मुळ धारक आहे	[मिसर्स- एसवेस्टॉस मॅनेजिंग प्रॉ. लि.] [क्रिश्नान मटेरियल्स लि.]	२०१६

वार --
र मार --
द सोरे --



क्र.	व्यवहार	खंड क्रमांक	नविन धारक (प) पध्दत (प) किताब	साक्षरता
०३/१२/१९७१	बिनशेती आवेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	बिनशेती आवेश सि.स.नं.५० पहा.			सो- १९७२-७७-२१ न.भू.अ. घाटकोपर
२७/०१/१९७२	स्व.सू. सि.स.नं.५० पहा		H हिन्दुस्तान फॅब्रिको लि.	सो- १९७२-१०-३१ न.भू.अ. घाटकोपर
२/०७/२०००	सि.स.नं ५० पहा	स्व.सूचि	धा हिंदुस्तान कॅम्पोसिट्स लि. हिंदुस्तान कॅम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सो- २०००-०७-२६ न.भू.अ. घाटकोपर
१/०८/२०१०	मा. सह व्यवम निबंधक फुर्ला ३ यांचेकडील र.द.क्र. ६५०/१०१० दि. १८/१०/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला रोसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सो- ३१/८/२०१० न.भू.अ.घाटकोपर
१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A/७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आवेश क्र.न.भू.अ. घाट/क्रिकोळी/फि.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला रोसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाघवा रोसडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सो- ३१/८/२०१० न.भू.अ.घाटकोपर

ती करणारा - खरी नक्कला - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करली - 3 २०१३-२ [क-१] सि.स.नं.५० पहा

विभाधिकार ४६४२ ७३/१३८

दिनांक मुळ धारक २०१६ [मिसर्स- हंसनेसलॉस मॅनेजिया एंज्] [किंग्जन्स इन्फ्रास्ट्रक्चर लि.]

नगर _____

र भार _____

र शेर _____



खंड क्रमांक	नविन धारक (धा) / यंत्रेदार (य) किंवा भार (भा)	साक्षात्करण
		<p>सही - १९०१-१२-०७ न.भू.अ. घाटकोपर</p> <p>सही - १९०२-०४-२१ न.भू.अ. घाटकोपर</p> <p>सही - १९०२-१०-२१ न.भू.अ. घाटकोपर</p>
२७/०४/१९७२	स्वी.सू. सि.स.नं.५० पहा	<p>सही - १९०२-१०-२१ न.भू.अ. घाटकोपर</p> <p>के रजि. क्र. १४ प्रमाणे सही - २०००-०४-२८ न.भू.अ. घाटकोपर</p> <p>के रजि. क्र. ६२ प्रमाणे सही - २२/८/२०१० न.भू.अ. घाटकोपर</p> <p>के रजि. क्र. ६३ प्रमाणे सही - २२/८/२०१० न.भू.अ. घाटकोपर</p>
१८/०७/२०००	सि.स.नं. ५० पहा	
४/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.भ.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कम्योसिड्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.	
४/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A160006104 दि. ५/१/१० अन्वये व कार्यालयीन आवेरा क्र. न.भू.अ. घाटकोपर/की/फि.नॉ.क्र. ६३, ६३/२०१० दि. २१/८/१० अन्वये रघुलिता लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.	

नगरपाला - खरी नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

पत्र पुस्तक / शिष्ट नंबर / प्लॉट नंबर / खं / धारणाधिकार



५०/७ ५०/७
 १९७७-७ [क-१] क
 विचाधिकार
 ककाचा मुख्य धारक [मैसर्स- एंसेवेसस्टॉस मॅनेजिंग एंज्] [फ्रिक्शन मटेरियल्स लि.]
 हेतार

सि.स.नं.५० करल - ३
 २०१६

र थार
 र शीरे

क्र.सं.	व्यवहार	खंड क्रमांक	नवीन धारक / पहेवार (प)	महत्त्वपूर्ण तपेवत
०३/१२/१९७९	बिनशेती आदेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	बिनशेती आदेश सि.स.नं.५० पहा.			
२७/०९/१९७२	स्वं.सू. सि.स.नं.५० पहा		म हिन्दुस्तान फॅरेडो लि.	सही - १९७२-१०-३१ न.पू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सुचि	घा हिन्दुस्तान कॉमोसिट्स् लि. हिन्दुस्तान कॉमोसिट्स् लि.	के रफार क्र. ६४ प्रमाणे सही - २०००-०६-२८ न.पू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.प.क्र. ६५०/२०१० दि. १८/९/१० अन्वये खरेदी वेणार हिन्दुस्तान कॉमोसिट्स् लि. यांचे नांव कमी करुन खरेदी वेणार यांचे नांव पुढीलप्रमाणे वाखल केले.		घा रघुलिता लोसर्स अॅण्ड डेक्लपर्स प्रायव्हेट लिमिटेड	के रफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.पू.अ.घाटकोपर
११/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६२०४ दि. ५/२/१० अन्वये व कॉर्पोरेशन आदेश क्र.न.पू.अ. घाट/विक्रोळी/के.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिता लोसर्स अॅण्ड डेक्लपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव वाखल केले.		घा नाथवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	के रफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.पू.अ.घाटकोपर



णी करणारा -

खरी नककल -

न.पू.अ.घाटकोपर
 मुंबई उपनगर जिल्हा

वृत्त/प्रांत - मद्रास

तालुक/न.मु.भा.का. - न.मु.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

नगर शुल्क
नोकर/प्रा.प्लॉ.नं.

शिट नंबर

प्लॉट नंबर

क्षेत्र
चौ.मी.

चारगांधीकार

श्री.प्र.सा.दिलोच.भाकरमाया
लक्ष्मी.अग्नि.विद्या.कार



करल - 3

१०७.३

क्र.१
क

सि.स.नं. ५० पहा.

४०३४
२०९६

नकाचा मुळ धारक

मिसेस एं.जे.एस. मॅनेशिया
[मिटरियलस लि.]

हजार

र मार

र शी



मि.स.नं. ५० पहा.

२७/०९/१९७२

सि.स.नं. ५० पहा

२८/०९/२०००

सि.स.नं. ५० पहा

खंड क्रमांक

मविन धारक (धा)
पट्टेदार (प) किंवा मार (म)

साक्षात्करण

सही -
१९७१-१२-०७
न.मु.अ.
घाटकोपर

सही -
१९७२-०७-२२
न.मु.अ.
घाटकोपर

सही -
२९/१०/१९७२
न.मु.अ.घाटकोपर

क्र.१७२ क्र.१५ प्रमाणे
सही -
२०००-०७-२८
न.मु.अ.
घाटकोपर

ध
हिंदुस्थान फॅब्रिको लि.

धा.
रघुलाला लैसर्स अॅण्ड अॅक्लपर्स प्रायव्हेट लिमिटेड

क्र.१७२ क्र.३२ प्रमाणे
सही -
३९/८/२०१०
न.मु.अ.घाटकोपर

धा.
चाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड

क्र.१७२ क्र.३३ प्रमाणे
सही -
३९/८/२०१०
न.मु.अ.घाटकोपर

३१/०८/२०१०

मा. सह दुय्यम निर्बंधक कुर्ला व शानिकडील रु.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्थान कंप्योसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले

३१/०८/२०१०

मा. उप कंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आमेश क्र.न.मु.अ. घाट/विक्रोळी/फे.नो.क्र. वृ.२. ६३/२०१० दि. ३९/८/१० अन्वये रघुलाला लैसर्स अॅण्ड अॅक्लपर्स प्रा.लि. यांचे देवणी पुढीलप्रमाणे नांव दाखल केले.

संपी करणारा -

खरी नकदल -

न.मु.अ.घाटकोपर
मुंबई उपनगर जिल्हा

श्रीर पुणे 1 शीट नंबर प्लॉट नंबर धर धारणाधिकार
मोक/अ. नं. चौ.मी.

शासनालया दिवल्या कार्यालया दिवल्या
तपशील आणि त्याच्या करे तपशीलानिबत वेळ



५०/३६ ५०/३६

१०७.३ [क-१]
क

सि.स.नं. ५० पहा.

करल - ३
२०१६

विधाधिकार

काचा मुळ धारक [मिसस एंसेबेसस्टॉस मॅनेशिया अँड फ्रिवशान]
र्ष [मॅटेरीयलस लि.]

दार

र भार

र शेरे



क्र	व्यवहार	खंड क्रमांक	नविन धारक धर धारणाधिकार (प कि. मी.)	सि.स.नं.
०३/१२/१९७१	विनशेती आवेश सि.स.नं. ५० प्रमाणे			
११/०७/१९७२	विनशेती आवेश सि.स.नं. ५० पहा.			सि.स.नं. - १९७२-०७-२६ न.भू.अ. घाटकोपर
१७/०९/१९७२	सि.स.नं. ५० पहा		धा हिंदुस्थान फॅब्रिके लि.	सि.स.नं. - ३१/१०/१९७२ न.भू.अ. घाटकोपर
८/०७/२०००	सि स नं ५० पहा	स्व सु	धा हिंदुस्तान वाम्पोसिट्स लि.	के रकार क्र. १४ प्रमाणे सि.स.नं. - २०००-०७-२८ न.भू.अ. घाटकोपर
१/०८/२०१०	मा. सह दुय्यम निबंधक कला ३ यांचेकडील र.प.क्र. ६५०/२०१० दि. १८/१/२० अन्वये खरेदी घेणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रंघुलिला रोसर्स अँड डेक्लपर्स प्राव्हेंट लिमिटेड	के रकार क्र. ६२ प्रमाणे सि.स.नं. - ३१/८/२०१० न.भू.अ. घाटकोपर
१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A.७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आवेश क्र.न.भू.अ. घाट/विक्रोळी/फि.नं.क्र. ६२ ६३/२०१० दि. ३१/८/१० अन्वये रंघुलिला रोसर्स अँड डेक्लपर्स सा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वायवा रॅसिडेन्सी प्राव्हेंट लिमिटेड	के रकार क्र. ६२ प्रमाणे सि.स.नं. - ३१/८/२०१० न.भू.अ. घाटकोपर

कारणारी -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

कार्ड नुम्बर
शिट नम्बर
प्लॉट नम्बर

तालुका/न.भु.मा.का. -- न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर जिल्हा

दिन
चौ.सो.

धारणाधिकार

शासनाला दिलेल्या अकरावीच किंवा भाड्याच्या
तपशील आणि त्याच्या फेर तपासणीची किताबेक

करल ५०/३३

२३/११/२०२१ १३/११/२०२१

७२.६ [कर] क

सि.स.नं. ५० पहा.

२००५

[मिसस-दिसबेसस्टॉय मुनिशिवा अँड क्रिक्शन]
[मिटेरिबलस लि.]

वार

र भार



खंड क्रमांक	नविन धारक (ध) पट्टेदार (प) किंवा भार (भा)	साक्षरकन
११/०७/१९७२	गिनसोती आदेशा सि.स.नं. ५०-पहा.	सही - १९०९-१२-०७ न.भू.अ. घाटकोपर
१७/०९/१९७२	सि.स.नं. ५० पहा	सही - १९१२-०७-२९ न.भू.अ. घाटकोपर
१८/०७/२०००	सि स नं ५० पहा	सही - ३०/१०/१९७९ न.भू.अ.घाटकोपर
१०८/२०२०	मा. सह दुय्यम निबंधक कुरला ३ यांचेकडील र.द.क्र. ६५०/२०२० दि. १८/१/२० अन्वये खरेदी वेणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी वेणार यांचे नांव पुढीलप्रमाणे दाखल केले.	के रजसू क्र.१४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
१०८/२०२०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A1७७००६१०४ दि. ५/२/२० अन्वये न कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फि.नॉ.क्र. ६२, ६३/२०२० दि. ३१/८/२० अन्वये रघुलिता लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे देखणी पुढीलप्रमाणे नांव दाखल केले.	के रजसू क्र.६३ प्रमाणे सही - ३१/८/२०२० न.भू.अ.घाटकोपर

री करगारा -

बारी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

गा.मु.नं.	शिट नंबर	प्लॉट नंबर	दिव	धारणाधिकार	सास्ता, दि. १०/११/२०१६
कमि. / प्र. / प्लॉ. नं.			चौ.मो.		तपनील आदी तपनील फेर लेखणीची निवृत्त वेळ
५०/३८	५०/३८		७२.६	[क-१] क	सि.स.नं. ५०/३८

करल - ३

४६०६ ०८७३६
२०१६

द्विधाधिकार	
कनाचा मुळ धारक वर्ष	[मिसर्स-एम्बेससटॉय मॅग्नेटिवा अँड क्रिचरान्]. [मटेरियल्स लि.]
देवार	
र भर	
र शीरे	



नांक	व्यवहार	खंड क्रमांक	नविन धारक पत्तेवर (मो.)	सासकान
०३/१२/१९७१	विनशेती आदेश सि.स.नं. ५० प्रमाणे			सि.स.नं. २२-०७ न.भू.अ. घाटकोपर
११/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.			सि.स.नं. २२-०७ न.भू.अ. घाटकोपर
२७/०४/१९७२	सि.स.नं. ५० पहा		ह हिंदुस्थान फॅब्रिको लि.	सि.स.नं. २२-०७ न.भू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	धा हिंदुस्तान कमोसिट्स लि.	फेरकार क्र.१४ प्रमाणे सि.स.नं. २८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह युक्ते गिर्निकन मुस्ताई ३ गांवेकडील र.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेची देणार हिंदुस्तान कमोसिट्स लि. यांचे नांव कमी करून खरेची देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा रघुलाला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरकार क्र.६२ प्रमाणे सि.स.नं. २०१० न.भू.अ.घाटकोपर.
३३/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलाला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐकनी पुढीलप्रमाणे नांव दाखल केले.		धा. बाधवा रोसडेन्सी प्रायव्हेट लिमिटेड	फेरकार क्र.६२ प्रमाणे सि.स.नं. २०१० न.भू.अ.घाटकोपर.

जो करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

राज्य भूगणन
क्र.सं./क्र.सं. नं.

शिट नंबर

तालुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर

क्षेत्र
चौ.मी.

धारणाधिकार

गिरहा -

राज्यपाला वित्तलक्षणे अधिकारिणी वा किंवा भंडारणी
तपशील आणि वकीलचे र तपशील नीचे निवतले



सि.स.नं. ५०

करल - ३/२१

२४२६००९३०

१२.५

[क-१]
क

२०१६

महाराष्ट्र राज्य

[निसर्ग-पसवेससटीव मॅगनेशिया अँड फ्रिक्शन]
[पेटेरीयल लि.]

नगर

र मार

र शीरे



२४/०५/२०१६

सि.स.नं. ५० पहा.

२४/०५/२०१६

सि.स.नं. ५० पहा.

१८/०५/२०१०

सि.स.नं ५० पहा.

१०/८/२०१०

मा. सह दुय्यम निबंधक कुर्ला व यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान फॅम्पोसिंट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.

१०/८/२०१०

मा. उपकर्मची रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A163006104 दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाट/विक्रमोच्ची/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिता लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.

खंड क्रमांक	नविन धारक (क) पक्षेतर (प) किंवा मार (भा)	साक्षात्करण
स्व.सु	म हिंदुस्तान फॅरोसे लि.	सही - ११/११-१२-०९ न.भू.अ. घाटकोपर
	घा हिंदुस्तान फॅरोसे लि.	सही - ३१/८/२०१० न.भू.अ.घाटकोपर
	घा रघुलिता लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६४ प्रमाणे सही - २०००-०९-२८ न.भू.अ. घाटकोपर
	घा वाषवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर
		फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

ी करणारा -

सही नककल -

न.भू.अ.घाटकोपर

मुंबई उपनगर गिरहा

जिल्हा - मुंबई उपनगर जिल्हा

नगर प्रमाण क्रमांक/क्र.प्लॉ. नं.	शिट नंबर	फाईल नंबर	क्षेत्र चौ.मी.	धारणाधिकार	साक्षनाल (पैलेट्या अन्वये प्रत्येक भाग वरचा तपशील आणि कॅम्पेस मेल तपशीलचे निष्पत्ती वरचे)
५०/४०	५०/४०				
			७२.६	[क-१] क	सि.स.नं. ५० प्रमाणे
विषयविवरण					
रकामा मूळ धारक र्ष					
[मेसर्स एसबेसस्टॉय मॉनेरीया अँड क्रिक्शन] [मटेरियल्स लि.]					
दार					
र मार					
र शेरे					

करल - ३

४६४९ ६० १३६

२०१६



क्र	व्यवहार	खंड क्रमांक	नविन खर्क (भा) पट्टेदार (ध) किंवा	साक्षार्कन
०३/१२/१९७१	विनशेती आवेश सि.स.नं. ५० प्रमाणे			
११/०७/१९७२	विनशेती आवेश सि.स.नं. ५० महा.			
१७/०२/१९७२	सि.स.नं. ५० महा		म हिंदुस्थान फॅब्रिके लि.	सही - ३१/०७/१९७२ न.भू.अ.घाटकोपर
२/०७/२०००	सि.स.नं. ५० महा	ख.सु	घा हिंदुस्तान कॅम्पोसिट्स लि.	फेरकर क्र.१४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
१०/८/२०१०	म्ह. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे चाखल केले.		घा. रघुशिला रोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड.	फेरकर क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर
१०/८/२०१०	म्ह. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A16500 ६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आवेश क्र.न.भू.अ. घाटकोपर/फि.नॉ.क्र. ६३, ६३/२०१० दि. ३१/८/१० अन्वये रघुशिला रोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव चाखल केले.		घा. वाक्वा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फेरकर क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

िकरणादा - खरी मक्दला -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

पुस्तक/पत्रिका - १२३४५६

तालिका/न.सू.मा.का. - न.सू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

नंबर शुभान शिट नंबर प्लेट नंबर
नंबर/प्लेट नं. खेती

कारणाधिकार

राज्यपालिका/नगरपालिका/पंचायत
तहसील आणि तालुका/तहसील निवात



५०/१२
करेल - ५०/३

७२.५

[क-२]
क

सि.स.नं. ५० प्रमाणे

२३/१२/१३६
विभाधिकार

२०१६
कोटा मुळ धारका

[निसि-पसबसस्टाय मॉनेशिया अँड प्रिक्सन]
[मटेरीयलस लि.]

देवर



खंड क्रमांक	नविन घाक (धा) पट्टेदार (प) किंवा धार (ना)	साक्षात्कार
२१/०७/१९७२	विनशोली भादेश सि.स.नं. ५० पहा.	सही - १९७१-१२-०७ न.सू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा.	सही - १९७२-०७-१९ न.सू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	सही - ३१/१०/१९७२ न.सू.अ.घाटकोपर.
३१/०८/२०१०	मा. सह दुय्यम निवृत्तक तुला ३ चांचेकडील र.प.भा. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॉमोसिट्स लि. चांचे नांव कमी करुन खरेदी घेणार चांचे नांव पुढीलप्रमाणे दाखल केले.	के रकार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.सू.अ. घाटकोपर
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई चांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन भादेश क्र.न.सू.अ. घाट/विमोळी/के.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँड डेव्हलपर्स प्रा.लि. चांचे रेवणी पुढीलप्रमाणे नांव दाखल केले.	के रकार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.सू.अ.घाटकोपर.

उपरी करणारा -

खरी नकल -

न.सू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

माह शुभान क्रमांक/अ.प्लो.नं.	शिट नंबर	साह नंबर	धन चौ.मी.	धारणाधिकार	शासनाला दिलेला तपशील आणि त्याचा प्रमाण
५०/४२	५०/४२		७२.६	[क-१] ५	सि.स.नं. ५० प्रमाणे



सुविधाधिकार	
जकाचा मुळ धारक वर्ष	[मैसर्स-ईसाबेसस्टॉय मॅग्नेशियम डेल्फे फ्रिक्शन] [मटेरियल्स लि.]
हेदार	
तर भार	
तर शरें	

करल - ३

४६२९ १२९३६

२०१६

नों	व्यवहार	खंड क्रमांक	नविन पुढील पुढील	साक्षरक
०३/१२/१९७१	बिनशेती आवेश सि.स.नं. ५० प्रमाणे			सही- १९७१-१२-०३ न.भू.अ. घाटकोपर
११/०७/१९७२	बिनशेती आवेश सि.स.नं. ५० पहा.			सही- १९७२-०७-११ न.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा.		ग हिंदुस्थान फॅब्रोडो लि.	सही- ३१/०९/१९७२ न.भू.अ.घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	घा हिंदुस्थान कॅम्पोसिट्स लि.	के.रफार क्र.१४ प्रमाणे सही- २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.प.क्र. ६५०/२०१० वि. १८/१/१० अन्वये खरेदी वेगार हिंदुस्थान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी वेगार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा. रघुलिला लेसर्स अॅण्ड टेक्नलपर्स प्रायव्हेट लिमिटेड	के.रफार क्र.६२ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A ७७००६१०४ वि. ५/२/१० अन्वये च कार्यालयीन आवेश क्र.न.भू.अ. घाटकोपरी/के.नों.क्र. ६२, ६३/२०१० वि. ३१/८/१० अन्वये रघुलिला लेसर्स अॅण्ड टेक्नलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा. वाषवा रिसिडेन्सी प्रायव्हेट लिमिटेड	के.रफार क्र.६३ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर



प्रतणी करणारा -

खरी नवकरल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

शहर/ग्रामान शिट नंबर प्लॉट नंबर
 ५०/५२२ करल/३
 धारणाधिकार
 शास्त्रालय दिलेल्या व्यक्तीचा नाव
 तपशील मीगिंग फोर तपसमीची नियत
 सि.स.नं. ५० प्रमाणे



निवृत्त/संबंधित व्यक्तीचे नाव
 [मिस्टर-एस.एस.सत्यंशु मंगेशिंग, मंडळ फ्लव्हानो
 [मिटेरीयल लि.]
 दिनांक
 र मार
 र सोरे

क्र.सं.	खंड क्रमांक	नवीन मारक (घर) पडदार (प) किंवा मार (म)	साक्षिक
११/०७/१९७१			सी- ११७१-११-०७ न.पू.अ. घाटकोपर
११/०९/१९७२		H हिंदुस्थान फॅरेटो लि.	सी- ११७२-०७-२१ न.पू.अ. घाटकोपर
२८/०९/२०००	स्व.सु.	घा हिंदुस्थान कम्योसिटीस लि.	सी- २१/०७/१९७२ न.पू.अ.घाटकोपर
११/०८/२०१०		घा. रघुलिला लेसर्स ऑण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रकार क्र.१४ प्रमाणे सी- २००० ०७-२८ न.पू.अ. घाटकोपर
१०/८/२०१०		घा. बाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	के रकार क्र.२३ प्रमाणे सी- ३१/८/२०१० न.पू.अ.घाटकोपर

ये करगारा - खरी नकदल - न.पू.अ.घाटकोपर
 मुंबई उपनगर जिल्हा

करल - ३

४५४६ ८४९३६

२०१६

विधायिका

पकाना मुळ धारक
नं

[मिसर्स-एसवेसहॉस मॅनेजिग अँड फ्लिकनिंग
मिटेरीयल्स लि.]

वेपार

र भार

र सोरे

क्र	अपणवस	खंड क्रमांक	नविन धारक पहिले धारक	सही
०५/२९/१९७२	विनरोती आवेश सि.स.नं. ५० प्रमाणे			सही- १९७२-०७-३१ म.भू.अ. घाटकोपर
२२/०७/१९७२	विनरोती आवेश सि.स.नं. ५० फहा.			सही- ३१/१०/१९७२ म.भू.अ.घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० फहा		मि. हिंदुस्थान फॅरेडो लि.	सही- ३१/१०/१९७२ म.भू.अ.घाटकोपर
१८/०७/२०००	सि स नं ५० फहा	रक.सु	धा हिंदुस्थान कम्योसिट्सा लि.	के रकार क्र.१४ प्रमाणे सही- २०००-०७-२६ म.भू.अ. घाटकोपर
१०/२०१०	मा. सह पुव्यम निर्वचक कुला ३ यांचेकडील र.न.क्र. ६५०/२०१० दि. १८/१२/१० अन्वये खरेदी वेपार हिंदुस्थान कम्योसिट्सा लि. यांचे नांव कमी करून खरेदी वेपार यांचे नांव पुढीलप्रमाणे दाखला केले.		धा. रघुलिंगा लोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रकार क्र.२२ प्रमाणे सही- ३१/८/२०१० म.भू.अ.घाटकोपर.
१८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात द्वल प्रमाणपत्र GSR No.A.७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन अदेश क्र.नं.मू.अ. घाटकोपर/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिंगा लोसर्स अँड डेव्हलपर्स प्रा.लि. यांचे वेपार पुढीलप्रमाणे नांव दाखला केले.		धा. वायवा रीलिटेन्सी प्रायव्हेट लिमिटेड	के रकार क्र.५३ प्रमाणे सही- ३१/८/२०१० म.भू.अ.घाटकोपर.



करणारा

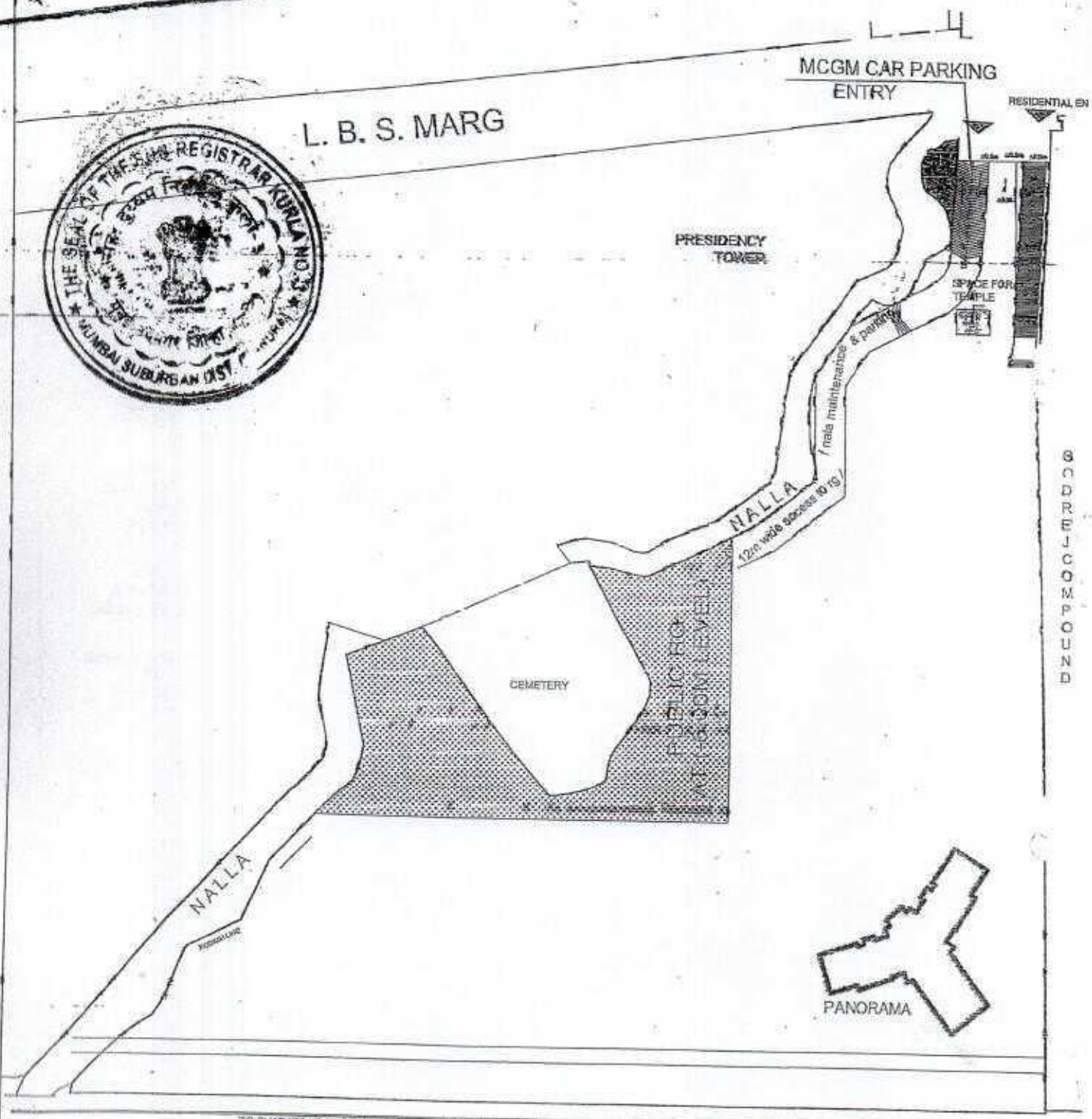
खती नवकरार

म.भू.अ.घाटकोपर

मुंबई उपनगर लिहता

करल - 3
 847E 4A36
 2098

Annexure - V



TO GHATKOPAR STATION ← ADJ. CENTRAL RAILWAY LINE → TO VIRHOLI STATION

1. SHOWN FLOOR PLAN SUBJECT TO THE APPROVAL OF S.C.D.S. 2. CARRY AREA OF THE LAYOUT AREA OF ALL THE ROOMS FROM WALL TO WALL PER AREA OF THE DOOR JAMBS (COLUMNS) PRECEDING IN THE ROOMS AREAS TO BE DETERMINED.

PANORAMA LAYOUT PLAN

THE ADDRESS
 Ghatkopar (w), Mumbai



The Wachwa Group
 Landmarks placed with passion
 100% Satisfaction
 100% Quality
 100% Commitment
 100% Honesty
 100% Integrity
 100% Transparency

करल - ३

४६४९ १९७३५

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"Annexure - E"

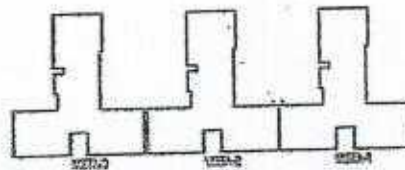
L.B.S. MARG

MCGM CAR PARKING ENTRY

RESIDENTIAL ENTRY



PROPOSED B.L. IN PLACE OF FOUR DESIGNATED P.L.C. 888.70 SQ.M. 400 M



TO BHAYANDUR STATION

ADI CENTRAL RAILWAY LINE

TO VANDRI STATION

- 1). TENTATIVE FLOOR PLAN IS 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 JAMBS / COLUMN PROJECTIONS

VISTA LAYOUT PLAN

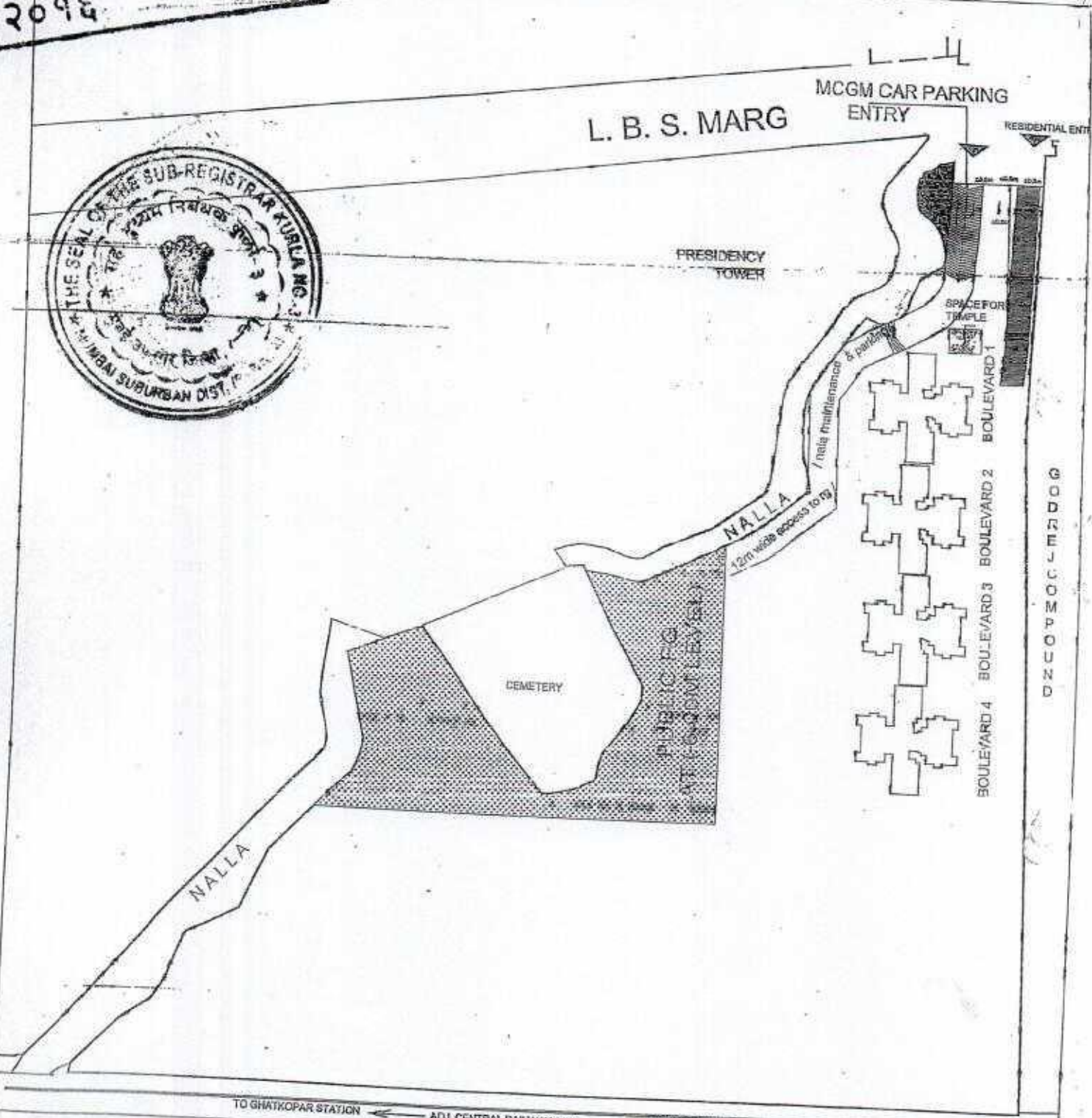
THE ADDRESS




 The Woodward Group
 Architects & Engineers
 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
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 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

करल - ३
 १६३९ १७ १३६
 २०१६

"Annexure - F"



TO GHATKOPAR STATION ← ADV. CENTRAL RAILWAY LINE → TO VIKHROLI STATION

- 1). TENTATIVE FLOOR PLAN IS SUBJECT TO BE APPROVAL OF M.C.C.M.
- 2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

BOULEVARD LAYOUT PLAN

THE ADDRESS
 Ghatkopar (w) Mumbai



The Wadhwa Group
 Landmarks planned with passion
 Fully Integrated
 Complete Circle

"Annexure - F1"

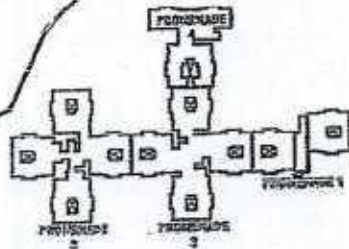
करल - ३		
रहने	LL	936
२०१६		

L.B.S. MARG

MCGM CAR PARKING ENTRY RESIDENTIAL ENTRY



PROMENADE P.L. IN PLACE OF FOUR OBSOLETE P.L. NEARBY S.O.M. 400 M.



TO GHATKOPAR STATION

ADJ. CENTRAL RAILWAY LINE

TO WANDRA STATION

- 1). TENTATIVE FLOOR PLAN IS 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 JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

PROMENADE LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai




The Wadhwa Group
 Suburbal Development
 Estate Builders
 Surveyors
 Real Estate Consultants

Gen-229-5000 (2)

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CE/ 6521 /BP/SA/N
COMMENCEMENT CERTIFICATE

कल 3 MAY 2010		
Yyre	eo	736
24 MAY 2010		

To,
M/s. Wadhwa Residency
M/s. Wadhwa

Sir,

With reference to your application No. 3369 dt. 25.3.2010 for Development Permission and grant of Commencement Certificate under Section 44 of Maharashtra Regional and Town Planning Act 1966, to carry out development work under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building on plot No. C.T.S.No. 52, 50/1, 107, 255/1, 255 Dist. Village / Town Planning Scheme No. Vikhroli situated at Road / Street L.B.S. MARG Ward N. the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back 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 occupation 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 be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 for 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 even 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.



करल - 3

रखे १९३५

२०१६

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 P. P. Raut Engineer to exercise his powers and functions of the planning Authority under section 45 of

The C.C. is valid upto 23 MAY 2011

Agreement for the wing 'A' to 'E' as per plans dated 30.4.2010

24 MAY 2010

Omer

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

P. P. Raut
24/5/10
Executive Engineer (Building Proposal)
Eastern Suburbs
M.C.

CE/652/ BPESIAN - 9 DEC 2010

Full C.C. for wings 'A' to 'E' as per approved plans dtd. 30/4/2010

CE/651/ BPESIAN 8 JAN 2011

P. P. Raut
8/1/11
Executive Engineer Building Proposal
(Eastern Suburbs.)
M.C.

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. upto 8th slab level and for Tower 'C' C.C. upto 8th slab level as per approved amended plans dated 17.1.2011.

P. P. Raut
18.1.11
Executive Engineer Building Proposal

CE/6521/BPES/AN 01 FEB 2011

C.C. for tower A - for wing 1 and 2 up to shift slab level as per approved amended plans dated 20/08/2011

करल - ३	
20/08/2011	936

CE/6521/BPES/AN 05 APR 2011

C.C. for Tower 'A' for wing 1st & 2nd level, wing 3rd & 4th C.C. upto 12th level Tower 'B' for wing 1 & 2 C.C. upto 12th & for wing 3 C.C. upto shift slab level and Tower 'C' upto shift slab level as per approved amended plans dat. 17/11/2011.



[Signature]
Executive Engineer Building Proposals
(Eastern Suburbs.)

CE/6521/BPES/AN 10 OCT 2011

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

[Signature]
10.10.2011
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/6521/BPES/AN 02 NOV 2011

C.C. for towers 'A' for wing 1 and 2 up to shift slab level wing 3rd and 4th C.C. upto 17th upper floor and tower 'B' for wing 1 and 2 C.C. upto 17th upper floor & for wing 3 C.C. upto shift slab level and for tower 'C' C.C. upto shift slab level as per approved amended plans dat. 2.11.2011

[Signature]
Executive Engineer Building Proposals
(Eastern Suburbs.)

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CE 6521 /BPESIAN = 1 DEC 2010

c.c. for Tower 'A' for wing 1st & 2nd upto stiff slab level, wing 3rd & 4th c.c. upto 17th upper floor & Tower 'B' for wing 1 & 2 c.c. upto 17th upper floor & for wing 3 c.c. upto 16th upper floor & Tower 'C' upto 2nd upper floor as per approved amended plans dated 2/11/2011.



09 AUG 2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

c.c. for Tower 'A' for wing 1st & 2nd upto stiff slab level & 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 18th upper floor and c.c. for tower 'c' upto 2nd upper floor as per approved amended plans dated 07/12/2011.

CE 6521 /BPESIAN

07 SEP 2012

Executive Engineer Building Proposal (Eastern Suburbs.) - I

c.c. for Tower 'A' for wing 1st & 2nd upto 2nd upper floor for wing 3rd & 4th upto 19th upper floor & c.c. for Tower 'B' for wing 1 & 2 upto 18th upper floor & for wing 3 upto 18th upper floor and c.c. for Tower 'C' upto 2nd upper floor as per approved amended plans dated 27/12/2011.

CE 6521 /BPESIAN

11 OCT 2012

Executive Engineer Building Proposal (Eastern Suburbs.) - I

c.c. for Tower 'A' for wing 1st & 2nd upto 2nd upper floor wing 3rd & 4th c.c. upto 21st upper floor & 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 dated 27/12/2011.

Executive Engineer Building Proposal

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CEI 6524 IBPESIAN 26 JUN 2013

C.C. for Tower 'A' wing 1 & 2 upto 13th upper floors,
for wing 3 & 4 C.C. upto 21st upper floors and for
Tower 'B' wing 1, 2 & 3 upto 20th
And for Tower 'C' upto 10th upper
Approved amended Plans dated



06.2013
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI 6521 IBPESIAN 03 FEB 2014

C.C. for tower 'A' wing 1st & 2nd upto 21st upper floors,
for wing 3rd & 4th C.C. upto 28th upper floors and for
Tower 'B' wing 1st, 2nd & 3rd upto 21st upper floors
Per approved amended Plans dated 10/01/2014

03/02/14
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI 6521 IBPESIAN 27 AUG 2014

C.C. for Tower 'B'-wing 4th & 5th up to Basement top for
Tower portion only as per approved amended Plans dtd.
11/07/2014

11/07/14
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI 6521 IBPESIAN 01 OCT 2014

C.C. for Tower 'A'-wing 1 & 2 upto 23 floors (i.e. addit
2 floors) and Tower 'C' upto 13 floors (i.e. additional 3 fl
as per approved amended Plans dated 11/07/2014

11/07/14
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

करल - ३

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CEI 657 IBPESIAN 17 JAN 2015

E.C. for Tower 'A'-wing 1,2,3 & 4 UP to 28th floor, Tower 'B' wing 1,2,3 C.C. UP to 21st floor, wing 4 & 5 C.C. basement top and Tower 'C' C.C. UP to 15th upper floor as per amended plans dated 30/12/2014



IBPESIAN 16 JUN 2015

M. D. Pillai
Executive Engineer Building Proposal
(Eastern Suburbs.)

Tower 'A' wing 1,2,3 & 4 UP to 28th floor, Tower 1,2,3 C.C. UP to 21st floor, wing 4 & 5 C.C. basement and Tower 'C' C.C. UP to 20th upper floor as per amended plans dt. 30/12/2014

[Signature]
Executive Engineer Building Proposal
(Eastern Suburbs.)

CEI 657 IBPESIAN 14 AUG 2015

Endorsed C.C. for Tower 'A', 'B' and further C.C. for tower 'C' 21st upper floors as per approved amended plans dt. 23/7/2015

[Signature]
14/08/2015
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

CEI 657 IBPESIAN 14 SEP 2015

C.C. for Tower 'A' wing 1,2,3 & 4 UP to 28th upper floor, Tower 'B' wing 1,2,3 C.C. UP to 21st floor, wing P1 and P2 C.C. UP to 11th floor, wing P3 C.C. UP to Basement TOP and wing P4 C.C. UP to 2nd upper floor as per amended plan dt. 23/7/2015
Tower 'C' C.C. UP to 21st floor

[Signature]
14/09/2015
Executive Engineer Building Proposal
(Eastern Suburbs.) - II

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CEI 652/IBPESIAN 04 DEC 2015

C.C. for Tower 'A' wing 1,2,3 & 4 up to 28th upper floor,
 Tower 'B' wing 1,2,3 C.C. up to 21st floor
 C.C. up to 11th floor, wing P₃ C.C. up to 10th floor
 and wing P₄ C.C. up to 2nd upper floor up to 21st upper floor as per amended



[Signature]
4/12/15

Executive Engineer Building Proposal
 (Eastern Suburbs) - II

CEI 652/IBPESIAN 30 JAN 2016

C.C. for tower 'A' wing 1,2,3 & 4 upto 28th upper floor,
 tower 'B' wing 1,2,3 c.c. 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 amended plan
 dt. 01/01/2016.

[Signature]
20/1/16

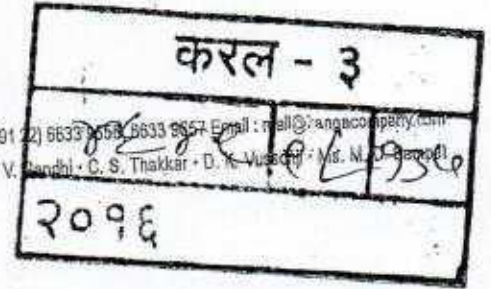
Assistant Engineer Building Proposal
 Eastern Suburbs L & N Ward

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In reply quote SV/ 7607 /2012

TO WHOMSOEVER IT MAY CONCERN

Re : All the pieces and parcel of land, situate, lying and being at revenue Vikhroli, Taluka Ghatkopar in the Registration District and District of Mumbai City and Mumbai Suburban, consisting of leasehold and admeasuring in aggregate 28540.75 sq. yards or thereabouts equivalent to 23,863.60 sq mtrs or thereabouts and leasehold land admeasuring 5439.23 sq.yards or thereabouts equivalent to 48862.45 sq.mtrs (as per title document) and bearing CTS Nos. 50, 50A to 50D, 50E, 50F, 50G, 50H, 50I, 50J, 50K, 50L, 50M, 50N, 50O, 50P, 50Q, 50R, 50S, 50T, 50U, 50V, 50W, 50X, 50Y, 50Z, 50AA, 50AB, 50AC, 50AD, 50AE, 50AF, 50AG, 50AH, 50AI, 50AJ, 50AK, 50AL, 50AM, 50AN, 50AO, 50AP, 50AQ, 50AR, 50AS, 50AT, 50AU, 50AV, 50AW, 50AX, 50AY, 50AZ, 50BA, 50BB, 50BC, 50BD, 50BE, 50BF, 50BG, 50BH, 50BI, 50BJ, 50BK, 50BL, 50BM, 50BN, 50BO, 50BP, 50BQ, 50BR, 50BS, 50BT, 50BU, 50BV, 50BW, 50BX, 50BY, 50BZ, 50CA, 50CB, 50CC, 50CD, 50CE, 50CF, 50CG, 50CH, 50CI, 50CJ, 50CK, 50CL, 50CM, 50CN, 50CO, 50CP, 50CQ, 50CR, 50CS, 50CT, 50CU, 50CV, 50CW, 50CX, 50CY, 50CZ, 50DA, 50DB, 50DC, 50DD, 50DE, 50DF, 50DG, 50DH, 50DI, 50DJ, 50DK, 50DL, 50DM, 50DN, 50DO, 50DP, 50DQ, 50DR, 50DS, 50DT, 50DU, 50DV, 50DW, 50DX, 50DY, 50DZ, 50EA, 50EB, 50EC, 50ED, 50EE, 50EF, 50EG, 50EH, 50EI, 50EJ, 50EK, 50EL, 50EM, 50EN, 50EO, 50EP, 50EQ, 50ER, 50ES, 50ET, 50EU, 50EV, 50EW, 50EX, 50EY, 50EZ, 50FA, 50FB, 50FC, 50FD, 50FE, 50FF, 50FG, 50FH, 50FI, 50FJ, 50FK, 50FL, 50FM, 50FN, 50FO, 50FP, 50FQ, 50FR, 50FS, 50FT, 50FU, 50FV, 50FW, 50FX, 50FY, 50FZ, 50GA, 50GB, 50GC, 50GD, 50GE, 50GF, 50GG, 50GH, 50GI, 50GJ, 50GK, 50GL, 50GM, 50GN, 50GO, 50GP, 50GQ, 50GR, 50GS, 50GT, 50GU, 50GV, 50GW, 50GX, 50GY, 50GZ, 50HA, 50HB, 50HC, 50HD, 50HE, 50HF, 50HG, 50HH, 50HI, 50HJ, 50HK, 50HL, 50HM, 50HN, 50HO, 50HP, 50HQ, 50HR, 50HS, 50HT, 50HU, 50HV, 50HW, 50HX, 50HY, 50HZ, 50IA, 50IB, 50IC, 50ID, 50IE, 50IF, 50IG, 50IH, 50II, 50IJ, 50IK, 50IL, 50IM, 50IN, 50IO, 50IP, 50IQ, 50IR, 50IS, 50IT, 50IU, 50IV, 50IW, 50IX, 50IY, 50IZ, 50JA, 50JB, 50JC, 50JD, 50JE, 50JF, 50JG, 50JH, 50JI, 50JJ, 50JK, 50JL, 50JM, 50JN, 50JO, 50JP, 50JQ, 50JR, 50JS, 50JT, 50JU, 50JV, 50JW, 50JX, 50JY, 50JZ, 50KA, 50KB, 50KC, 50KD, 50KE, 50KF, 50KG, 50KH, 50KI, 50KJ, 50KK, 50KL, 50KM, 50KN, 50KO, 50KP, 50KQ, 50KR, 50KS, 50KT, 50KU, 50KV, 50KW, 50KX, 50KY, 50KZ, 50LA, 50LB, 50LC, 50LD, 50LE, 50LF, 50LG, 50LH, 50LI, 50LJ, 50LK, 50LL, 50LM, 50LN, 50LO, 50LP, 50LQ, 50LR, 50LS, 50LT, 50LU, 50LV, 50LW, 50LX, 50LY, 50LZ, 50MA, 50MB, 50MC, 50MD, 50ME, 50MF, 50MG, 50MH, 50MI, 50MJ, 50MK, 50ML, 50MN, 50MO, 50MP, 50MQ, 50MR, 50MS, 50MT, 50MU, 50MV, 50MW, 50MX, 50MY, 50MZ, 50NA, 50NB, 50NC, 50ND, 50NE, 50NF, 50NG, 50NH, 50NI, 50NJ, 50NK, 50NL, 50NM, 50NN, 50NO, 50NP, 50NQ, 50NR, 50NS, 50NT, 50NU, 50NV, 50NW, 50NX, 50NY, 50NZ, 50OA, 50OB, 50OC, 50OD, 50OE, 50OF, 50OG, 50OH, 50OI, 50OJ, 50OK, 50OL, 50OM, 50ON, 50OO, 50OP, 50OQ, 50OR, 50OS, 50OT, 50OU, 50OV, 50OW, 50OX, 50OY, 50OZ, 50PA, 50PB, 50PC, 50PD, 50PE, 50PF, 50PG, 50PH, 50PI, 50PJ, 50PK, 50PL, 50PM, 50PN, 50PO, 50PP, 50PQ, 50PR, 50PS, 50PT, 50PU, 50PV, 50PW, 50PX, 50PY, 50PZ, 50QA, 50QB, 50QC, 50QD, 50QE, 50QF, 50QG, 50QH, 50QI, 50QJ, 50QK, 50QL, 50QM, 50QN, 50QO, 50QP, 50QQ, 50QR, 50QS, 50QT, 50QU, 50QV, 50QW, 50QX, 50QY, 50QZ, 50RA, 50RB, 50RC, 50RD, 50RE, 50RF, 50RG, 50RH, 50RI, 50RJ, 50RK, 50RL, 50RM, 50RN, 50RO, 50RP, 50RQ, 50RR, 50RS, 50RT, 50RU, 50RV, 50RW, 50RX, 50RY, 50RZ, 50SA, 50SB, 50SC, 50SD, 50SE, 50SF, 50SG, 50SH, 50SI, 50SJ, 50SK, 50SL, 50SM, 50SN, 50SO, 50SP, 50SQ, 50SR, 50SS, 50ST, 50SU, 50SV, 50SW, 50SX, 50SY, 50SZ, 50TA, 50TB, 50TC, 50TD, 50TE, 50TF, 50TG, 50TH, 50TI, 50TJ, 50TK, 50TL, 50TM, 50TN, 50TO, 50TP, 50TQ, 50TR, 50TS, 50TT, 50TU, 50TV, 50TW, 50TX, 50TY, 50TZ, 50UA, 50UB, 50UC, 50UD, 50UE, 50UF, 50UG, 50UH, 50UI, 50UJ, 50UK, 50UL, 50UM, 50UN, 50UO, 50UP, 50UQ, 50UR, 50US, 50UT, 50UU, 50UV, 50UW, 50UX, 50UY, 50UZ, 50VA, 50VB, 50VC, 50VD, 50VE, 50VF, 50VG, 50VH, 50VI, 50VJ, 50VK, 50VL, 50VM, 50VN, 50VO, 50VP, 50VQ, 50VR, 50VS, 50VT, 50VU, 50VV, 50VW, 50VX, 50VY, 50VZ, 50WA, 50WB, 50WC, 50WD, 50WE, 50WF, 50WG, 50WH, 50WI, 50WJ, 50WK, 50WL, 50WM, 50WN, 50WO, 50WP, 50WQ, 50WR, 50WS, 50WT, 50WU, 50WV, 50WW, 50WX, 50WY, 50WZ, 50XA, 50XB, 50XC, 50XD, 50XE, 50XF, 50XG, 50XH, 50XI, 50XJ, 50XK, 50XL, 50XM, 50XN, 50XO, 50XP, 50XQ, 50XR, 50XS, 50XT, 50XU, 50XV, 50XW, 50XX, 50XY, 50XZ, 50YA, 50YB, 50YC, 50YD, 50YE, 50YF, 50YG, 50YH, 50YI, 50YJ, 50YK, 50YL, 50YM, 50YN, 50YO, 50YP, 50YQ, 50YR, 50YS, 50YT, 50YU, 50YV, 50YW, 50YX, 50YY, 50YZ, 50ZA, 50ZB, 50ZC, 50ZD, 50ZE, 50ZF, 50ZG, 50ZH, 50ZI, 50ZJ, 50ZK, 50ZL, 50ZM, 50ZN, 50ZO, 50ZP, 50ZQ, 50ZR, 50ZS, 50ZT, 50ZU, 50ZV, 50ZW, 50ZX, 50ZY, 50ZZ

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. Imartey & 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 1835, (read with the endorsement thereon dated 30th November 1837) made between the then acting Collector, Nathaniel Horby and Framjee Cowasjee Esqr., the said Nathaniel Horby demised unto Framjee Cowasjee Esqr., the plot of lands of the villages of Veekrolee (Vikhroli) and Kanjoor Turuf Maroole 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 mesne assignments and acts in law, and ultimately by an Indenture dated 26th June 1945, made between Amratlal Amarchand of the First Part, The Official Assignee of the Second Part, Vrajlal Jiwandas and Bai 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 Village of Vikhroli Turuf Marole in the Salsette in the Registration Sub-district of Bandra within the Bombay

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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")

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 Sarosh alias Sohrab Shahriar 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 ¼ 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 Pirojbai Piroosha Irani 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 Hemaji (2) Kesarimal Krishnaji (3) Tarachand Krishnaji and (4) Dhurmal 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 Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 45 acres and 6 ¼ 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 Ghosal (2) Gustin Pavlu Chosal (3) Anubai Phillip Chosal (4) Andre Phillip and (5) Mary Philip 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 Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-District of Bombay Suburban containing by admeasurement 2 acres and 10 ¼

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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 ~~Binakadir Bin Abdul Latif Arab~~ and Inas Kalmed Prel, as the Vendors of the One Part and ~~Nowroji Pirojsha~~ 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 South Salsette, Bombay Suburban District within the Registration Sub-district of Bombay Suburban containing by admeasurment 14^{acres} 14^{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 1946, made between ~~Binakadir Bin 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	Pot 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 Jenabai, Taherbhoy Gulamhusein, Essabhoy Gulamhusein, Asgarbeoy Gulamhusein, Kamruddin Gulamhusein, Kulsambhoy Gulamhusein, Manabai Gulamhusein, Rubabbai Gulamhusein and Banubai Gulamhusein, 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 7½ 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 Kalmed Prel 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

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containing by admeasurement 38 ½ Gunthas equivalent to 4628 ¼ Square Yards and bearing the following description:

Name of the Field	Sur. No.	Pot No.	Area-Gunthas
Pati	84	3	0-2
Pati	84	4	0-7
Vilghar	81	7	0-12
Pati	88	4	0-17 ¼



on the terms and for the consideration mentioned therein.

By and under an Indenture dated 18th June 1947, made between Ales Simao Ramed, Vincent Simao Ramed and Dumoo 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 Purchaser therein all the following 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 containing by admeasurement 3 acres 2 ½ gunthas -

Name of the Field	Sur. No.	Plot No.	Area Gunthas
Pati	89	7	0-14 ½
Varav	110	36	0-6
Varav	110	41	0-12
Varav	110	43	0-3
Varav	110	46	0-15
Varav	110	53	0-13
Kelicha Ohol	96	4	0-7

Total : 3 Acres 2 ½ gunthas = 14822 ½ Square Yards, at or for the consideration and in the manner therein contained.

13. 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.

14. 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

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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 622 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 situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 1 Acre and 10 ¼ gunthas at or for the consideration and in the manner therein contained.



15. 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 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 622 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 situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 30 ½ gunthas bearing the following description:

Name of the Field	Sur. No.	Plot No.	Area- Acres-Gunthas
Pati	88	6	0-2 ¾
Kelicha Oval	99	2	0-1 ¾
Jot	108	9	0-5
Barar	110	12	0-21
Total			0-30 ½

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(i)(b) of the Salsette 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

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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 $\frac{3}{4}$ Sq. Yards situate lying and being at Village of Vikhroli Turuf 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.



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-547/1955 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 Turuf 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 Turuf 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 assured unto the Purchaser therein all those pieces or parcels of land admeasuring 26,226 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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

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and Hindustan Ferodo Limited, as the Purchaser of the Third Part, and registered with the concerned Sub-Registrar of Assurances under Serial No. BOM/R/396/1967, the Vendor therein also granted, conveyed and assured and the Confirming Party therein confirmed unto the Purchaser therein all that piece of land containing by admeasurement 2314 sq.yds situate lying and being in the Village of Vikhroli, Turuf Marol, Taluka Kurla District Bombay Suburban Registrar District Bandra, together with the buildings and structures standing thereon, more particularly described in the Schedule thereunder written or for 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, 1962 (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 mtrs or thereabouts more particularly described in the **First Schedule** hereunder written and leasehold land admeasuring 58439.25 sq.yards equivalent to 48862.45 sq. mtrs or thereabouts more particularly described in the **Second Schedule** hereunder written and both the above Freehold and Leasehold Property were subsequently awarded CTS No. 50, 50/1 to 7 and 50/35 to 44, (admeasuring in aggregate as per P.R. Cards, 71,145.50 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 Vendors, 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.

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25. 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, Kurla - 3, under Serial No.BDR-13/00662/2010, 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 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 the said Property, in the manner and on the terms and conditions therein contained.



26. 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(1) 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, Kurla - 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, Kurla-3, under Serial No.BDR-13/3090 of 2012,

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- 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 has 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 29th July 2011 in Economic Times for investigation of the title of the said Company to 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. Imartey & 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:
- 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;
 - 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;
 - 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;



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iv. The Property Register Cards in respect of the said Property bearing CTS No. 50, 50/1 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 bodies 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 Petition 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 Salsette Taluka and now in Ghatkopar 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 Falni numbers and admeasuring in acres and gunthas and sq. yards as under, namely -

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Survey No.	Pot No.	Fhalni No.	Area Acres-Gunthas	Area Sq. Yards
81	1	-	0 - 11	
81	2	-	0 - 5	
81	3	-	0 - 16	
81	4	-	0 - 10	
81	5	-	0 - 5	
81	6	-	0 - 12	
81	7	-	0 - 12	
81	8	-	0 - 26	3,146
81	9	-	0 - 4	484
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 ¼	272 ¼
86	1	-	0 - 8 ¾	1,058 ¾
86	2	-	0 - 7 ¾	937 ¾
86	3 (part)	-	0 - 5 ½	665 ½
86	4 (part)	-	0 - 1 ½	181 ½
87	1 (part)	-	0 - 14 ½	1,754 ½
87	2	-	0 - 23	2,783
87	3	-	0 - 7 ¾	877 ¾
88	3 (part)	-	0 - ¼	30 ¼
88	4 (part)	-	0 - 12 ½	1,512 ½
88	5	-	0 - 1 ½	181 ½
88	6 (part)	-	0 - 1 ¼	151 ¼
110	50 (part)	-	0 - 2	242
110	53 (part)	-	0 - 12 ¾	1,542 ¾
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 Agra 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 ¼ sq. yards (Fifty-eight thousand

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four hundred and thirty nine sq.yards and one forth 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 gunthas and sq. yards as under namely:-



Pot No.	Falni No.	Area Acres-Gunthas	Area in Sq. Yards
10 (part)	-	5 - 22 ¾ - 26 ½	26,979 ¼
82	1	1 - 12 ¼ - 0	6,322 ¼
82	3	0 - 4 ½ - 0	544 ½
83	1 (part)	3 - 19 - 0	16,819
-	2	0 - 7 ½ - 0	907 ½
-	1	0 - 1 ¾ - 0	211 ¾
-83	2	0 - 1 ¾ - 0	211 ¾
84	5 (part)	0 - 4 - 0	484
84	6	0 - 10 - 0	1,210
87	4	0 - 11 ¼ - 0	1,361 ¼
110	52 (part)	0 - 28 - 0	3,388
Total			58,439 ¼

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	297.60
9	50/35	107.30
10	50/36	107.30
11	50/37	72.60

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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 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.



Dated this 17th day of September, 2012.

Kanga & Company,

S. Vaidya

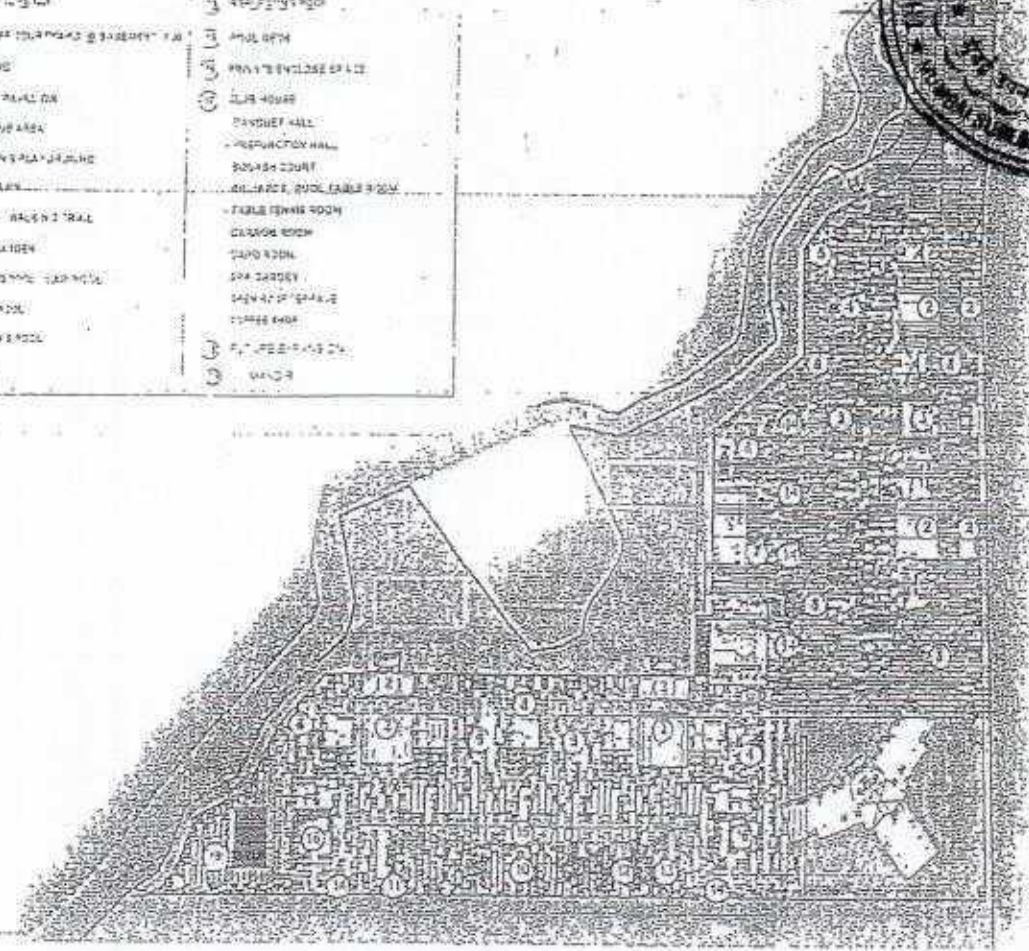
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LEGEND	
1	ENTRANCE
2	SEMI OPEN COURTYARDS & TERRACES
3	WALLS
4	SCREEN WALLS
5	BARBED WIRE
6	IMPERVIOUS WALLING
7	PLANT LANE
8	WOODEN BALCONY
9	WATER TANK
10	WOODEN STAIR CASE
11	WATER TOWER
12	WATER TOWER
13	WATER TOWER
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Handwritten signature or initials.

Annexure J

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रकरे Apartment

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- Apartment laid out with verified files
- Laminated wooden flooring in one bed room
- Powder coated aluminum windows
- Putty on all wall ceiling
- Provision (pipes) for copper piping & drainage for split AC units within the apartments.
- All flats will have copper wiring with standards quality modular switches.
- All doors will be laminated on both sides & polish door frames
- Power back up for light, on fan & one fridge point in every apartment.
- Common servant toilets provided on midlanding level.
- 1/2 railing in all flowerbed areas (whenever necessary).
- Water provision in all flowerbed areas

- Modular kitchen
- Stainless steel sink
- Water purifier
- Additional space in the form of dry verandah.
- Provision of hot water in kitchen sink.
- Provision of cooking gas through MGL – to be specified – provision up to individual flats or in premises.

Toilets

- Shower system in toilets
- Soap tray, towel rings & tissue paper holder
- Geysers in all toilets.
- WC in all toilets with dual flush system
- Vitrified tiles
- Grohe, Roca & similar sanitary ware & fittings
- All fixtures will be of CP finish
- All toilets will have mirrors

Security

- Video door phones for security at the entrance of each flats & connected main entrance lobby of the building
- Intercom facility for easy communication with other apartments in the complex
- CCTV to manage & control traffic of people in Kids play area & main entrance of the complex & towers
- Smoke sensor system in common lobby areas & gas sensor in kitchen

External facility within the complex

- Grand entrance lobby
- Ample parking space in two basement & three levels of podiums
- 4 lifts (3 passengers & 1 service lifts) in boulevard with ARD system
- 3 lifts (2 passengers & 1 service lifts) in Vista with ARD system
- Power back for lifts in each building & common essential lighting
- Wi-Fi zones at the landscape level of the complex
- Society office, common toilets, security & communication room
- 2 staircases in each tower
- Exclusive drive way for fire tender movement at the landscape level of podium
- Consumer substation for each building for power supply through TATA POWER.
- Double glazed windows on the railway side of the Vista apartments.
- Efficient-ventilation system for the basement.

Energy Efficiency

- Alternate circuit-looping for lighting of common areas
- CFL light in major common areas
- STP & rainwater harvesting

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"Annexure M"

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MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521/ BPES / AN 18 APR 2015

०९६ To,

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



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.

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 + stilt 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. 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. Of the last wing in the layout

A set of certified completions plans is hereby returned in the token of Municipal approval.

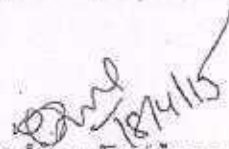
Note : This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

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

"Amesure M"

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MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521 / BPES / AN 8 APR 2015

२०१६ To,

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



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 village Vikhroli, at L.B.S Road, Ghatkopar (W.) Mumbai.

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 + stilt 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. Niranjnan Pandya having License No. STR/P/12 may be occupied on the following conditions.

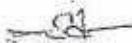
- 1) That the certificate under section 270-A of B.M.C. Act shall be submitted within 3 months or B.C.C. whichever is earlier.
- 2) That the remaining I.O.D./Amended plans/Layout conditions shall be complied with before Full Occupation. Of the last wing in the layout

A set of certified completions plans is hereby returned in the token of Municipal approval.

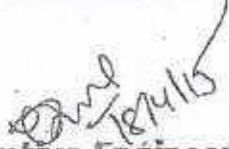
Note :This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal corporation Act.

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

Mulund Goregaon Link Road,
Mulund (W). Mumbai. 400 080.

Sub : - Part Occupation of the building i.e. Tower 'A' Wing 3 & 4 Residential building on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/8 to 50/15 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 Residential Building comprising of three level basement still + 1st to 28th upper floors on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/8 to 50/15 of village Vikhroli, at L.B.S.Road, Ghatkopar (W), Maharashtra completed under the supervision of Licensed Site Supervisor shri. N.M.Karajawala 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. 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 to the last wing in the layout.

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

Yours faithfully,


**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**



Bank/Branch

Pmt Txn id

Pmt DtTime

ChallanIdNo

District

070115M522552

07/01/2015 02:42:35

03006172015010750287

7103 / MUMBAI

Simple Receipt

Print DtTime

GRAS GRN

Office Name

MH005

IGR

(IS)-378-3

08/01/2015

(IS)-378-3



StDuty

StDuty Amt

RgnFee

RgnFee Amt

003080561-75/ Stamp Duty (Book Portal)

Deface Number: 0003104401201415

003104401201415 (Rs Five Hundred Rupees Only)

003080561-70 / Registration Fee

Rs 100.00/- (Rs One Hundred Rupees Only)

DEFFACED FOR RS:600.00

Only for verification-not to be

Article

Prop Mvblty

Prop Descr

48(f)

Immovable

Unit no-301,3rd floor,platina,plot no-c-59 , B K c

BANDRA EAST,MUMBAI,Maharashtra

400051

Consideration

1.00/-

Duty Payer

Other Party

PAN-ABEPC6561D manohar chhabria

PAN-ACHPG2413L tushar gandhi

Bank Scroll No

Bank Scroll Date

RBI Credit Date

Mobile Number

9820111452



बदर-९

पुस्तक	301	9	93
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करल - ३	
४६४६	१९३६
२०१३	



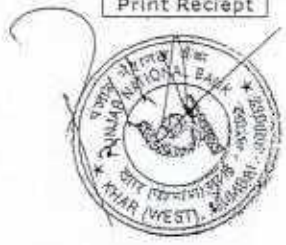
बंदर-१	
पुस्तक क्र. १५	२/१५
१९३५	

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	: KHAR (6629)		
Challan Number	: MBST07011550287	GRAS GRN	: MR0050492
Payment Date	: 07/01/2015 02:42:35 AM	Bank Txn ID	: 070115H52
District	: 7101-MUMBAI	Office Name	: 1GR188-BANDRA SUBURBAN REGISTRAR
Stamp Duty	: 0030045501-75		
Amount	: 500.00		
Registration Fees	: 0030063301-70		
Amount	: 100.00		
Total Amount	: 600.00		
Duty Payer Name	: manohar chhabria	Duty Payer ID	: PAN-ABEPC6561D
Duty Payer Mob No	: +91-9820111452		
Article Code	: 48(f)-Power of Attorney authorising to sell Immovable property		
Movability	: Immovable	Consideration Amount	: 1.00
Prop Descr	: Unit no - 11, 3rd floor, platina, plot no c-59, B k e, BANDRA EAST, MUMBAI Maharashtra 400051		
Property Area	: 0.00 sq.ft		
Other Party Name	: tushar gandhi	Other Party ID	: PAN-ACRPG2413L



Print Receipt



बंदर-९

पुस्तक नं. IV	307	3/95
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करल - ३

रकम १२९ १३५

२०१६



बंदर - ९			
पुस्तक नं. १५	३०५	४५	
२०१६			

WHEREAS:-

- (a) I am and/or I may be the Director/authorized signatory in various Companies and Partner in the Partnership Firm/s, all mainly carrying on the development and construction and construction of immovable property.
- (b) In the course of my business, as a Director/Authorized Signatory, I execute various deeds and documents including Leave and License Agreement, Development Agreement, MOU, Power of Attorney, other Agreements and Joint Purchasers Agreements under Maharashtra Ownership of Flats (Regulation of) Act, 1962, Rectification Deed, Cancellation Deed, Supplemental Agreement, etc. which are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.
- (c) I have to travel out of Mumbai for various business purpose and during such period as well as at several times due to either pre-occupation or other reasons it is extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to admit execution of such deeds and/or documents executed by me and to enable such documents to be duly registered. I am therefore desirous of appointing (1) Mr. Tushar H. Gandhi, residing at 803, Heena Elegance, Opp. Bhatia School, Saibaba Nagar, Borivali (W), Mumbai - 400 092 or (2) Mr. Chandrakant Shinde, residing at Room No.79, In Jira Nagar No.2, V. M. Road, Vile Parle (W), Mumbai - 400 056, or (3) Mr. Satyam Uzman, residing at Flat No.202, 2nd floor, Sangrath Apartments, Nagindaswada, Nallasopara (E), Thane, to be my true and lawful attorney to represent me for the purpose hereunder set out.



NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I Mr. MAAYOHAR CHHABRIA in my individual capacity and as a Director/Authorized Signatory of various Private Limited Companies/partnership firms (as on today or as may be in future) do hereby constitute and appoint (1) MR. TUSHAR H. GANDHI or (2) Mr. CHANDRAKANT SHINDE or (3) Mr. SATYAM ULMAN, to be my true and lawful Attorney for me and on my behalf to do the under mentioned acts, deeds, matters and things and exercise all powers hereinafter conferred, that is to say:-

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

बंदर-९	
पुस्तक नं०	309
	5/99

करल - ३
 ४६२ १२३ १३६
 २०१६

Bandra/ Goregaon/ Borivali/ Chembur/ Vashi/ Pune or at other places as may be required,
 the deeds and documents which I have personally executed or which I may hereafter execute.
 to represent me before any adjudicating authority in Maharashtra for the purpose of
 lodging any document for adjudication under the Bombay Stamp Act, 1958 and rules framed
 thereunder for all or any of the documents applied by me for adjudication before the relevant
 authority at Mumbai/Bandra/Goregaon/Borivali/Chembur/Vashi/Panvel/Pune or at other
 places as may be required for all the deeds and documents which I have personally executed
 or which I may hereafter execute.



To identify my signature and admit execution of the same.
 To do all other acts, deeds, matters and things as may from time to time be required
 the provisions of the Indian Registration Act, 1908 for the due registration of such
 deeds and documents.
 AND GENERALLY TO DO ALL other acts, deeds, matters and things as may from time to time be
 required, in compliance with the law for the due registration of such deeds and documents
 which have already been executed, or which may hereafter be executed by me and/or on my
 behalf.

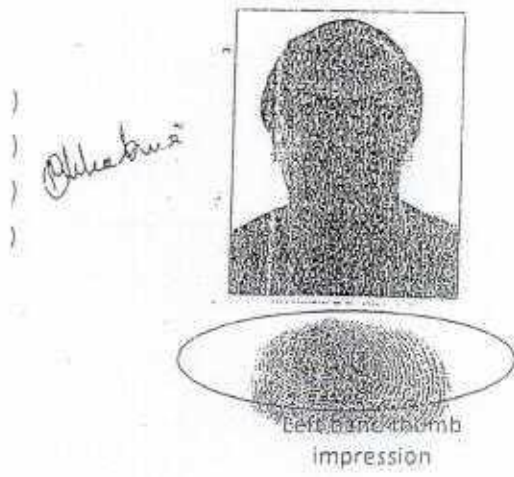
I do hereby agree to ratify and confirm all and whatever my said attorney shall or purport to
 do or caused to be done by virtue of these presents.



IN WITNESS WHEREOF, I, Mr. MANOHAR CHHABRIA have hereunto set and subscribed my
 hand and seal this 07TH day of January, 2015.

SIGNED, SEALED AND DELIVERED
 by the undersigned
 MANOHAR CHHABRIA

in the presence of:
 Samant Parab
 Ravi Varneya Ravi Varneya

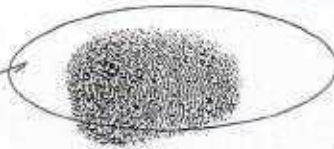


बंदर-९
 पुस्तक ३०७
 नंबर ६ १५
 २०१५

Mr. Iushar M. Ganiani



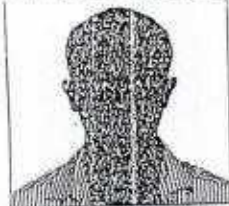
Iushar M. Ganiani



Specimen signatures of Constituted Attorney



Constituted Attorney
Mr. Chandrakant Shinde



Chandrakant Shinde



Specimen signatures of Constituted Attorney



Constituted Attorney
Mr. Satyam Ulman



Satyam Ulman



Specimen signatures of Constituted Attorney

In the presence of:-

- ① *[Signature]*
- ② *[Signature]*

बदर-९	
पुस्तक नं. <i>[Handwritten]</i>	307 / 6 / 97
२०२५	

करल - ३

रवेर २५/१३५

२०१६



बदर-९			
पुस्तक क्र. १५	३०५	८/१५	
२०१५			



150701499

करल - ३
४६२६७३६
२०१६

Account No.: 150701499
Name: WADHWA & ASSOCIATES REALTORS PVT LTD
Address: PLOT-C/59 PLATINA C-BLOCK
BANDRA KURLA COMPLEX BANDRA EAST
NEAR CITI BANK
MUMBAI 400051

Cycle No: 21
Bill Date: 05-01-2015

Bill Distribution No.: 50U3H/S21 BANDRA-JUHU/31/SO3
Tariff: HT-II
Type of Supply: HT-11 KV

Bill No.: 100168803458
Category: COMMERCIAL

Important message

- Please pay this bill by Cheque or Demand draft.
- Master reading as on 01-02-2015 will be downloaded for preparing JRM-15 bill.



Your Electricity Bill for - DEC-14 (Rs. only)

Your Bill amount payable

Due by: 10.00

After due: 4405490.00

Net previous balance (₹): 104.00

Total (₹): 4405594.00

Units consumed including peak hour units
DEC-14 322440

*For details, please see original

Track your consumption

Bar Graph	Units(kwh)	MDI(VA)	Month
	35940	1242.00	NOV-14
	34780	1524.00	OCT-14
	39860	1354.00	SEP-14
	30660	1242.00	AUG-14
	35200	3260.00	JUL-14
	41260	1386.00	JUN-14
	42620	1458.00	MAY-14
	38380	1434.00	APR-14
	52740	1140.00	MAR-14
	61200	1062.00	FEB-14

Contact us
1800-200-3030 toll free no. for 24 hours
1010 3030 for all other queries 24 hours

Your nearest Customer Care Centre/Unit -
Reliance Infrastructure Limited, Opp. K. MMRDA, Bandra (East), Mumbai-400051
Only for grievances, unresolved by JGR, reach Consumer Mumbai: 400 091 for 3009 4247 (mail: consumer1)

CONSOLIDATED STAMP DUTY PAID BY DRUG - dated 06/09/2014

Grievance Redressal Cell (IGRC)
- Opp. Hospital/LTI, BKC -
- Ph. No.: 30096070
- Grievance Redressal Forum at E-4, MIDC Andheri East
- Website: www.igrc.in
- DRANK A. M. S. 2014 / 2520 E. R. 366/M-1

Sh. Shrinath Kasi
Sr. Exec. Vice President
(for Reliance Infrastructure Ltd.)



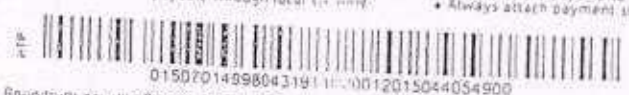
307 e/94

Please quote your account no. 150701499, cycle no. and bank no. in receipt. 'D' for cheque, 'C' for cash. ₹ 4.00

- If payed by cheque, please remember:
- Cheque should be account payee
 - Cheque should not be post-dated
 - Cheque should be payable through local clearing

- Make cheque payable to Reliance Infrastructure Ltd. A/C No. 150701499
- Always attach payment slip. Do not staple

Payment Slip



01507014998043191110012015044054900

Roundsum payable: Rupees 20-01-2015 Rupees FOUR THREE ONE NINE ONE ONE ZERO ₹ 431910.00

Roundsum payable between: 21-01-2015 and 14-02-2015 RUPEES FOUR FOUR ZERO FIVE FOUR NINE ZERO ₹ 4405490.00

करल - ३

२०१५

२०१५

Meter Details	Meter No.	Multiplying Factor	Present	Previous
Reading			4078.48	4024.74
Energy consumption Consumption (kWh)			322440	322440
TOD energy consumption Reading			627.60	517.13
Consumption (kWh)			62820	558.03
Reading			550.78	43500
Consumption (kWh)			611.13	602.58
Reading			51300	0.173
Consumption (kWh)			1038.00	0.173
Reading			1038.00	470.42
Consumption (kWh)			464.84	33480

Total

322440

62820

43500

51300

1038.00

1038.00

33480



Contract Demand is 1141.00 kVA 75% of Previous 11 months or Contract demand whichever lower:

Meter reading date : 01-01-2015 Contract Demand : 1500.00KVA

Previous meter reading date : 01-12-2014 Demand for penalty : 0.00KVA

Load Factor : 28.8900%

Average Power Factor : 99.30%

How your bill was calculated	Rate	Amount
Demand/Load charge		228600.00
Wheeling Charges		206361.60
Regulatory Assets Charge		396601.20
Energy charge		2373158.40
TOD 9 Hrs to 12 Hrs energy charge		31410.00
100 Hrs to 22 Hrs energy charge		41560.00
TOD 22 Hrs to 06 Hrs energy charge		38475.00
Fuel Adj. Chg. (FAC)	151.80 p/unit	592644.72
Penalty for exceeding contract demand		0.00
Power Factor (PF) penalty/incentive		240003.98
Government Electricity Duty	17.00%	651246.16
Mah.Govt.Tax on sale of electricity	23.00p/unit	74161.20
Current month's bill amount(A)		4319104.30
Prompt payment discount		0.00
Genert./PF Adjustments		0.00
Delayed Payment Charge (DPC) (levied)		0.00
Incentive on payments made (ECS/Internet)		0.00
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current month		0.00
Total current month bill amount		4319104.30
Previous month's bill amount		4893718.71
Payment received (01-01-2014 to 31-12-2014)		4893710.00
Net previous bill amount		8.71
Total bill amount (B)		4319113.01
Amount deferred		0.00
DPC payable after 15 days		86382.09
Total bill amount (C)		4405495.10



Multiple payment options



Customer Outlets - Pay at convenient location

Authorized bank branches, Easy Bill outlets, Bill Collect boxes at railway stations, Refill Energy shop boxes at housing societies, 50' P&G shop boxes, post offices and Refill Communication shop boxes, Refill Energy counters

Internet/Autodirect - pay with click of a button

- Pay by credit card on our website www.aefra.com
- Choose net banking by HDFC/CICICI or SBI
- Bill payment by debit, via bill pay or via Cash Card
- Early interest of 7% per annum by (floating VDD payment option)
- Any delayed charges will
- Result in payment of bills by DD for subsequent 3 months
- Attract a penal amount of ₹250 per bill

Points to remember while paying your bill

- Details of payment made by Cheque is subject to realisation.
- Formal receipts after 10-12-2014 will be accounted. Proceed receipt at counter on acceptance of net amount.
- Full prompt payment discount of 3% (On Monthly Bill Amount) apply being valid seven days from the date of bill.

Sl. No.	Particulars	Amount
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बंदर-२

पुस्तक 309 40/13

YES is an initiative of by Retiive Energy for an energy efficient during

in hands with the kind of simple measures to read



करल - ३

२६४६ PRL/936

२०१३

महाराष्ट्र प्रजासत्ताक
Maharashtra
जन्म वर्ष / Year of Birth 1948
पुरुष / Male

4730 7438 8696

आधार - सामान्य मा



भारत सरकार
GOVERNMENT OF INDIA

महाराष्ट्र शासन
Maharashtra
जन्म वर्ष / Year of Birth 1962
पुरुष / Male

9139 9893 8881

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

बंदर-९		
पुस्तक N	305	99/95
२०१५		

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVERNMENT OF INDIA
 PARAB SOMNATH SITARAM
 SITARAM BHIKAJI RAO PARAB
 07/03/1983
 Permanent Account Number
 ATDFP2221J
 Signature

Handwritten signature

करल - 3

रहने 22/9/36

२०१६



बदर-९

पुस्तक क्र. IV	305	92/95
२०३१		

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER

ABEPC6361D



नाम / NAME
 MANOHAR MOOLCHAND
 CHHABRIA
 पिता का नाम / FATHER'S NAME
 MOOLCHAND GHANSHAMDAS
 CHHABRIA
 जन्म तिथि / DATE OF BIRTH
 11-09-1948

हस्ताक्षर / SIGNATURE



आयकर अधिकारी (कंप्यूटर ऑपरेटर), देवगढ़
Commissioner of Income Tax (Computer Operator), Deogarh

Chhabria
Chhabria

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

TUSHAR HARISH GANDHI
 HARISH ISHWARDAS GANDHI
 13/04/1979
 Permanent Account Number
 ACHRG2413L

Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA

SATYAM PUNJABI
 13/04/1979
 Permanent Account Number
 ABEPC6361D

Signature

Shinde

भारत निर्वाचन आयोग
 Election Commission of India
 पहचान कार्ड
 IDENTIFY CARD
 KNP1003453

चुनौती का नाम : चंद्रकांत सुरेश शिंदे
 Elector's Name : Chandrakant Suresh Shinde
 पिता का नाम : सुरेश शिंदे
 Father's Name : Suresh Shinde
 लिंग : पुरुष
 Sex : M
 11/1/2006 से वैध है
 Age as on 11/1/2006 : 27

Shinde

Summary I (Goshwara Bhag-1)

करल - ३
२६२९ १३०/१३७
बदर ९
दस्त क्रमांक ३०५/२०१५

गुरुवार ०८ जानेवारी २०१५ ११:३८ म.पू.

दस्त गोशवारा भाग-१

बदर ९
दस्त क्रमांक ३०५/२०१५

दस्त क्रमांक: बदर ९ / ३०५/२०१५

बाजार मूल्य: रु. ०१/-

मोबदला: रु. ००/-

भरलेले मुद्रांक शुल्क: रु. ५००/-

दु. नि. सह. दु. नि. बदर ९ याचे कार्यालयात
अ. क्र. ३०५ अर दि. ०८-०१-२०१५
रोजी ११:३६ म.पू. वा. हजर केला.

Shilshil

पावती ३४१

पावती क्रमांक ०८/०१/२०१५

सादरकरणाचे नाव: मनोहर - छाबरी

नोंदणी फी

दस्त हाताळणी फी

पृष्ठाची संख्या: १५



दस्त हजर करणाऱ्याची सही:

एकूण: ४००.००

Anandaram
सह. दु. नि. अंधेरी ३
सह. दु. नि. अंधेरी ३

Anandaram
सह. दु. नि. अंधेरी ३
सह. दु. नि. अंधेरी ३

दस्तावाचा प्रकार: कुलमुद्राव्यापक

मुद्रांक शुल्क (४८-अ) जेव्हा एकाच सव्यवहाराच्या संबंधात एका किंवा अधिक दस्तावांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तावेज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्षा क्र. १०८/०१/२०१५ ११:२७:२३ AM ची वेळ (सादरीकरण)

शिक्षा क्र. २०८/०१/२०१५ ११:२८:३१ AM ची वेळ (फी)



पुस्तक क्र. IV	305	93	94
२०१५			

करल - ३

०९६ ३३१ १३१०

08/01/2015 11:40:41 AM

दस्त गोपवारा भाग-2

बंदर 9

दस्त क्रमांक: 305/2015

०९६

०५/२०१५

दस्ताचा प्रकार - कुतमुद्रित्यारपत्र



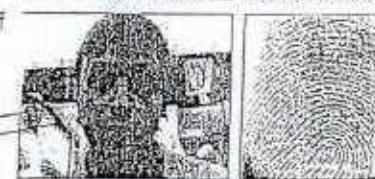
अनु क्र. 1
 पक्षकाराचे नाव व पत्ता
 नाव: मनोहर - खावरिया
 पत्ता: प्लॉट नं. ३०२, माळा नं. - इमारतीचे नाव:
 प्लॉट नं. सी ५९, ब्लॉक नं. जी ब्लॉक,
 मुंबई, रोड नं. बी.के.सी., महाराष्ट्र, मुंबई.
 पिन नंबर: ABEPGR561D

पक्षकाराचा प्रकार
 कुलमुखत्यार देणार
 वय - 66
 स्वाक्षरी:



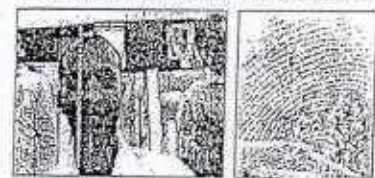
नाम: सुरेश एच. गांधी
 पत्ता: प्लॉट नं. २०३, माळा नं. आठवा, इमारतीचे
 नाव: हीमा एलॅगंस, भाटीया शाळेच्या समोर, सार्ई
 रोड, ब्लॉक नं. डी.बी.सी. पश्चिम, मुंबई, रोड
 महाराष्ट्र, मुंबई.
 पिन नंबर: ACHPG2413L

पॉवर ऑफ अटॉर्नी
 होल्डर
 वय :- 35
 स्वाक्षरी:



नाम: सुरेश शिंदे
 पत्ता: प्लॉट नं. रुम. नं. 79, माळा नं. - इमारतीचे
 नाव: इशियनगंग नं. 2, ब्लॉक नं. वित्तेपार्ले पश्चिम,
 मुंबई, रोड नं. वीकुणाल मेहता रोड, महाराष्ट्र, मुंबई.
 पिन नंबर: BGFPS8246E

पॉवर ऑफ अटॉर्नी
 होल्डर
 वय :- 35
 स्वाक्षरी:



नाम: सत्यम - उलसन
 पत्ता: ३०३, दुमरा, संघरक्ष अपार्टमेंट, मंगीनदास
 पाशा, नागवतोपारा पूव, ठाणे, - Nallosapare E,
 MAHARASHTRA, THANE, Non-
 Government.
 पिन नंबर: ABRFU9608C

पॉवर ऑफ अटॉर्नी
 होल्डर
 वय :- 25
 स्वाक्षरी:



वरील दस्तऐवज करण देणारा कुतमुद्रित्यारपत्र चा दस्त ऐवज करून दिवधान करून करण

शिक्षा क्र. 3 ची वेळ 08/01/2015 11:40:41 AM

ओळख -

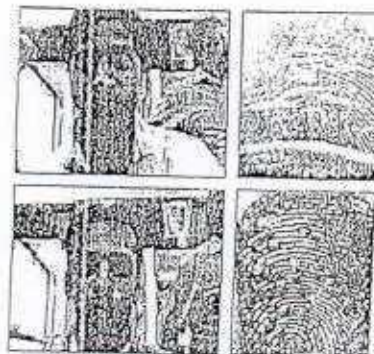
कारणीय प्रारम अर्दी घेतिले कागताला दस्तऐवजातून देणा-गाना व्यक्तीस ओळखताम. मन्वाची ओळख घेतिलेला

अनु क्र. 1
 पक्षकाराचे नाव व पत्ता
 नाव: गोमनाथ
 वय: 33
 पत्ता: ३०३, दुमरा, संघरक्ष अपार्टमेंट, मंगीनदास
 पाशा, नागवतोपारा पूव, ठाणे, - Nallosapare E,
 MAHARASHTRA, THANE, Non-
 Government.
 पिन नंबर: 400067

स्वाक्षरी

दस्त क्रमांक - ३०५
 ३०५ १४ १५
 २४२५

छायाचित्र अंगठ्याचा ठसा



करल - ३
 १६२९३२९३६
 २०१६

Summary-2(दस्त गोपवारा भाग - २)

शिका क्र.4 ची वेळ:08 / 01 / 2015 11 : 30 : 27 AM

शिका क्र.5 ची वेळ:08 / 01 / 2015 11 : 30 : 36 AM नोंदणी पुस्तक 4 मध्ये

Sachdevan
 सह. दुय्यम निबंधक अंधेरी क्र. ३,

EPayment Details.



Sr.	Epayment Number	Defacement Number
1	MH005044249201415R	0003104401201415

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

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बदर-९
 पुस्तक क्र. ३०५ ९९ / ९५
 २०१५



प्रमाणित करणेत येते की, या ९५
 दस्तावेज्ये एकूण / पाने आहेत.
 पुस्तक क्र. ३०५ / बदर-९ / क्र. ३०५
 वर नोंदला दिनांक - 8 JAN 2015

Sachdevan
 सह. दुय्यम निबंधक, अंधेरी क्र. ३,
 मुंबई उपनगर जिल्हा.

करल - ३	
३३३	९३६
०९६	

घोषणापत्र

मी न लयम उलमा झड्डारे घोषित करतो की, दुय्यम

निबंधक कुर्ला - ३ यांच्या कार्यालयात करा रामा या शिर्षकाचा दस्त

नोंदणीसाठी सदर करण्यात आला आहे. मनीषा बाबिया व इ. यांनी

दि. ०७/०१/२०१५ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त



दस्त केला आहे/निष्पादित करून कबुलीनाबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

केंलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा

कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठातेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

सदर घेण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे

अन्वये शिरोस मी पात्र राहिन याची मला जाणीव आहे.

(Signature)

कुलमुखत्यारपत्रधारकाचा मुद्रा
व सही

दिनांक : ०७/०१/२०१५



WADHWA RESIDENCY

L.B.S. Marg, Opp. R. City Mall, Ghatkopar (W)

Tel: 022 61296500 / 61296507

Website: www.thewadhwa.com

करल - 3
२६४९ ९३०/९३६
२०१६

Date: 24th September 2012

TO WHOM SO EVER IT MAY CONCERN

Sub. Confirmation on name of towers at our project "The address" situated at L.B.S. Marg, Ghatkopar-West, Mumbai—400086.

With reference to your request for confirmation of towers at "The address" situated at L.B.S. Marg, Ghatkopar-West, Mumbai-400086 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-CONSISTIT OF 3- WINGS
VISTA-1(WING -1), VISTA-2 (WING-2) & VISTA-3 (WING-3)

TOWER C- PANDRAMA

Thanking you,

For Wadhwa Residency Pvt.Ltd.

Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT
WADHWA RESIDENCY PRIVATE
LIMITED

भारत सरकार
GOVT OF INDIA

15/09/2012
44DCR0872M


करल - ३

27/11/2016

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA

ASHWIN PANNALAL KOTHARI
PANNALAL CHIMANLAL KOTHARI

1400/1942
Permanent Account Number
AFYPK7068M



Ashwin Kothari
Signature

Ashwin Kothari



भारत सरकार
GOVERNMENT OF INDIA



जितेंद्र भिमराव गाडकवाड
Jitendra Bhimrao Gaiwad
जन्म वर्ष / Year of Birth - 1994
पुरुष / Male



4577 7399 9127

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
GOVT. OF INDIA

CHIRAG KHANTILAL DOSHI
KHANTILAL GULABCHAND DOSHI

24/03/1974
Permanent Account Number
AALPD2826L



Chirag Doshi
Signature

Chirag Doshi



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHWIN KUMAR KOTHARI SMALLER
(HUF)

10/11/1977

Permanent Account Number

Summary I (GoshwaraBhag-1)



मंगळवार, 07 जून 2016 5:35 म.नं.

दस्त गोपवारा भाग-1

करल3

दस्ता क्रमांक: 4649/2016

करल - 3

४६४९ ३३६ ३३६

२०१६

दस्त क्रमांक: करल3 /4649/2016

बाजार मूल्य: रु. 2,97,09,000/- मोबदला: रु. 2,70,13,000/-

भरलेले मुद्रांक शुल्क: रु. 14,91,320/-

दु. नि. मह. दु. नि. करल3 यांचे कार्यालयात

पावती: 5123

पावती दिनांक: 07/06/2016

अ. क्र. 4649 वर दि. 07-06-2016

सादरकरणाचे नाव: अश्विन कुमार कोठारी एच यू एफ चे कर्ता
अश्विन कुमार - कोठारी

रोजी 5:33 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हानाळणी फी रु. 2740.00

पृष्ठांची संख्या: 137

एकूण: 32740.00

Ashwin Kumar
दस्त हजर करणाऱ्याची मही:

अश्विन
सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

अश्विन
सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 07 / 06 / 2016 05 : 32 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 07 / 06 / 2016 05 : 34 : 27 PM ची वेळ: (फी)



प्रतिज्ञापत्र

“सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरदुलीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, सादरीकरण व मोबदला यांच्या कागदपत्रांची आणि “दस्ताची सादरपत्र, नोंदणी करणारी व्यक्तीची खालील दस्त निष्पादक व कर्तव्याची सादरपत्रे, नोंदणी करणारी व्यक्तीची सादरपत्रे, सादर हस्तांतरण दस्तामुळे तयार झालेल्या नोंदणी कायदा/नियम/परिपत्रकांचे संश्लेषण हात माझे.”

लिहून देणारे

- १) *Ashwin Kumar*
- २)
- ३)

लिहून घेणारे

- १)
- २)
- ३) *Ashwin Kumar*



07/06/2016 5 38:13 PM

दस्त क्रमांक : करल3/4649/2016

दस्ताचा प्रकार :- करारनामा

दस्त गोपबारा भाग-2

करल 3

दस्त क्रमांक: 4649/2016

करल - 3

४६४९ ३३७ ३३७

२०१६

पक्षकारांचे प्रकार

छायाचित्र

अंगठ्याचा ठसा

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अश्विन कुमार कोठारी एच यू एफ चे कर्ता अश्विन कुमार - कोठारी
पत्ता: फ्लॉट नं 4, - गोल्ड कॉर्नेट, - 11, नवरोजी गमडिया रोड मुंबई, कूवाळळा हिल, MAHARASHTRA, MUMBAI, Non-Government.
पॅन नंबर: AAAHA4882Q

पक्षकाराचे प्रकार

लिहून देणार

वय :- 73

स्वाक्षरी:-



2 नाव: वाधवा रेसिडन्सी प्रा ली चे संचालक मनोहर छात्रिया तर्फे मुखत्यार सत्यम - उलमन
पत्ता: फ्लॉट नं. ऑफिस नं 301, माळा नं: - इमारतीचे नाव: पवटीना, ब्लॉक नं: फ्लॉट नं मी 59, जी ब्लॉक बांद्रा पूर्व मुंबई, रोड नं: बी.के.सी, महाराष्ट्र, मुंबई.
पॅन नंबर: AADCR0872M

लिहून देणार

वय :- 25

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात, शिक्का क्र.3 ची वेळ: 07 / 06 / 2016 05 : 35 : 41 PM

ओळख:-

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

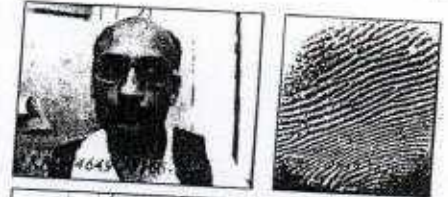
अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: चिराग - दोषी
वय: 42
पत्ता: बी-507 कमला आशिष 3, महाविर नगर, कांदिवली प मुं
पिन कोड: 400067

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



2 नाव: जितेंद्र - गायकवाड
वय: 23
पत्ता: 302 ए राधा कांबिचली पश्चिम मुंबई
पिन कोड: 400067

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 07 / 06 / 2016 05 : 37 : 22 PM

शिक्का क्र.5 ची वेळ: 07 / 06 / 2016 05 : 37 : 22 PM

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



प्रमाणित करण्यात येते कि या दस्तामध्ये एकूण ३ (३) पाने आहेत.

करल - ३ / ४६४९ २०१६

पुस्तक क्रमांक १ क्रमां: जावर

नोंदला ०७/६/१६

दिनांक:

sr. Epayment Number
1 MH007738715201516R

Defacement Number
0001005660201617 सह. दुय्यम निबंधक, कुर्ला-३ मुंबई उपनगर जिल्हा.



07/06/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 4649/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) विक्रोळी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	27013000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	29709000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (अमल्यान)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॉट नं 1702, माळा नं: 17 वा मजला, इमारतीचे नाव: विस्टा I, व एड्रेस, ब्लॉक नं: आर सिटी मॉल समोर, घाटकोपर पश्चिम मुंबई 400086, रोड नं: एल बी एस मार्ग, इतर माहिती: सोबत 2 कार पार्किंग स्पेस पोटियम मध्ये,सदनिकेचे क्षेत्रफळ 1773 चौ फूट कार्पेट((C.T.S. Number : 50, 50/1 TO 7 & 50/35 TO 44 ;))
(5) क्षेत्रफळ	1) 197.73 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात अमेन वेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बाधवा रेसिडन्सी प्रा ली चे संचालक मनोहर छात्रिया तर्फे मुखत्यार मत्यम - उरमन वय:-25; पत्ता:-फ्लॉट नं: ऑफिस नं 301, माळा नं: -, उमारतीचे नाव: प्यटीना, ब्लॉक नं: फ्लॉट नं सी 59, जी ब्लॉक बांद्रा पूर्व मुंबई, रोड नं: वी के सी, महागट्ट, मुम्बई. पिन कोड:-400098 पॅन नं:-AADCR0872M
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अश्विन कुमार कोठारी एच यू एफ चे कर्ता अश्विन कुमार - कोठारी वय:-73; पत्ता:- फ्लॉट नं 4, -, गोल्ड कॉर्नेट, -, 11, तवगेजी गमडिया रोड मुंबई, कूवाळळा हिल, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400026 पॅन नं:- AAAHA4882Q
(9) दस्तावेज करून दिल्याचा दिनांक	30/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	07/06/2016
(11) अनुक्रमांक, खंड व पृष्ठ	4649/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1491320
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita v



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-3
मुंबई