

520/5117
Thursday, April 01, 2021
12:37 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 5479 दिनांक: 01/04/2021

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल5-5117-2021

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चेतन रजनीकांत रूपानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2140.00

पृष्ठांची संख्या: 107

DELIVERED

एकूण:

रु. 32140.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:56 PM ह्या वेळेस मिळेल.

Joint S.R. Kurla-5

बाजार मुल्य: रु.20379835.96/-

मोबदला रु.22300000/-

भरलेले मुद्रांक शुल्क : रु. 669000/-

सह. दुय्यम निबंधक
कुर्ला-५ (वर्ग-२)

1) देयकाचा प्रकार: DHC रक्कम: रु.140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202121764 दिनांक: 01/04/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202121677 दिनांक: 01/04/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013600450202021M दिनांक: 01/04/2021

बँकेचे नाव व पत्ता:



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20210401633					01 April 2021, 10:30:11 AM करल - ५ करल 5
मूल्यांकनाचे वर्ष	2020	जिल्हा		मुंबई(उपनगर)		५९९७
मूल्य विभाग	102-घाटकोपर - कुर्ला	उप मूल्य विभाग		102/484 भुभाग उत्तरेस 27.45 मी रस्ता व अंशत गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस		९
सर्व्हे नंबर /न. भू. क्रमांक	सि टी एस नंबर#194	सर्व्हे नंबर /न. भू. क्रमांक		सि टी एस नंबर#194		९००७
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
79850	157490	173210	232800	157490	चौरस मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	110.67 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs 157490/-	
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 110% apply to rate= Rs. 173239/-						
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर)						
= (((173239-79850) * (100 / 100)) + 79850)						
= Rs. 173239/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 173239 * 110.67					
	= Rs. 19172360.13/-					
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौरस मीटर					
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * (173239 * 25/100)					
	= Rs. 1207475.83/-					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझगाईन मजला क्षेत्र मूल्य + लागतव्या गज्बीचे मूल्य + वरील गज्बीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी					
	= A + B + C + D + E + F + G + H + I					
	= 19172360.13 + 0 + 0 + 0 + 1207475.83 + 0 + 0 + 0 + 0					
	= Rs. 20379835.96/-					

Home Print

सह. मुख्य निबंधक
कुर्ला - ५ (वर्ग-2)



करल - ५
५९९५ २९०५
२०२१



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

Receipt of Document Handling Charges

PRN 3103202121677

Receipt Date 01/04/2021

Received from CHETAN RUPANI , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5117 dated 01/04/2021 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 31/03/2021

Bank CIN 10004152021033115876

REF No. CHG2596910

Deface No 3103202121677D

Deface Date 01/04/2021

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



करल - ५		
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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3103202121764

Receipt Date 01/04/2021

Received from CHETAN RUPANI, Mobile number 0000000000, an amount of Rs. 140/-, towards Document Handling Charges for the Document to be registered on Document No. 5117 dated 01/04/2021 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 31/03/2021

Bank CIN 10004152021033115940

REF No. CHG2597112

Deface No 3103202121764D

Deface Date 01/04/2021

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



Department of Stamp & Registration, Maharashtra		करल ५
Receipt of Document Handling Charges		१११५ ४ १०५
२०२१		
PRN 3103202121677	Date 31/03/2021	
<p>Received from CHETAN RUPANI , Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.</p>		
Payment Details		
Bank Name SBIN	Date 31/03/2021	
Bank CIN 10004152021033115876	REF No. CHG2596910	
This is computer generated receipt, hence no signature is required.		



Department of Stamp & Registration, Maharashtra		करल - ५	
Receipt of Document Handling Charges		५७३०	५१००
PRN	3103202121764	Date	31/03/2021
<p>Received from CHETAN RUPANI, Mobile number 0000000000, an amount of Rs.140/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.</p>			
Payment Details			
Bank Name	SBIN	Date	31/03/2021
Bank CIN	10004152021033115940	REF No.	CHG2597112
This is computer generated receipt, hence no signature is required.			

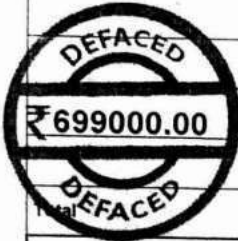




CHALLAN
MTR Form Number-6

करल - ५	
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GRN MH013600450202021M	BARCODE	Date 22/03/2021-11:14:12	Form ID 25.2
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name KRL5_JT SUB REGISTRAR KURLA NO 5		Full Name	CHETAN RAJNIKANT RUPANI AND OTHERS
Location MUMBAI		Flat/Block No.	FLAT NO 1103 E WING EDEN AARADHYA ONE
Year 2020-2021 One Time		Premises/Building	EARTH GHATKOPAR AVENUE
Account Head Details	Amount In Rs.	Road/Street	PANT NAGAR,GHATKOPAR EAST
0030045501 Stamp Duty	669000.00	Area/Locality	MUMBAI
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	0 7 5
		Remarks (If Any)	SecondPartyName=MAN...ORS AND HOLDINGS LTD
		Amount In	Six Lakh Ninety Nine Thousand Rupees Only
	6,99,000.00	Words	
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD No.	Bank CIN	Ref No	69103332021032410195 694735919
Name of Bank	Bank Date	RBI Date	23/03/2021-20:47:46 25/03/2021
Name of Branch	Bank-Branch	IDBI BANK	
	Scroll No. , Date	101 , 25/03/2021	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No : 9820334937
सदर चलन केवल दरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 03
Challan Defaced Date 01/04/2021
12:38:35 IST
Reason: Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-520-5117	0000007675202122	01/04/2021-12:37:15	IGR561
2	(IS)-520-5117	0000007675202122	01/04/2021-12:37:15	IGR561
Total Defacement Amount				6,99,000.00



CHALLAN
MTR Form Number-6

करल - 252 964
2021

GRN	MH013600450202021M	BARCODE	Date 22/03/2021		Form ID	252 964
Department	Inspector General Of Registration		2021			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)				
Office Name	KRL5_JT SUB REGISTRAR KURLA NO 5	Full Name	CHETAN RAJNIKANT RUPANI AND OTHERS			
Location	MUMBAI	Flat/Block No.	FLAT NO 1103 E WING EDEN AARADHYA ONE			
Year	2020-2021 One Time	Premises/Building	EARTH GHATKOPAR AVENUE			
Account Head Details	Amount In Rs.	Road/Street	PANT NAGAR GHATKOPAR EAST			
0030045501 Stamp Duty	669000.00	Area/Locality	MUMBAI			
0030063301 Registration Fee	30000.00	Town/City/District				
		PIN	5			
		Remarks (If Any)	SecondPartyName=MAN REAL ESTATE AND HOLDINGS PVT LTD			
		Amount In	Six Lakh Ninety Nine Thousand Rupees Only			
Total	6,99,000.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	69103332021032410195	694735919		
Cheque/DD No.	Bank Date	RBI Date	23/03/2021-20:47:46	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 9820334937

करल - ५		
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AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 31st day of March in the year **Two Thousand and Twenty one**

BETWEEN

MAN REALTORS AND HOLDINGS PRIVATE LIMITED, (PAN: AAACJ8232E) a company incorporated under the Companies Act, 1956, having its registered office at 12th Floor, Krushal Commercial Complex, G.M. Road, Chembur (West), Mumbai - 400 089, hereinafter referred to as "**Promoters**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the first part;

AND

**CHETAN RAJNIKANT RUPANI,
MINALI CHETAN RUPANI,
KRUNAL CHETAN RUPANI,**

**(PAN: AABPR1060Q)
(PAN: AABPR6674E) and
(PAN: ALCPR5591E)**

having address at **1301, Shatrunjay, Neelkanth Valley, Near Somaiya College, Rajawadi, Ghatkopar East, Mumbai - 400077**, hereinafter referred to as the "**Purchaser(s)**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include (a) in case of individual(s), his/her/their respective heirs, executors, administrators, and permitted assigns; (b) in case of a Partnership Firm, its partners for the time being, the survivors or the last survivor of them and heirs, executors, administrators or the permitted assigns of such last survivor of them; (c) in case of Hindu Undivided Family, the HUF, the members and the coparceners of HUF and the last surviving member and coparcener and the legal heirs, executors and administrators of such last surviving member; and (d) In case of a Company, LLP and body corporate, its successors and permitted assigns); of the second part.

(The Promoters and the Purchaser(s) are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as the "Parties")

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WHEREAS:

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The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of all that piece or parcel of land admeasuring 11,517.37 sq. mtrs. (including tit-bit area) bearing survey no. 236 A (Part) and C.T.S. No. 194 A, Village No. 102 & Zone No. 485 of the Pant Nagar Part B layout of MHADA and located and having address at Pant Nagar, Ghatkopar (East), Mumbai 400 075 ("the Society Land") and 14 societies being Building No. 159: Pant Nagar Navjeevan CHSL, Building No. 160: Pant Nagar Ganesh Dham CHSL, Building No. 161: Pant Nagar Swagat CHSL, Building No. 162: Pant Nagar Sarva Mangalam CHSL, Building No. 163: Pant Nagar Sanskar CHSL, Building No. 164: Pant Nagar Devashish CHSL, Building No. 165: Pant Nagar Sai Prastha CHSL, Building No. 166: Pant Nagar Sai Sadan CHSL, Building No. 167: Pant Nagar Sukh Sagar CHSL, Building No. 168: Pant Nagar Bhagyodaya CHSL, Building No. 169: Pant Nagar Fulrani CHSL, Building No. 170: Pant Nagar Gauriputra CHSL, Building No. 171: Pant Nagar Saidham CHSL and Building No. 172: Pant Nagar Neelkanth Darshan CHSL (collectively "the said Societies") were well and sufficiently entitled to leasehold rights in respect of Society Land.



B. Mumbai Housing Board constructed aforesaid 14 buildings each consisting of ground + 3 floors with 32 tenements on the aforesaid land and which were later numbered as Building Nos. from 159 to 172 (collectively "the said Buildings"). Mumbai Housing Board allotted units/tenements therein to various allottees on rental basis in the said Buildings.

- C. Maharashtra Housing and Area Development Authority ("MHADA") came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
- D. Fourteen separate societies of the allottees/ tenants of the units/ tenements of the said respective buildings were formed and registered as described in 'Recital A' hereinabove, under the provisions of the Maharashtra Co-operative Societies Act, 1960.
- E. By way of individual Indentures of Lease duly executed and registered with the office of sub-registrar, MHADA granted leasehold rights in respect of each of the said Society Land respectively in favour of the said Societies on terms and conditions specified therein. Further by way of individual Deeds of Sale duly executed and registered with the office of sub-registrar, MHADA conveyed ownership of the said Buildings respectively unto the said Societies. Accordingly, the said Societies became seized, possessed of and sufficiently entitled to the leasehold rights over the respective Society Land and ownership rights over the said Buildings.
- F. The said Buildings were in a dilapidated condition and it was essential to redevelop the same. In accordance with separate Agreements for Development/ Deeds of Assignment cum Grant of Development Rights and Power of Attorneys executed in favour of Promoters and registered with the office of sub-registrar in respect of said Buildings, the Promoters became seized and possessed of and otherwise well and sufficiently entitled to development rights in respect of the said Society Land on terms and conditions specified therein.
- G. The Deputy Registrar, Co-Operative Societies, MHADA vide it's separate letters conveyed it's no objection to appointment of the Promoters for the redevelopment of the said Buildings.

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- H. For an effective overall development, planning and provision of amenities to be provided to the said Societies, an association of the said Societies was formed and registered with MHADA in the name of 'Ghatkopar Avenue Co-operative Housing Societies Association Limited' ("**GACHSAL**").
- I. Subject to the approval of plans by concerned authorities and better planning of the layout, on application, MHADA granted its approval in favour of GACHSAL in respect of allotment of internal 12.20 mtrs. wide road admeasuring about 1940.76 sq. mtrs. without FSI ("**the Road Land**") located between building Nos. 160, 162, 164 & 166 and building Nos. 167, 169 and 171 situated at Pant Nagar, Ghatkopar East, Mumbai 400075.
- J. The said Society Land admeasuring on or about 11,517.37 sq. mtrs. and the said Road Land (without FSI) admeasuring on or about 1,940.76 sq. mtrs. aggregating to on or about 13,458.13 sq. mtrs. is hereinafter collectively referred to as "**the Property**". The said Property is more particularly described in Schedule I herein below.
- K. The Promoters thus became rightfully and sufficiently entitled to redevelop the said Property. By virtue of aforesaid agreements/ documents, the Promoters have sole and exclusive right to sell the Flats/ Shops and allot parking spaces in the new building(s) to be constructed by the Promoters on the said Property and to enter into Agreement(s) with Purchaser(s) of the Flats/ Shops and to receive the sale consideration in respect thereof.
- L. Subject to approvals from the concerned authorities, the Promoters were proposing to construct new buildings on the said Property collectively to be known as "**Ghatkopar Avenue**" consisting of Rehab buildings ("**the Rehab Towers**") and Sale Buildings ("**the Sale Towers**"). The Rehab Towers and Sale Towers are hereinafter collectively referred to as "**the New Buildings/ Project**". The location of the said New Buildings is delineated on the Plan annexed as "**Annexure A**" to this Agreement.
- M. For the aforesaid purpose the Promoters have appointed 'Sunil Ambre & Associates' as the architect for preparing the plans of the New Buildings (hereinafter referred to as the "**Architect**") and have also appointed 'J W Consultants LLP' as the structural engineer for preparing designs, drawings and specifications for the construction of the New Buildings (hereinafter referred to as the "**Structural Engineer**");
- N. As per regulation 33(5) of the Development Control Regulations, Greater Mumbai, 1991 and/ or Development Control & Promotion Regulations, 2034 (DCPR 2034), MHADA issued offer letter dated 20th November 2019 bearing No. CO/MB/REE/NOC/F-1021/1628/2019 and also issued No Objection Certificate dated 13th January, 2020 bearing reference CO/MB/REE/NOC/F-1021/83/2020 granting permission to the Promoters for development of the Property; subject to the terms and conditions set out therein. Copy of the said no objection certificate is annexed and marked as "**Annexure B**";
- O. Building Permission Cell, Greater Mumbai/ MHADA has sanctioned the plans for New Buildings as submitted by the Promoters and issued an Intimation of Approval (IOA) bearing No. MH/EE/(B.P.)/GM/MHADA-1/434/2020 dated 17th February, 2020 (the "**IOA**"). Further MHADA Planning Authority has issued Commencement Certificate bearing No. EE/BP/Cell/GM/MHADA-1/434/2020 dated 4th January, 2020 for construction of the New Buildings (hereinafter referred to as the "**Commencement Certificate**"). Copy of latest IOA and latest Commencement Certificate are hereto annexed and marked as "**Annexure C**" and "**Annexure D**" respectively. The Promoters have informed the Purchaser(s) and accordingly, the Purchaser(s) is/are aware that the Promoters have obtained some of the approvals

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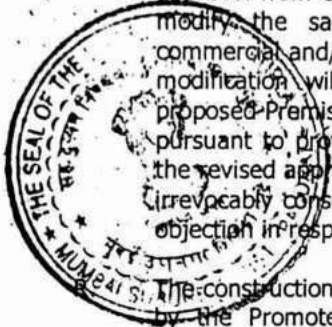
[Handwritten signatures]

and certain other approvals (or amendments to current approvals) may be received from time to time and the Purchaser(s) has/have entered into this Agreement without any objection or demur and agree(s) not to raise and waive his/her/their right to raise any objection in that regard;

करल - 4
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The construction of 1 (One) Sale Tower namely Tower E- Eden comprising of 3 Basements, Ground/ Stilt plus 16 upper residential floors with terrace and shops at Ground/ Stilt Level has been registered by Promoters as "Ghatkopar Avenue Aaradhy One Earth E Phase II" under provisions of the Real Estate (Regulations and Development) Act, 2016 (RERA) and rules made thereunder; having registration no. P51800027588. The copy of the RERA Registration Certificate is annexed and marked as "Annexure E". The Promoters have disclosed the plinth area of about 704 sq. mtrs. for the said Building as the plot area for registration with the RERA authorities.

- Q. The Promoters have informed and the Purchaser(s) are aware that subject to approval from concerned authorities, the Promoters are proposing to amend and modify the sanctioned plans and/or Project layout for residential and/or commercial and/or mixed use at their sole discretion. However, such amendment/ modification will not have effect on the area, location, specification of the proposed Premises and Total Consideration agreed to be paid by the Purchaser(s) pursuant to provisions of this Agreement. The Promoters shall upload details of the revised approved plans on the website of MahaRERA. The Purchaser(s) hereby irrevocably consents to the same and also agree and undertake not to raise any objection in respect thereof.



- The construction and development of other Sale/Rehab Towers shall be registered by the Promoters as independent project(s) with RERA (as defined herein) authorities.
- S. The Promoters have demolished the said Buildings bearing nos. 159 to 172 in compliance with the applicable laws and as per the plans sanctioned by MHADA Planning Authority and shall be eligible to construct the New Buildings thereon by utilizing the total permissible Floor Space Index presently available with respect to the said Property and the Transferable Development Right including Fungible FSI or FSI available on payment of premium, additional FSI, pro-rata FSI or FSI available as incentive FSI by implementing various schemes as per DCR/DCPR 2034/ MHADA and other benefit of FSI relating to and arising out of the Property to construct New Buildings thereon (hereinafter referred to as the "FSI").
- T. Copies of the Title Reports for the said Buildings issued by M/s Advaya Legal are hereto collectively annexed and marked as "Annexure F" (hereinafter referred to as the "Title Report").
- U. By way of individual Supplemental Agreements to the Agreements for Development/ Deeds of Assignment cum Grant of Development Rights duly executed with the said Societies and registered with the office of sub-registrar of assurances; certain provisions of the said Agreements for Development/ Deeds of Assignment cum Grant of Development Rights were amended as described therein.
- V. On demand by the Purchaser(s), the Promoters have given to the Purchaser(s) inspection of all title documents relating to the Property including documents mentioned herein above and the plans, designs, specifications prepared by the Architects and sanctioned/to be sanctioned by the concerned authorities and all such other documents pertaining to the Project as are specified under the RERA and the Purchaser(s) is/are fully satisfied with the right and authority of the Promoters to develop the said Property.

 Meliponi Ketunol



W. The Promoters have informed and the Purchaser(s) is/are aware, that while sanctioning the said plans concerned MHADA Planning Authority and/or government agencies has/have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said Property and undertaking the said Project and upon due observance and performance of which only the completion or occupancy certificate in respect of the said Project shall be granted by the MHADA Planning authority.

X. The Purchaser(s) being desirous of acquiring a Flat/Shop in the said Project, has applied to the Promoters to allot a Flat/Shop along with the right to park car(s) in the car parking areas more particularly described in the Part A of Schedule II (hereinafter referred to as the "Premises") at or for the consideration and subject to the terms and conditions more particularly described in the Part B of Schedule II. The copy of the proposed floor plan is hereto annexed and marked as "Annexure G", whereon the said Premises has been hatched by red colour and balcony; if any has been hatched by yellow colour.

Y. The Purchaser(s) have prior to the execution of these presents paid to the Promoters an amount as described in Part B of Schedule II as part payment of the sale price of the proposed Premises agreed to be purchased by the Purchaser(s) (the payment and receipt whereof the Promoters doth hereby admit and acknowledge). The Earnest Money Deposit (hereinafter referred to as "EMD") shall be as mentioned in Part B of Schedule II. The EMD shall be non-refundable and will be forfeited in case of cancellation of Premises by the Purchaser(s) termination of this Agreement for non-compliance by the Purchaser(s). Purchaser(s) has/have agreed to pay to the Promoters the balance of the sale price of the Premises in the manner mentioned in Part B of Schedule II.

Z. The Promoters have informed the Purchaser(s) that they may avail financial facilities for the Project and to secure the same, may create mortgage on development rights in the Property and on the Sale Buildings in favour of any such Lender.

AA. This Agreement is entered into subject to the terms and conditions hereto before or after recited, documents referred to herein and the terms and conditions imposed by the concerned authorities and also subject to variations modifications as may be approved by the authorities/ other public authorities from time to time;

BB. In the above circumstances, the parties hereto have agreed to execute this Agreement as hereinafter appearing.

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

1. The recitals contained above form an integral and operative part of this Agreement, as if the same were set out and incorporated herein seriatim. The Purchaser(s) hereby confirm/s that he/she/they has/have fully read and understood the foregoing recitals and has/have agreed that the Promoters shall be entitled to develop the Property. The Purchaser(s) also confirm/s, agree/s and declare/s that the consideration agreed to be paid by them under this Agreement, is in respect of the Premises, right to the car parking(s); if any and also in the certain common fixtures, fittings and certain amenities and he/she/they shall have no right or claim and/or will not make any claim on any other portion of the Property or any part thereof.

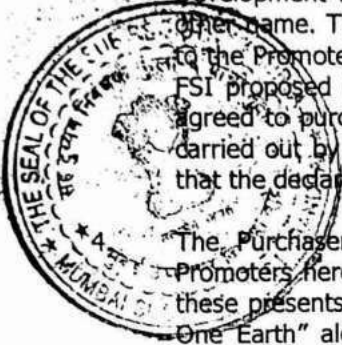
2. The Promoters have the sole and exclusive development rights in all that piece and parcel of the said Property; more particularly described in the Schedule I hereunder; and shall construct the New Buildings proposed to be known as "Ghatkopar Avenue" (hereinafter referred to as the "Project"), in accordance



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3. The Promoters state that the proposed and sanctioned Floor Space Index (FSI) (including by way of availing TDR, fungible/compensatory FSI or FSI available on payment of premium, Additional FSI, Pro-rata FSI or FSI available as incentive FSI by implementing various schemes as per DCR/MHADA and or any other benefit of FSI as available under Development Control Regulations) to be utilised on the said Property in respect of the said Building of the Project is on or about 7,900 sq. mtrs. The said new Building shall be constructed by using and consuming entire FSI i.e. Basic FSI, Fungible (compensatory) FSI, FSI by way of Transfer of Development Rights (hereinafter referred to as the "TDR FSI") and FSI by any other name. The residual FSI in the said Property, not consumed will be available to the Promoters till full utilisation thereof. The Promoters have disclosed the total FSI proposed to be utilised on the Project Land and the Purchaser(s) has/have agreed to purchase the said Premises based on the proposed construction to be carried out by the Promoters by utilising the proposed FSI and on understanding that the declared proposed FSI shall belong to the Promoters only.



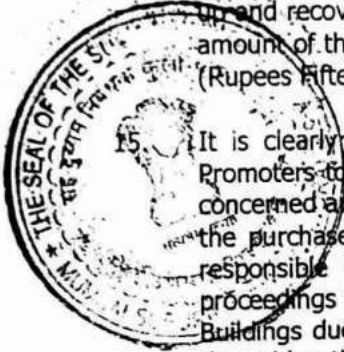
- The Purchaser(s) hereby agree(s) to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser(s), subject to the provisions of these presents, proposed Flat/Shop in the Sale Tower to be known as "Aaradhya One Earth" along with the right to park car(s) in the car parking areas more particularly described in the Part A of Schedule II (hereinafter referred to as the "Premises") and shown by red colour boundary line on the floor plan being "Annexure G" together with the right to use, occupy, possess and enjoy certain common areas, amenities and facilities to be provided by the Promoters to the Purchaser(s) as more particularly described in the Schedule III and the fixtures and fittings to be provided in the Premises more particularly described in Schedule IV hereunder written at or for total consideration amount as described in Part B of Schedule II (hereinafter referred to as the "Total Consideration"). The car parking; if any shall be assigned and communicated at the time of handing over possession of the said Premises to Purchaser(s).
5. The Purchaser(s) is/are aware that the Purchaser(s) is/are required to deduct tax at source (TDS) in accordance with the applicable rates as per the Income Tax Act, 1961. The Purchaser(s) shall pay the tax deducted to the government and deliver the relevant TDS certificate, challans, receipts and other relevant documents relating to each payment, to the Promoters as per the provisions of the Income-tax Act, 1961 and the rules made thereunder. Any delay in making the payment and/or taxes as aforesaid, the Purchaser(s) shall be liable to pay the interest and/or any penalty levied by the concerned authority/ies in respect thereof.
6. The Purchaser(s) agrees and undertakes to pay the Total Consideration in the manner provided in Part B of Schedule II and all other amounts which become due or payable by the Purchaser(s) on the dates mentioned in the intimation letter/demand notice from his/her/their own bank accounts and legitimate resources only. The Promoters shall not be obliged to accept amounts from any person other than the Purchaser(s) herein. The Promoters shall not be responsible towards any third party making any payments or remittances on behalf of Purchaser(s) and such third party shall not have any right in the Premises and the Promoters shall issue payment receipts in the name of Purchaser(s) only. Further in case of cancellation of Premises in accordance with provisions of this Agreement, all refunds (subject to deductions) shall be made in the name of Purchaser(s) only.

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an interest as per applicable law on all amounts due and payable by the Purchaser(s) under this Agreement, if such amounts remain unpaid after becoming due and payable. The right of the Promoters to receive interest as aforesaid shall not entitle the Purchaser(s) to delay the payment of any amounts payable in terms of this Agreement on their respective due dates, nor shall it amount to or be construed as a waiver on the part of the Promoters of any of its rights, remedies and privileges in case of default in payment of any such amounts on their respective due dates in the agreed manner by the Purchaser(s). Further the Purchaser(s) agrees that in event of non-payment of any of the amounts payable by the Purchaser(s) under this Agreement, the Promoters shall have first lien on the said Premises for the recovery of such amounts without prejudice to the other rights of the Promoters as contained herein.

14. The Parties agree that, in addition to the interest as aforesaid, in case of every instance of delayed payment, the Promoters shall be entitled to recover from the Purchaser(s), all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which shall be 2 (two) per cent of the amount of the delayed payment per instance (subject to minimum of INR 15,000/- (Rupees Fifteen Thousand Only) plus GST, per instance of delayed payment).



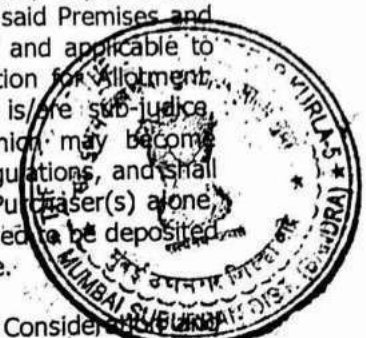
15. It is clearly understood and agreed that it shall not be the obligation of the Promoters to make the payment of the taxes and other outgoings payable to the concerned authorities unless and until the Promoters have received the same from the purchasers of various Premises in Sale Towers. The Promoters shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Premises and/or the new Buildings due to non-payment of taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said taxes, electricity bills and/or other dues etc. by the Purchaser(s) and/or other purchasers of the premises therein and/or their failing to comply with their obligations under this Agreement.
16. All the consideration (other than GST and other taxes and charges as mentioned in the Agreement), by whatsoever name called, shall be deposited in the account opened with ICICI Bank Limited in the name and style of '**MRHPL COLLECTION ACCOUNT 2**' bearing no. **002605011388** and all the cheques/ demand drafts/ Pay orders etc. shall be drawn in favour of the aforesaid Account.
17. The Purchaser(s) declares and affirms that in case of joint allotment, failure to pay by anyone shall be deemed as failure to pay by all and all Purchaser(s) shall be treated as one single person/ entity for the purpose of this Agreement and all shall be liable for the consequences jointly as well as severally.
18. Without prejudice to the right of Promoters to charge interest upon the Purchaser(s) committing default in payment on due date of any amount due and payable by him/her/them (including proportionate share of taxes levied by concerned local authority and other outgoings), the Promoters shall at its own discretion, may terminate this Agreement; Provided that the Promoters shall give notice of 15 (Fifteen) days in writing to the Purchaser(s) by post/courier/personal delivery or e-mail at address provided by him/her/them, of Promoter's intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If Purchaser(s) fail to rectify the breach or breaches mentioned therein within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, Promoters shall refund to Purchaser(s) amount paid by him/her/them without any interest; subject to adjustment and recovery of Cancellation Charges equivalent to 5% of the Sale Consideration of the Premises (which includes Earnest Money Deposit) and cheque bouncing charges, delayed

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payment charges, interest, penalties, GST and applicable taxes thereon and brokerage paid; if any as liquidated damages; within a period of thirty days of the termination of this Agreement. Upon termination the Promoters shall be free to allot the said Premises to any person(s) of their choice and the Purchaser(s) shall have no objection thereto. On cancellation/ termination, the Purchaser(s) shall have no claim of any nature whatsoever against the Promoters except in respect of the balance amount payable if any.

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19. It is clarified that the Total Consideration reserved herein is exclusive of all the property tax, land revenue, NA Taxes, other taxes (Municipal / State / Federal) and/or other statutory duties, GST, levies, cesses, charges, deposits, premiums, duties imposed by statutory authorities, stamp duty, registration charges, Building Maintenance Charges, club house membership charges, corpus, deposits that would be taken at the time of handing over possession of the said Premises and other amounts or outgoings by any other name in respect of and applicable to Project; existing on or imposed after the date of an Application for Allotment, whether payable now and/or in future and/or those which is/are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchaser(s) alone without any delay/protest, including if such amounts are proposed to be deposited by the Promoters in Fixed Deposits, if such claims are sub-judice.
20. The Purchaser(s) hereby agrees, that in addition to the Total Consideration and other amounts/charges payable under this Agreement, to pay to the Promoters on demand all applicable Charges/ Deposit for Installation/ Connection of Electricity meter/ Water/ Gas/ Telephone/ Mobile Connectivity/ Internet connectivity/ IPTV/ Cable TV/ Satellite TV and/ or Digital TV services/ Fibre Optic lines and for any other services, as may be applicable and determined by the Promoters plus service charges, if any and applicable statutory levies, if any.
21. The Purchaser(s) has/ have agreed to take membership of the club house proposed in the said Project and has/ have also agreed to pay club house membership charges to the Promoters as mentioned herein. The Purchaser(s) shall also be liable to bear and pay usage and service charges as and when applicable and the Purchaser(s) shall be required to sign the necessary documents for membership of the club, which shall contain the detailed terms and conditions governing such membership. The Purchaser(s) is/are aware that the terms and conditions of membership and use of the clubhouse and other amenities shall be governed by the terms and conditions as formulated by the Promoters/ Facility Management Company (FMC) as appointed/ nominated by the Promoters and the Purchaser(s)/ Association of Purchasers of Premises shall abide by the same. The Promoters shall have the sole discretion to appoint/ nominate the service/ utility Providers/ vendors and FMC on such terms and conditions as agreed by the Promoters for a period up to the formation and handover of affairs of the Project to the Apex body and the same shall be binding upon the Purchaser(s)/ the Society(ies).
22. The possession of the said Premises shall be delivered to the Purchaser(s) after the said Building of the Project is ready for use and occupation as evidenced by the issuance of the part or full occupation certificate from the concerned authority, provided all the amounts due and payable by the Purchaser(s) under this Agreement and the stamp duty and registration charges in respect of this Agreement are duly paid by the Purchaser(s). The Promoters shall endeavour to handover possession of the said Premises to the Purchaser(s) on or before 31.03.2025 ("**Possession Date**") with additional grace period of 12 (Twelve) months. The Promoters shall be entitled to a reasonable extension of time if they are unable to deliver the possession of the said Premises by the aforesaid date, if the completion of the Project is delayed, by reason of war, civil commotion or any



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act of God or if any notice, order, rule or notification of the government and/or any other public or competent authority or Court or for any other reasons beyond the control of the Promoters. If, for any reason, the Promoters are unable or fail to give possession of the said Premises to the Purchaser(s) within the time period specified herein above, or within any further time period, and not on account of reasons mentioned herein above, then in such case, (i) the Purchaser(s), who intends to withdraw from the Project, shall be entitled to give notice to the Promoters terminating the Agreement, in which event, the Promoters shall after the receipt of such notice, refund to the Purchaser(s) within 30 days of notice, the amounts that may have been received by the Promoters from the Purchaser(s) as an by way of instalments of part-payment in respect of the Premises along with interest @ State Bank of India highest Marginal Cost of Lending Rate plus 2 percent per annum from the date of receipt till repayment of such amounts. In this event neither party shall have any other claim against the other arising out of this Agreement and the Promoters shall be at liberty to sell and dispose the said Premises to any other person(s) at such price and upon such terms and conditions as the Promoters may deem fit; and (ii) the Purchaser(s), who do not intends to withdraw from the Project, shall be entitled to interest as per applicable law on the amounts paid by the Purchaser(s) every month of delay till handing over the Possession. The Purchaser(s) agrees that the repayment as aforesaid constitutes his/her/their/its sole remedy in such circumstances and the Purchaser(s) foregoes any and all his/her/their/its rights to claim against the Promoters for any specific performance and/or any losses, damages, costs, expenses or liability whatsoever including but not limited to those of a direct or consequential nature or otherwise.



Once the said Premises is ready for use and occupation on the Possession Date, the Promoters shall issue a written notice to the Purchaser(s) to take possession of the said Premises ("**Possession Notice**") and the Purchaser(s) shall take possession of the said Premises within 15 (fifteen) days of such Possession Notice, subject to the satisfactory payment of all dues by the Purchaser(s), as contained within the said Possession Notice and this Agreement. It is expressly clarified that the Purchaser(s) shall clear all dues as aforementioned, sign and execute such undertakings, declarations, documents, writings, etc. as may be prescribed by the Promoters and take possession of the said Premises within 15 (fifteen) days of receiving the aforesaid Possession Notice. In case the Purchaser(s) fails to take possession of the Premises within 15 (Fifteen) days from the date of written notice, the Purchaser(s) alone shall be liable to bear and pay all premia, lease charges, taxes and charges for electricity and other services and the outgoings including but not limited to maintenance charges payable in respect of the Premises from the date of receipt of occupation certificate.

24. Within a period of five years from the date of handing over the possession of the said Premises to the Premises Purchaser(s), the Purchaser(s) or the Society as the case may be brings to the notice of the Promoters any construction/structural defect or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Purchaser(s) shall be entitled to receive from the Promoters, compensation for such defects in the manner as provided under the Act. PROVIDED FURTHER THAT, the Promoter shall not be held responsible/liable for any such defects if the same have been caused by reason of default and/or negligence of the member or any other occupant/user of the Premises/Building. It is further clarified that any such defects shall always exclude wear and tear, minor changes, cracks on account of any variation in temperature/ weather, misuse, alternations, renovations, unauthorized or non-permitted alterations, loss or damage caused by any act, omission, negligence, and/or failure to take proper and effective care and maintenance by the member/occupant and his/her family members. Further in spite of all the necessary steps and precautions taken while designing and construction, the structure/ Premises may have minor deflections due to imposed

load, creep and/or shrinkage phenomena (the inherent properties of concrete), for years after construction. The Purchaser(s) may come across cracks in finishes, flooring, slabs, gypsum, paint etc. as a result of such slab/beam deflection and also caused due to renovation and/or alterations etc. carried out by the Purchaser(s) and/or any other purchasers/users in the new Buildings. The Purchaser(s) agrees and covenants not to hold the Promoters liable and/ or responsible in respect thereof.

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25. All dimensions of the Premises are of unfinished structural dimensions. Variation in RERA areas may occur on account of planning constrains/ site conditions/ columns/ finishing. The Promoters shall confirm the final carpet area that has been allotted to the Purchaser(s) after the construction of the new Buildings are complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area then Promoters shall refund the excess money paid by the Purchaser(s) within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser(s). If there is any increase in the carpet area allotted to Purchaser(s), the Purchaser(s) shall pay additional amount to the Promoters at the same rate per square meter and prior to taking possession of the said Premises.
26. The Purchaser(s) shall not use the Flat for any purpose other than residence and shall not use the Flat as guest house or any illegal/ commercial activities, as the case may be. Similarly the Shop Purchaser(s) shall use the shop only for commercial activities. The Purchaser(s) agrees not to change user of the Premises without prior written permission of the Promoters/ co-operative society and of the local authorities. The Purchaser(s) shall also not use the Car Parking(s) allotted to him/her/they for any other purpose other than for parking vehicle(s).
27. The Purchaser(s) shall be liable to bear and pay from the date of receipt of part or full Occupation Certificate; whether the Purchaser(s) has/ have taken the possession of Premises or not; the proportionate share that may be decided by the Promoters or the co-operative society, as the case may be, towards (a) insurance premium; (b) all municipal and other taxes or betterment charges that may from time to time be levied in respect of the Sale Towers including water taxes and water charges; and (c) outgoings for the maintenance and management of the Property, and the amenities, common lights and other outgoings such as collection charges, charges for watchmen, sweeper and maintenance of accounts and all other expenses necessary and incidental to the management and maintenance of Sale Towers and the land underneath along with GST and any other taxes/levies as applicable. The Purchaser(s) shall also keep deposited with the Promoters the amounts as more particularly set out in Part B of Schedule II hereunder written. The abovementioned sums/ amounts shall not carry interest and will remain with the Promoters and the account thereof will be maintained until the transfer of lease in respect of the Property is executed in favour of Association/Apex Body of co-operative societies and on such transfer being executed, the aforesaid deposits (less deductions, if any) shall be paid over to the co-operative society/ies other than amounts collected towards Legal charges, Society Formation Charges and Water/ Electric Meter Charges and any other service connection as applicable. It is hereby clarified and agreed by the Purchaser(s) that in case of any subsequent increase in amounts mentioned herein, the Purchaser(s) shall be liable to pay the excess amount forthwith upon receiving notice in respect thereof in the manner specified therein. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser(s) as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the aforesaid outgoings and shall utilize the amounts only for the purposes for which they have been received.



Handwritten signatures: "Kavita Mehrotra" and "Kavita Mehrotra".

28. It is expressly and specifically agreed and confirmed by and between the parties hereto that at any time prior to the execution of the transfer of Lease in respect of Property, if F.S.I in respect of Property is increased and the usage of T.D.R. becomes permissible on the Project under the applicable law, then such beneficial increase in F.S.I. and or such beneficial permission/ Loading of T.D.R. on the Project shall exclusively belong to and accrue for the sole benefit and enjoyment of the Promoters and the Promoters alone shall have the entire and exclusive benefit of such increase in the F.S.I. and the beneficial use of the permitted T.D.R. which may be consumed on the Project. The Purchaser(s) hereby expressly and specifically agrees and confirm that he/she/they shall not have any right, title interest and claim of whatsoever nature over the further increase in F.S.I. of the Land, which shall exclusively belong to the Promoters. The Promoters may; subject to provisions of the Act and the Rules, construct additional floor(s) on the new Buildings and/or at the sole discretion of the Promoters, generate appropriate certificate whereof with the approval of concern authority and utilize the same in any other Project.

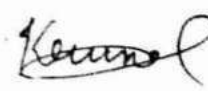
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29. The fixtures, fittings, amenities and common area facilities to be provided in the Premises and the materials to be used in the construction of the new Buildings and the specification of the Building are those as set out in the Schedule III and Schedule IV hereunder written and the Purchaser(s) has satisfied himself/herself/ themselves about the design of the Premises and also about the specifications and amenities to be provided therein.



30. The Purchaser(s) shall have no claim whatsoever over the new Buildings, except in respect of the Premises hereby agreed to be acquired. It is hereby expressly and specifically agreed by the parties herein that all other open spaces, staircases, lobbies and other spaces, terrace, garden etc. shall remain the property of the Promoters till the Buildings are transferred to the Society/Apex body.

31. The Purchaser(s) confirms that he/she/they/it is/are aware that the development will be phase-wise and that lease of the land and the conveyance of the structure(s) as required will be executed after the completion of the entire Project to the Apex Body/Federation/Association of the societies. The Promoters directly or through existing Societies shall apply to MHADA or the concerned authorities as and when required for execution of supplementary lease deeds, amalgamation of the societies, deformation of existing societies, formation of new society or societies, formation of association(s) or apex body or apex bodies separately for Rehabilitation buildings and sale buildings or combine the Rehabilitation buildings and Sale buildings. The Promoters may amalgamate/ deform Society or Societies, form new society or societies, form association(s) or apex body/ies or federation(s) as it suits their requirement and at their sole discretion and as permitted by concerned authorities. The New Buildings will be conveyed to the Society(ies), association or associations or apex Body or apex bodies to be formed as per the guidelines of the Deputy Registrar, Co-operative Societies, MHADA from time to time. The ownership of the land beneath the New Buildings and appurtenant thereto shall always be with MHADA.
32. The Purchaser(s) is/are aware that the Promoters shall be entitled to apply for and obtain part/ full occupation certificate in respect of New Buildings and accordingly the possession of the said Premises shall be handed over only after the old occupants/ Tenants as recognised by MHADA have been rehabilitated in the new Buildings and the Purchaser(s) agrees not to raise any objection in respect thereof. However, the Promoters may grant limited access to the Premises that may be granted to the Purchaser(s) solely for the purpose of carrying out the fit-outs in the Premises upon the written request of the Purchaser(s) and upon giving bonds/ undertaking as required. It is hereby clarified that such limited access shall not be construed as being grant of possession (whole or part) in any manner whatsoever. The Purchaser(s) shall deposit with Promoters at the time of taking

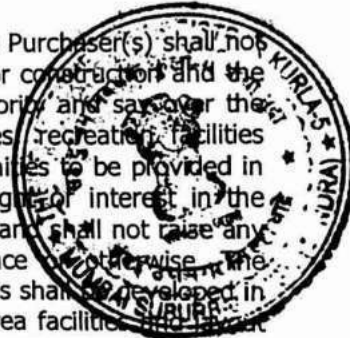
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fit-out possession/possession of premises; an amount as mentioned in Form B of Schedule II; as an interest free refundable security deposit to be refunded after deducting amounts for rectifying defects; damages/ structural changes done; if any while carrying out work in the Premises.

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The said deposit will be refunded after deducting amounts for rectifying defects; if any towards out furniture/ interior	9000
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33. The Promoters have informed the Purchaser(s) and the Purchaser(s) is/are fully aware and hereby provide his/her/their/its irrevocable consent and also undertake not to raise any objection in respect of following:
- (a) The Project will be undertaken/executed in Phases and the Promoters shall at their sole discretion, be entitled to develop the balance area of the Property and utilize the FSI and development potential of the Property till entire development of the Project as per business plan formulated by Promoters from time to time.
- (b) Till the entire development of Project is completed, the Purchaser(s) shall not interfere in any manner in any work of development or construction and the Promoters alone shall have full control, absolute authority and say over the unallotted areas, open spaces, infrastructure facilities, recreation facilities and/or any other common areas/ facilities or the amenities to be provided in the said Project and the Purchaser shall have no right of interest in the enjoyment and control of the Promoters in this regard and shall not raise any claim/ dispute on grounds of inconvenience, nuisance or otherwise. The infrastructure, common area and facilities and amenities shall be developed in a phase wise manner and accordingly the common area facilities and amenities in the Project shall be made operational only upon completion of the entire Project.
- (c) Whilst the Part Occupation Certificate may be granted in respect of the new buildings including shopline, there will be construction in the remaining portions of Property and accordingly, there may be noise, disturbance, dust and construction activity thereon, and the workmen, employees, representatives, movement of construction materials/ equipment, Machineries, agents of the Promoters will/ may be utilizing the lifts, the common lobbies and common areas and facilities for undertaking development of the Property including ingress, egress, storage, access, etc. until the completion of the entire Project and the Purchaser(s) agrees not to object to the same on any grounds whatsoever or do any act which would in any manner prejudice and/or affect the right and authority of the Promoters to undertake and complete the Project.
- (d) Subject to approval from concerned authorities, the Promoters are proposing to amend and modify the sanctioned plan and/or Project layout for residential and/or commercial and/or mixed use at their sole discretion. However, such amendment/ modification will not have effect on the area, location, specification of the said Premises and Total Consideration agreed to be paid by the Purchaser(s) pursuant to provisions of this Agreement. Further the Promoters shall be entitled to make any variations, alterations, amendments or deletions to or in the scheme of development of the Project and layout plans and/or building plans and/or floor plans relating thereto, relocate/ realign services and utility connections and lines, open spaces, parking spaces, common areas, recreation areas/grounds and all or any other areas, amenities and/or facilities as the Promoters may deem fit in its discretion and/or to the sanctioned plans from time to time as may be required and the Purchaser(s) expressly and irrevocably consents to the same.
- (e) Without prejudice to what is stated elsewhere in this Agreement and without affecting the rights, benefits, privileges and reservations of Promoters as provided herein, the Promoters have reserved and are proposing to construct Jain religious premises such as Derasar/ Upashray/ Meditation Centre; subject



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to approval from concerned authorities; on part of the Property. The Promoters shall, at its sole discretion, may sell and convey and/or retain all rights, title and interest in respect of said Jain religious premises. Accordingly the conduct, maintenance and management of the said Jain religious premises shall always remain with purchasers of such Jain religious premises or the Promoters or any Trust or organisation/ entity as may be nominated/ appointed by the Promoters; as the case may be. The Purchaser(s)/ Society(ies)/ Apex bodies shall not be entitled to interfere in the conduct, maintenance and management or make any rules or regulations in their respective bye-laws in respect of such Jain religious premises.

- (f) The development of the said Project is dynamic and the scope thereof could be substantially increased from time to time by the amalgamation, mixture and composition of land parcels, FSI and various development schemes under the applicable laws. The Promoters shall be entitled to amalgamate the schemes in respect of the adjoining lands with the development scheme of the Property.



The Promoters hereby represents and warrants to the Purchaser(s) as follows:

- (i) The Promoters has absolute development rights in respect of the Property and also has actual, physical and legal possession of the Property for the implementation of the Project;
- (ii) The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- (iii) There are no encumbrances upon the project land or the Project;
- (iv) There are no litigations pending before any Court of law with respect to the Property or Project against the Promoters;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Project, Property and said building are valid and subsisting and have been obtained by following due process of law. Further all approvals, licenses and permits to be issued by the competent authorities with respect to the Project shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project;
- (vi) The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser(s) created herein, may prejudicially be affected;
- (vii) The Promoters have not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the said Premises, which will in any manner, affect the rights of Purchaser(s) under this Agreement;
- (viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Premises to the Purchaser(s) in the manner contemplated in this Agreement;
- (ix) The Promoters have duly paid and shall continue to pay and discharge till the date of receipt of part/full occupation certificate, all undisputed

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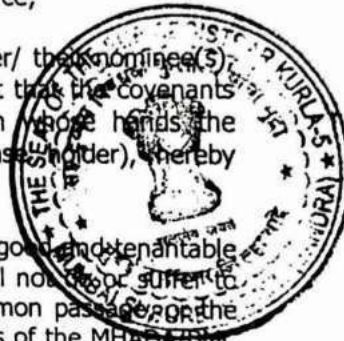
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governmental dues, rates, charges and taxes and other levies, impositions, premiums, damages and/or penalties and other outgoings whatsoever, payable with respect to the said Project to the competent Authorities;

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- (x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoters in respect of the Property and/or the Project;
- (xi) Various amounts which are to be paid for the commencement for the construction of the said Building of the Project have been duly paid to the concerned authorities including without limitation stamp duty and registration charges etc. as are for the time being in force;

35. The Purchaser(s) for himself/ herself/ themselves and his/ her/ their nominee(s), heirs, executors, administrators and assigns and to the intent that the covenants herein contained shall be binding upon all the persons in whose hands the Premises shall come, (including lessee / leave and license holder), hereby covenant/s as follows:-



- a. TO MAINTAIN the Premises at his/her/their cost in a good and tenable repair condition from the date of possession and shall not do or suffer to be done anything in or to the Premises, and/or common passage or the compound which may be against the rules or bye-laws of the MHADA/BMC or any other authority;
- b. TO CONTRIBUTE proportionately within 15 days of demand by the Promoters, along with the other occupants, towards the costs and expenses of maintenance, repairs and periodic external painting of the new Buildings;
- c. To CONTRIBUTE proportionately towards the lease rent payable to concerned authority and such other charges as may be imposed in respect of the lease deed to be executed between MHADA and the proposed society of purchasers as and when called upon and demanded/directed by MHADA;
- d. TO PERMIT the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said new Buildings or any part thereof to view and examine the state and condition of the new Buildings and common areas;
- e. NOT TO DO or permit to be done in or upon the Premises or any portion of the new Buildings, or any act, deed or thing which shall cause nuisance annoyance, disturbance, danger or inconvenience to the other occupants/allotees of other Premises of the new Buildings;
- f. NOT TO AFFIX any sign boards, neon lights or advertisements either on the terrace or on the exterior of the new Buildings or on the compound wall or otherwise in and or upon the Land and not to fix any grills outside the Premises;
- g. TO MAINTAIN the Premises at his/her/their own cost in good tenable repair and condition from the date of taking possession thereof and not to do or suffer to be done anything in or upon the Premises and the new Buildings, its staircase or any passage which may be against the rules and

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- n. NOT TO DEMAND, at any time, partition by metes and bounds of Purchaser(s) interest in the Premises and/or the new Buildings, it being an express and specific intention of the parties hereto that the interest of the occupants in the Premises and in the new Buildings shall always be impartible;
- o. NOT TO USE the refuge area provided in the new Buildings for any purpose whatsoever as the same is exclusively provided for a refuge in case of fire in the new Buildings;
- p. NOT TO DO any act or deed which shall be in violation of the terms and conditions attached to the various sanctions/approvals/NOCs etc. set out in the recitals hereinabove;
- q. TO STRICTLY comply with the bye-laws, rules and regulations of the Society and/or Apex body(ies)/ Federation(s)/ Association(s) and applicable law and SHALL OBSERVE and perform and abide by all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Premises and common area of the New Building and shall pay and contribute regularly and punctually towards the taxes and or expenses and other outgoings in accordance with the bye-laws, rules and regulations of the Society and/or Apex body(ies)/ Federation(s)/ Association(s); and
- r. NOT TO OBJECT AND CONSENT for any variations in colour, size and design etc. of the tiles, marble, granite, stones or any other construction material provided in the Premises during repairs/ replacement which are beyond control of the Promoters.
- s. NOT TO change the elevations of the Premises or do any structural changes or to put grills on the outer side of the new Buildings and shall maintain the same in the same form as the Promoters have constructed and not at any time alter the said elevations in any manner whatsoever without the prior consent in writing from the Promoters/Society/Apex body; as the case may be;
- t. NOT TO let, sublet, sell, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose or part with his/her/their interest under this Agreement or benefit of this Agreement or part with possession of the Premises until all the dues and other deposit payable by him/her/them to the Promoters under this Agreement are fully paid up and that too only if the Purchaser(s) has not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and until he/she/they have obtained the prior written consent of the Promoters.
- u. TO ENSURE that the proposed society shall preserve and maintain the documents/ plans received from the Promoters and subsequently carry out necessary repairs/ structural audit/fire audit at regular interval and also present periodical structural audit reports and repair history, to check and to carry out fire safety audit from time to time as per requirement of the Chief Fire Officer, through an authorised agency.
- v. TO KEEP the Premises, the walls and partitions walls, sewers, drains, pipes and appurtenances thereto belongings in good tenantable repairs and conditions and shall abide by all the bye-laws, rules and regulations of the government and other concerned authorities and local bodies and shall attend to, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws.



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From time to time cause the society(ies)/Apex Body, to get the lease renewed and for the same to bear and pay proportionate share in the transfer premium, lease rent, water charges, N. A. Charges, stamp duty, registration fees and such other charges as may be levied by the concerned authorities or the society(ies)/ Apex Body, as the case may be.

The Purchaser(s) shall indemnify and hold safe, harmless and indemnified the Promoters and the other occupants of the Building of from and against a breach of the aforesaid covenants by the Purchaser(s).

36. The Purchaser(s) is/are aware that certain common areas in the Project will be common for the use of the rehabilitated members and the new members and certain areas and amenities will be for the exclusive use of the sale /new members. The Purchaser(s) is/are also aware that certain amenities/ facilities in the basement and/or ground/stilt level of respective sale towers are for common use by the purchasers of Premises in all the Sale Towers and the Purchaser(s) agrees not to take any objections or raise any concerns in respect thereof and hereby agrees to all terms and conditions in respect of use and enjoyment of such amenities/ facilities as may be stipulated by Promoters from time to time.



37. The Purchaser(s) is/are aware of the following and shall not raise any objection in respect thereof in future and MHADA/ MCGM shall not be held responsible for the same:

the new buildings are constructed with open space deficiency and the Purchaser(s) shall not object to the development of neighbouring plot whenever they come forward for the development of their respective plot which may involve open space deficiency;

- b. uses of the Mechanical/stack/pit Parking System;
 - c. room sizes are adequate as required under applicable guidelines;
 - d. manoeuvring space for car parking.
38. The Purchaser(s) shall not be entitled to let, sublet, sell, transfer, assign, mortgage, charge or in any manner encumber or deal with or dispose or part with his/her/their interest under this Agreement or benefit of this Agreement or part with possession of the Premises until all the dues and other deposit payable by him/her/them to the Promoters under this Agreement are fully paid up and that too only if the Purchaser(s) has not been guilty of breach of or non-observance of any of the terms and/or conditions of this Agreement and until he/she/they obtain the prior written consent of the Promoters.
39. The Purchaser(s) shall join in as a Member of the Society and shall also from time to time sign and execute application for membership and other papers and documents necessary. The Purchaser(s) shall observe and perform and abide by all the bye-laws and/or rules and regulations of the Society and the additions, alterations or amendments thereof, for protection and maintenance of the new Buildings and the Premises therein and/or in the compound and for the observance and carrying out the building rules and regulations and bye-laws for the time being and other public bodies. The Purchaser(s) and the permitted persons to whom the Premises are let, sub-let, transferred, assigned or given possession, shall observe and perform and abide by all the stipulations and conditions laid down by the Society regarding the occupation and use of the new Buildings and the Premises therein and shall pay and contribute regularly and punctually towards the lease premium, taxes and/or expenses and other outgoings in accordance with the terms of this Agreement.
40. The Purchaser (s) hereby covenants that as member of the Society, he/she/they/it shall ensure that the proposed society shall preserve and maintain the documents/ plans received from the Promoters and subsequently carry out necessary repairs/ structural audit/fire audit at regular interval and also present periodical structural

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audit reports and repair history, to check and to carry out fire safety audit from time to time as per requirement of the Chief Fire Officer, through an authorised agency of MHADA/ MCGM.

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41. The Purchaser(s) hereby covenant/s that from the date of possession, he/she/they shall keep the Premises, the walls and partitions walls, sewers, drains, pipes and appurtenances thereto belongings in good tenable repairs and conditions and shall abide by all the bye-laws, rules and regulations of the government, MHADA/ MCGM and other concerned authorities and local bodies and shall attend to, answer and be responsible for all actions for violations of any such conditions or rules or bye-laws.
42. When all amounts due and payable to the Promoters in respect of all the Premises in the Project are paid in full as aforesaid, then the Promoters shall within 3 months thereof (subject to their obtaining the permission under the law and rules and regulations) get executed the necessary transfer of lease in respect of the new buildings (to the extent as may be permitted by the authorities) without being liable for any compensation, except applicable transfer premium towards the transfer of lease in favour of the Society. The Purchaser(s) shall not raise any objection and/or claim any compensation in respect thereof.
43. The Promoters shall have absolute authority and control as regards the unsold Premises and the disposal thereof. The Promoters shall be liable to pay only the municipal taxes at actual and no other charges in respect of the unsold Premises till one year from the date of Occupation Certificate. Thereafter the Purchaser(s) shall join in as the member in respect of such unsold Premises as required under the Act and the Rules and when such Premises are sold to the persons of the Promoters choice and at the discretion of the Promoters, the Society shall admit as members, the purchaser of such Premises without charging any premium or any other extra payments from them.
44. The Promoters shall compile, preserve and hand over to the Society/Apex Body/Federation/Association on completion of entire Project, following:
- All ownership Documents
 - Copies of IOA, CC, subsequent amendments, OC, BCC and corresponding canvass mounted plans.
 - Copies of soil investigation reports
 - RCC details and canvass mounted structural drawings
 - Structural Stability Certificate from Licensed Structural Engineer
 - Supervision Certificate issued by Licensed Site Supervisor
 - Building Completion Certificate issued by Licensed Surveyor/Architect.
 - NOC and Completion Certificate issued by the CFO.
45. The Society shall preserve and maintain the documents/ plans received from the Promoters and subsequently carry out necessary repairs/ structural audit/fire audit at regular interval and also present periodical structural audit reports and repair history, to check and to carry out fire safety audit from time to time as per requirement of the Chief Fire Officer, through an authorised agency of MHADA/ MCGM.
46. The stamp duty and registration charges of and incidental to this Agreement shall be borne and paid by the Purchaser(s).
47. In addition to the consideration and other amounts as mentioned herein, the Purchaser(s) shall also be liable to pay the following amounts as and when demanded without raising any objection/query or otherwise:



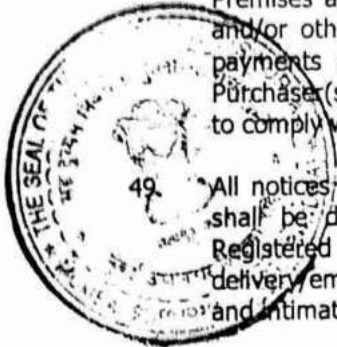
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a. All taxes, levies, cesses, duties (whether applicable/payable now or become applicable/payable in future) including but not limited to Goods and Service Tax (GST) or any other direct/ indirect taxes/levies that may be imposed as applicable; and

b. all cost, charges, expenses, including but not limited to stamp duty, registration charges, premia, lease rent and or incidental charges in connection with the documents to be executed for sale of the said Premises.

48. It is clearly understood and agreed that it shall not be the obligation of the Promoters to make the payment of the taxes and other outgoings payable to the concerned authorities unless and until the Promoters have received the same from the purchasers of various Premises and other Premises in the new Buildings. The Promoters shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Premises and/or the new Buildings due to non-payment of taxes, electricity bills and/or other dues etc. to the said authorities on account of default in making payments of the said taxes, electricity bills and/or other dues etc. by the Purchaser(s) and/or other purchasers of the Premises therein and/or their failing to comply with their obligations under this Agreement.



49. All notices to be served on the Purchaser(s) as contemplated in this Agreement shall be deemed to have been duly served if sent to the Purchaser(s) by Registered Post A.D./Prepaid post under certificate of posting/hand deliver/email/courier at his/ her/ their common address mentioned hereinabove and intimated to the Promoters from time to time.

50. The Purchaser(s) hereby gives his/her/their express and specific consent to the Promoters to raise any loan (in addition to the existing loans; if any) against the Project and to mortgage the same and/or create a charge thereon including on receivables from the Project with any bank(s)/ financial institution(s) or any other party. This consent is on the express understanding that any such loan and the liability thereof shall be cleared by the Promoters only at their expenses.

51. The Promoters will, at all times, be entitled to install the logos and/or name boards and/or put-up advertisements boards/ hoarding etc. of the Promoter and/or its affiliates (hereinafter referred as the "displays") with various devices (including electronic, laser and neon signs) in one or more places in the new Buildings therein including, on open space/s, the terraces of the new Buildings and/or any parts of the new Buildings if it so desires at its own costs and expenses. The Promoters and/or affiliates will not be liable to make any payment of any nature to Purchaser(s) and/or the occupant/s of the other Premises in the new Buildings and/or the co-operative society or limited company in respect of the displays.

52. The Purchase(s) confirms that the Purchaser(s) has/have entered into this Agreement out of his/her/its own free will and without any coercion and after reviewing and understanding a draft of this Agreement. The Purchaser(s) has/have obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

53. The Purchaser(s) hereby declare/s that (a) he/she/they/it has gone through this Agreement and all the documents related to the Property; (b) has expressly understood the contents, terms and conditions of the same; and (c) the Promoters have entered into this Agreement with the Purchaser relying solely on the Purchaser(s) agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser to be observed, performed and fulfilled and complied with. Therefore,

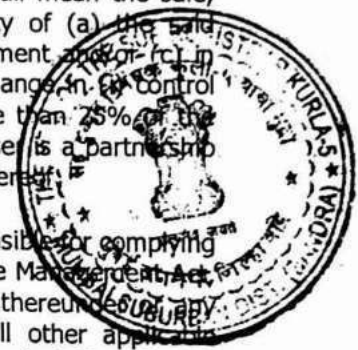
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the Purchaser(s) hereby agrees, undertakes and covenants to indemnify, save, defend and keep harmless at all times hereafter, the Promoters and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser(s).

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54. The terms and conditions of this Agreement shall be binding on all transferee(s)/ assignee(s), from time to time, of the Premises, whom the Purchaser(s) may sell, transfer/ assign the Premises and shall be enforceable against all such transferee(s). For the purposes of this Agreement, transfer shall mean the sale, transfer, assignment, directly or indirectly, to any third party of (a) the said Premises or any part thereof or (b) the benefit of this Agreement and/or (c) in case the Purchaser is a company, directly or indirectly, the change in control and/or management and/or (ii) shareholding constituting more than 25% of the voting rights and/or economic interest, (d) in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.
55. The Purchaser(s) if resident outside India, shall solely be responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act and Rules made thereunder and any statutory amendment(s)/modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India etc., and provide the Promoters with such permission, approvals which would enable the Promoters to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of this Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser(s) understands and agrees that in the event of any failure on his/her part to comply with applicable guidelines issued by the Reserve Bank of India then he/she shall be liable for action under the FEMA as amended from time to time. The Promoters accept no responsibility in this regard. Whenever there is any change in the residential status of the Purchaser(s) subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser(s) to intimate the same in writing to the Promoters immediately and comply with necessary formalities if any under the applicable laws. The Promoters shall not be responsible towards any third party making payment/remittance on behalf of any purchaser and such party shall not have any right in the application/allotment of the said Premises applied for herein in any way and the Promoters shall be issuing the payment receipts in favour of the Purchaser(s) only.
56. Any delay or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser(s) shall not be construed as a waiver on the part of the Promoters for any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Promoters.
57. Nothing contained in this Agreement is intended to be nor shall be construed as grant, demise or assignment of the Premises and new buildings or any part thereof. The Purchaser(s) shall have no claim, save and except in respect of the Premises hereby agreed to be sold to him/her/them/it and it is clarified that the other common facilities, if any, made available on the said Property shall not be available to the Purchaser(s) and the Purchaser(s) shall not claim any right to use the same until transfer/ assignment of new building to the Society.



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58. Forwarding this Agreement to the Purchaser(s) by the Promoters does not create a binding obligation on the part of the Promoters or the Purchaser(s) until, firstly, the Purchaser(s) signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (fifteen) days from the date of receipt by the Purchaser(s) and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoters. If the Purchaser(s) fails to execute and deliver to the Promoters this Agreement within 15 (fifteen) days from the date of its receipt by the Purchaser(s) and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Purchaser(s) for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser(s), application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) in connection therewith shall be returned to the Purchaser(s) (subject to deduction of various amounts stated herein above) without any interest or compensation whatsoever.

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59. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Premises.

60. This Agreement may only be amended through written consent of the Parties.

61. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

62. Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably within 45 days of such dispute, shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder.

63. The Purchaser(s) shall keep the Premises, inside and outside, in a neat, clean, and sanitary condition, free from waste and other debris. The Purchaser(s) shall store all items pertaining to its business operations inside the Premises hereby agreed to be purchased and not in vacant places outside Premises or in common areas or walk areas, etc. The Promoters/ Society/ Apex Body shall have right to immediately dispose-off or move away any items left unattended/ stored outside the Premises at the expense and liability of the Purchaser(s).

64. The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Mumbai shall have an exclusive jurisdiction for this Agreement.

65. It is understood between the parties that images, pictures, colours, furniture shown/ contained in marketing collateral, if any, are indicative and for space planning purposes only and shall not be included as part of the said Premises. No right of any nature whatsoever shall be construed and/or deemed to have accrued in favour of any person and/or Purchaser/s from or by virtue of brochure, etc. The Promoter shall not be liable and/or responsible for any loss, damages, cost, charges, expenses suffered / incurred and/or likely to be suffered and/or incurred by any person and/or Purchaser/s. No person or Purchaser/s shall have any right or be entitled to claim or enforce any right based on marketing material, advertisement, brochure, etc.

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Payment Schedule:

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Particulars	%	Amount (Rs.)
On Booking	5%	11,15,000/-
Within 30 days from date of Booking	5%	11,15,000/-
On completion of excavation	5%	11,15,000/-
On completion of basement level 3	5%	11,15,000/-
On completion of basement level 2	5%	11,15,000/-
On completion of basement level 1	5%	11,15,000/-
On completion of Plinth	10%	22,30,000/-
On completion of 2 nd floor slab	3%	6,69,000/-
On completion of 4 th floor slab	3%	6,69,000/-
On completion of 6 th floor slab	3%	6,69,000/-
On completion of 8 th floor slab	4%	8,92,000/-
On completion of 10 th floor slab	4%	8,92,000/-
On completion of 12 th floor slab	4%	8,92,000/-
On completion of 14 th floor slab	4%	8,92,000/-
On completion of terrace slab	5%	11,15,000/-
On completion of walls and plaster/ gypsum of the Premises	4%	8,92,000/-
On completion of flooring, doors and windows, sanitary fittings of the Premises and staircases, liftwells, lobbies up to floor level of Premises	6%	13,38,0000/-
On completion of terraces with water proofing of the building	4%	8,92,000/-
On completion of external plumbing, external plaster, elevation of the building, lifts and water pumps and electrical fittings up to floor level of Premises	10%	22,30,000/-
On possession	6%	13,38,0000/-
Total Rupees Two Crore Twenty Three Lakhs Only	100%	2,23,00,000/-

All taxes including Goods and Service Tax or any other statutory taxes/levies/cess that may be imposed as applicable shall be paid by the Purchaser(s). It is expressly understood that the consideration mentioned herein do not include any taxes/levies/cess.





**THE SCHEDULE III ABOVE REFERRED TO
COMMON AREAS, AMENITIES AND FACILITIES**

करल - ५		
५९९०	३२	९००
२०२९		

Layout amenities:

- High speed elevators of reputed brand
- Basement ventilation system
- Decorative entrance lobby
- CCTV surveillance cameras in common areas
- DG set for alternate electrical supply in common areas (as per norms)
- Fire protection system as per CFO norms

- Acrylic paint on external walls
- Security cabin
- Earthquake resistant structure
- Car charging points
- Intercom System
- Sewage Treatment Plant
- Organic waste converter
- Solar System

Landscape amenities:

- Landscape lobby
- Flora Garden
- Jogging/walking/sprint/acupressure track
- Skating rink
- Zen Garden
- Senior Citizen relaxation area
- Outdoor reading area
- Sculpture monument
- Swimming Pool Arena
- Multi-purpose sports court




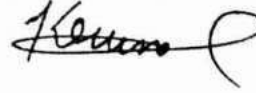
Clubhouse amenities:

- Spas for men and women
- Fully equipped gym
- Sports lounge
- Indoor Games arena
- Toddler's play area
- Squash court
- Mini Theatre
- Business Chamber
- Grand Banquet



**THE SCHEDULE IV ABOVE REFERRED TO
FIXTURES AND FITTINGS**

- Good quality CP & sanitary fittings
- Modular electrical switches
- Granite platform with Stainless steel sink in kitchen
- Vitrified floorings in all rooms
- Tiles for Dado in washroom and kitchen
- Plastic paint on internal walls
- Sliding Windows
- Anti-Skid flooring in washrooms
- Fire resistant main door
- Laminated flush doors in bedrooms

ANNEXURE "A"

करल - ५२
 ५९९० ३४ ९००
 २०२९



12.20 MT WIDE EXISTING ROAD

12.20 MT WIDE EXISTING ROAD

6.0 M WIDE ROAD

6.0 M WIDE ROAD

6.0 M WIDE ROAD

6.0 M WIDE ROAD

9.15 MT WIDE EXISTING ROAD

6.0 M WIDE ROAD

6.0 M WIDE ROAD

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

TOWER
E
EDEN

12.20 MT WIDE EXISTING ROAD

PROPOSED LAYOUT ON PLOT BEARING SURVEY NO.236-A AND C.T.S. NO. 191A,
 PANTNAGAR, DHATKOPAR (E), MUMBAI - 400 075.

करल - ६		
५९९५	३५	१०५
२० मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ		

ANNEXURE "B"

(म्हाडाचा घटक)

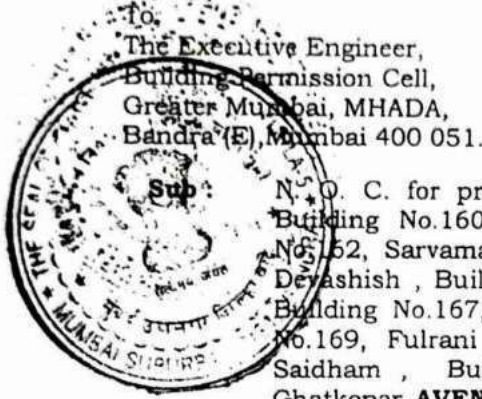
MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD
(A MHADA UNIT)

म्हाडा
MHADA



No.CO/MB/REE/NOC/F-1021/१३ /2020

Date: 13 JAN 2020



To:
The Executive Engineer,
Building Permission Cell,
Greater Mumbai, MHADA,
Bandra (E), Mumbai 400 051.

Sub: N.O.C. for proposed redevelopment of Building No.159, Navjeevan, Building No.160, Ganeshdham, Building No.161, Swagat, Building No.162, Sarvamangalam, Building No.163, Sanskar, Building No.164, Devashish, Building No.165, Saiprastha, Building No.166, Saisadan, Building No.167, Sukhsagar, Building No.168, Bhagyodaya, Building No.169, Fulrani, Building No.170, Gauriputra, Building No.171, Saidham, Building No.172, Neelkanth Darshan, now known as Ghatkopar AVENUE Co.Op.Hsg. Societies Association Ltd., bearing CTS No. 194/A, at village-Ghatkopar, Pant Nagar, Ghatkopar (E), Mumbai - 400 075 under DCPR - 2034.

- Ref:
1. Mumbai Board's Offer Letter No. CO/MB/REE/NOC/F-1021 /1091/ 2019, Dated - 22.07.2019.
 2. Mumbai Board's Revised Offer Letter No. CO/MB/REE/NOC/F-1021/1628/ 2019, Dated - 20.11.2019.
 3. Society's Architect's letter dated 06.01.2020.

Sir,

The applicant has complied requisites for obtaining No Objection Certificate (NOC) for allotment of additional buildable area & pro-rata BUA of layout for redevelopment of their building under subject. There is no objection of this office to his undertaking construction as per the proposal of the said society under certain terms and conditions.

Allotment of additional BUA approved and allotted by this NOC is as under:

- i. The above allotment is on sub-divided plot as per table given below ;

Sr.No.	Bldg No	Society Name	Area as per Lease Deed (In m ²)	Area as per Layout / demarcation plan whichever less is considered for FSI (In m ²)	Tit Bit Area (In m ²) (5-4)
1.	2.	3.	4.	5.	6.
1.	159	Navjeevan	749.55	866.87	117.32
2.	160	Ganeshdham	742.63	833.30	90.67
3.	161	Swagat	727.00	840.21	113.21
4.	162	Sarvamangalam	682.50	828.00	145.50
5.	163	Sanskar	716.13	852.27	136.14
6.	164	Devashish	820.50	824.09	3.59
7.	165	Saiprastha	820.50	820.50	0.00
8.	166	Saisadan	820.10	828.00	7.90

3

करल - ५		
५९९०	३६	९०४
२०२१		

9.	167	Sukhsagar	730.94	817.09	86.15
10.	168	Bhagyodaya	824.96	824.96	0.00
11.	169	Fulrani	716.13	810.29	94.16
12.	170	Gauriputra	737.00	793.22	56.22
13.	171	Saidham	754.359	794.48	40.12
14.	172	Neelkanth Darshan	742.53	784.09	
TOTAL			10,584.83	11,517.37	

- Plot area as per Lease deed - 10,584.83 m²
- Tit Bit area 892.42 m² (Excluding Bldg.No.171)
- Plot area considered for FSI purpose - **10,722.89 m²**
(Total Plot area 11,517.37 m² - Plot area of B.No.171, 794.48)

The above allotment of FSI is on sub-divided plot admeasuring about 11,517.37 m² (i.e. 9,830.471 m² as per Lease Area + 892.419 m² Tit Bit Area). The total built up area **57,211.87 m²** (i.e. 55,711.87 m² for Residential use + 1500.00 m² for Commercial use) is permitted i.e. 12,595.14 m² existing BUA + 44,616.73 m² [19,573.53 m² in the form of additional BUA + 25,043.20 m² in the form of balance built up area of layout (Pro-rata)].

The total plot area considered for development is admeasuring **13,458.13 m²** only. i.e. Plot admeasuring **11,517.37 m²** (10,584.83 m² Lease Area + 932.54 m² Tit Bit area) Area as per Layout/demarcation plan whichever less is considered for FSI Plus Allotment of 12.20 mtr. road area of **1,940.76 sq. mt.** (Without FSI).

- Allotment of total BUA of **57,211.87 m²** (i.e. 55,711.87 m² for Residential use + 1500.00 m² for Commercial use) is permitted for I.O.A. purpose only.
- Since the Society has paid first installment i.e. 25 % amount of premium towards additional built up area of **44,616.73 m²** (i.e. 43,116.73 m² for residential use + 1,500.00 m² for Commercial use) m² as per A.R. Resolution 6749, Dt. 11.07.2017, hence Commencement certificate shall be issued for **23,186.82 m²** [i.e. **10,591.68 m²** (i.e. 9,091.68 m² for Residential use + 1500.00 m² for Commercial use) permitted through this NOC. (Proportionate to the first installment paid by the Society as per Revised offer letter under reference no. 2) and **12,595.14 m²** Existing Built up area.

The NOC is granted as per policy laid down by the MHADA vide MHADA Resolution Nos. 6260 Dt.04/06/2007, A. R. No. 6397 dated 5/05/2009, A. R. No. 6422 dated 07.08.2009 and A.R. no. 6749, Dt. 11/07/2017 and circular dated 16/06/2011 & 21/12/2011 subject to following conditions.

- The work of redevelopment should be carried out as per plans submitted to this office along with detailed proposal, as per prior approval of EE, BP Cell, Greater Mumbai / MHADA.
- Necessary Approvals to the plans from EE, BP Cell, Greater Mumbai / MHADA should be obtained before starting of work.
- The work should be carried out under the supervision of the Competent Registered Architect and Licensed Structural Engineer.
- The work should be carried out entirely at applicant's own risk and cost and MHADA Board will not be responsible for any mishap or irregularity at any time.

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करल - ५		
१९९५	३६	९०५
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5. The built up area permitted as per statement below.

Sr.No.	Built up Area				In m2
1.	Plot area as per table given below :				
	Sr. No	Bldg. No.	Area as per Lease Deed (In m ²)	Area as per Layout / demarcation plan whichever less is considered for FSI (In m ²)	Tit Bit Area (In m ²) (5-4)
	1.	2.	3.	4.	5.
	1.	159	749.55	866.87	117.32
	2.	160	742.63	833.30	90.67
	3.	161	727.00	840.21	113.21
	4.	162	682.50	828.00	145.50
	5.	163	716.13	852.27	136.14
	6.	164	820.50	824.09	3.59
	7.	165	820.50	820.50	0.00
	8.	166	820.10	828.00	7.90
	9.	167	730.94	817.09	86.15
	10.	168	824.96	824.96	0.00
	11.	169	716.13	810.29	94.16
	12.	170	737.00	793.22	56.22
	13.	171	754.359	794.48	40.12
	14.	172	742.53	784.09	41.56
			10,584.83	11,517.37	932.54
	i. Plot area as per Lease deed - 10,584.83 m ² ii. Tit Bit area 892.42 m ² (Excluding Bldg.No.171) iii. Plot area considered for FSI purpose - 10,722.89 m ² (Total Plot area 11,517.37 m ² - Plot area of B.No.171, 794.48 m ²)				10,722.89
2.	Built up Area permissible (10,722.89 m ² X 3.00 FSI)				32,168.67
3.	Permissible Pro-rata (32 Ts X 14 Bldg. X 50.00 m ² per T/s)				22,400.00
4.	From discretionary 10% quota of Hon. VP/A from balance built up area of layout.				2,643.20
5.	Total BUA permissible (Sr.No.1+2+3)				57,211.87
6.	Total built up area permitted for obtaining I.O.A. 57,211.87 m ² (i.e. 55,711.87 m ² for Residential use + 1,500.00 m ² for Commercial use) permitted through this NOC.				57,211.87
7.	Total built up area permitted for obtaining Commencement Certificate. 23,186.82 m ² [i.e. 10,591.68 m ² (i.e. 9,091.68 m ² for Residential use + 1500.00 m ² for Commercial use) permitted through this NOC. (Proportionate to the first installment paid by the Society as per Revised offer letter under reference no. 2) and 12,595.14 m ² Existing Built up area]				23,186.82



करल - ५		
५९९०	३८	१०५
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6. No additional F.S.I. should be utilized other than mentioned above and carpet area for existing members / tenements should be retained as per Govt. G.R. सलन नरुणत क. वरक ११०५/प्र.क. ३६/नरुण. वनरुणत dated 26/08/2009.
7. The work should be carried out within the land underneath & appurtenant to the society / society's building or plot leased by the Board / as per approved subdivision.
8. Responsibility of any damage or loss of adjoining properties if any will vest entirely with the society and M.H.& A. D. Board will not be responsible in any manner.
9. The user of this construction under this NOC should be restricted to **RESIDENTIAL & COMMERCIAL** purpose only. Separate permission for other user will have to be obtained.
10. Barbed wire fencing/ chain link Compound wall along boundary line is permitted after getting demarcation fixed from the Executive Engineer Kurla Division, Mumbai Board.
11. The Society shall have to construct and maintain separate underground tank, pump house and overhead water tank to meet requirement of the proposed and existing development and obtain separate water meter & water connection.
12. The society shall have to obtain approval for amended plans as and when amended else the NOC for Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA will not be granted.
13. One set of plan along with letter should be forwarded to the office of Resident Executive Engineer / Mumbai Board as token of your approval.
14. The Chief Officer / Mumbai Board reserve the right to cancel NOC without giving any notice.
15. All the terms and conditions mentioned in earlier Offer letter, NOC letters will be applicable to the society.
16. The redevelopment proposal should be prepared adhering to the Development Plan reservation, Building regulations and any other rules applicable to building construction by the EE,BP Cell, Greater Mumbai / MHADA.
17. The plans of the proposed building shall be submitted to EE,BP Cell, Greater Mumbai / MHADA within six months from the date of issue of this NOC positively for its approval, failing which the NOC will stand cancelled.
18. The NOC holder will have to communicate the actual date of commencement of work and to submit progress report of the redevelopment scheme by every month till completion of scheme to the Executive Engineer / Kurla Divn. / M.B. under intimation to this office.
19. If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right is reserved to cancel the NOC by this office.



3

करल - ५		
५९९०	३८	९०८
२०२९		

20. The reconstruction of new building for the rehabilitation of old occupiers shall be completed within a period of 30 months from the date of issue of this NOC. In case NOC holder fails to do so, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee as may be decided by the office from time to time.
21. The road widening that may be proposed in the revised layout will be binding on the society & the society should handover the affected area of road widening to the MCGM at their own cost.
22. All terms & conditions of lease deed and sale deed are binding on the society.
23. After issue of this NOC & during course of redevelopment work if any mishap / collapse occur, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be taken to avoid mishap / collapse and the work of redevelopment shall be carried out under strict supervision of Architect and R.C.C. Consultant.
24. The proposal of issue of NOC for obtaining Occupation Certificate from EE,BP Cell, Greater Mumbai / MHADA to the newly constructed building will have to be submitted along-with the following documents / information.
 - a) Copy of approved plan along-with copy of IOA & C.C. from EE,BP Cell, Greater Mumbai / MHADA. The name of the occupiers against concerned tenements proposed to be allotted in new building should be clearly shown in the plan along-with carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area and proposed allotted area.
 - b) The concerned Architect & NOC Holder / Developer should give certificate that the newly constructed building is in accordance with the plans approved by EE,BP Cell, Greater Mumbai / MHADA & the tenements constructed for rehabilitation of the occupiers of building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
 - c) Photographs of the newly constructed building taken from various angles.
25. If it is subsequently found that the documents / information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences / losses, if any thereof if arises in future.
26. Necessary trial pits / trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. Consultant / Structural Engineer, registered with MCGM.
27. By this letter you are requested not to issue Occupation Certificate unless consent letter duly signed by Chief Officer / Mumbai Board is obtained and submitted to your Department by the applicant.
28. After approval of layout with 3.00 FSI from Architect Layout Cell, Greater Mumbai / MHADA society will be entitled to additional Pro-rata share of FSI as per approved layout. Further society's allotted Pro-rata share as per this NOC will be adjusted against its allotted pro-rata share as an when layout is approved by the Architect Layout Cell, Greater Mumbai / MHADA with 3.00 FSI.
29. Allotment of the layout pro-rata B.U.A. in this case will not create any imbalance of F.S.I. / B.U.A. in the layout though the same is not yet approved as per FSI 3.00 as per DCPR-2034.

करल - ५		
- ५९९७	४०	९००
२०२१		

30. All the dues should be cleared by Society before issue of Occupation Certificate.
31. This NOC is issued for the purpose of IOD/ IOA and approval of plans for BUA of 57,211.87 m² as shown in condition No. 5 of this letter. The Commencement Certificate shall be issued for BUA 23,186.82 m² [i.e. 10,591.68 m² (i.e. 9,091.68 m² for Residential use + 1500.00 m² for Commercial use) permitted through this NOC. (Proportionate to the first installment paid by the Society as per Revised offer letter under reference no. 2) and 12,595.14 m² Existing Built up area].
32. All the terms and conditions mentioned in the Layout which was processed to E.E./BP Cell / MHADA shall be applicable to the society.
33. The set of plans approved by E.E./BP Cell / MHADA duly certified by the Architect should be submitted to this office before commencement of work.
34. The society will have to submit stability of the existing structure proposed work through Registered Licensed Structural Engineer by E.E./BP Cell / MHADA.
35. The society will have to obtain separate P. R. card as per the approved subdivision / plot leased out by the board duly signed by S. L. R. before asking for Occupation Permission from E.E./BP Cell / MHADA.
36. The society will have to obtain approval for amended plans as and when the Society amends the plans.
37. The society should submit undertaking on Rs. 250/- Stamp paper for not having any objection if the newly developable plots are either developed by the Board or by the allotted of the Board in Pant Nagar, Ghatkopar layout.
38. The Society will have to hand over the set back area free of cost to MCGM & proof of the same will have to be submitted to this office. The society will have to inform about form encroachment to E.E./BP Cell / MHADA at their own cost and M.H.A.D. Board shall not be held responsible.
39. The pro-rata charges towards construction of D. P. as implemented by MCGM will be paid from the premium received from the society for the purchase of additional BUA for which receipts shall be submitted by the society from E.E./BP Cell / MHADA in favor of Chief Accounts Officer / MHAD Board.
40. The Society will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA reviews the policy for allotment of F.S.I. / T.D.R. (Form V).
41. Before issuing the NOC for Occupation, Tanker Water or Extra Water charges payment clearance should be produced by the Society.
42. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in Planning Authority, MHADA.
43. The charges as may be levied by MCGM, from time to time (apart from FSI charges), for e.g. Pro-rata charges for Roads, shall be paid by the society to MCGM directly, on demand from MCGM.

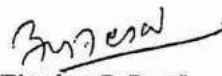


करल - ५	
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44. The society shall indemnify MHADA against any legal action regarding payment of stamp duty for a) Transfer of built tenements to beneficiaries and b) Purchase of balance FSI /T. D. R. etc. as may be required under provisions of Stamp Duty Act.
45. This allotment is subject to payment of Stamp duty if / as and when may be imposed by the Govt. of Maharashtra (Under the relevance provisions of Maharashtra Stamp Duty Act. The allottee will have to submit an Undertaking to this effect on Stamp paper worth Rs.100/-)
46. MCGM has incurred expenditure for on site infrastructure prior to modification in DCR 33 (5) and after modification in DCR 33 (5). The Pro-rata premium shall be payable by the society as and when competent authority communicates to you.
47. The Pro-rata premium for approval of revised layout under DCR 33 (5) with 3.0 FSI shall also be payable by society as and when communicated to you.
48. Society has to ensure that Contractors / Sub-Contractors appointed by the Society or Developer of the Society, who are in charge of construction work; shall be registered with MBOCWW Board & are required to fulfill the obligations as contemplated in Building and other construction workers (Regulation of Employment and condition of service) Act,1996. And further these Contractors / Sub-Contractors are required to fulfill all the conditions stipulated in the above Act, for the benefits of workers.
49. All the other terms and conditions mentioned in the previous Offer letters u/r no.1 & 2 shall remains same and will be binding on society.
50. MHADA reserve it's right to withdraw, change, alter, amend their offer letter and conditions mentioned therein in future at any point of time without giving any reason to do so.

It is, therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above terms and condition, the NOC will stand cancelled.

(Draft approved by CO/MB)


 (Bhushan R. Desai)
 Resident Executive Engineer.
 M. H. & A. D. Board

करल - ५		
५९९०	२	९०६
२०२१		

Copy to: The Secretary, Ghatkopar AVENUE Co.Op.Hsg. Societies Association Ltd.,
 Building No.159, Pant Nagar Navjeevan CHSL,
 Building No.160, Pant Nagar Ganeshdham CHSL
 Building No.161, Pant Nagar Swagat CHSL
 Building No.162, Pant Nagar Sarvmangalam CHSL
 Building No.163, Pant Nagar Sanskar CHSL
 Building No.164, Pant Nagar Devashish CHSL,
 Building No.165, Pant Nagar Saiprastha CHSL
 Building No.166, Pant Nagar Saisadan CHSL
 Building No.167, Pant Nagar Sukhsagar CHSL
 Building No.168, Pant Nagar Bhagyodaya CHSL
 Building No.169, Pant Nagar Fulrani CHSL,
 Building No.170, Pant Nagar Gauriputra CHSL
 Building No.171, Pant Nagar Saidham CHSL
 Building No.172, Pant Nagar Neelkanth Darshan CHSL
 Pant Nagar, Ghatkopar (E), Mumbai - 400 075



Copy to Architect for information: Thakkar & Kapadia Architects, Same Building (ICICI) 3rd Floor, 296 P Nariman ST. Fort, Mumbai - 400 001 for information.

Copy forwarded to information and necessary action in the matter to the: -

1. Executive Engineer, Housing Kurla Division.
 - i) He is directed to take necessary action as per demarcation & as per prevailing policy of MHADA.
 - ii) He is directed to recover all the dues from the society concerned to Estate Department & intimate the same to this office.
 - iii) He is directed to recover any dues, land revenue, audit remarks concerned to Land Department if any pending with the society & intimate the same to this office.
2. Copy to Architect / Layout cell / M.B.
3. Copy to Shri.Jadhav/Sr.Clerk for MIS record.

करल - ५		
५९९७	७३	९०७
२०२१		

ANNEXURE "C"

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per government regulation No. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

INTIMATION OF APPROVAL (IOA)

No.MH/EE/(B.P.)/GM/ MHADA-1/434/2020

Dated : 17 FEB 2020



To,
M/s. Man Realtors and Holdings Pvt. Ltd. CA to building no. 159 Pant Nagar Navjeevan CHS, building no.160 Pant Nagar Ganeshdham CHSL, building no.161 Pant Nagar Swagat CHSL, building no.162 Pant Nagar Sarvmangalam CHSL, building no.163 Pant Nagar Sanskar CHSL, building no.164 Pant Nagar Devashish CHSL, building no.165 Pant Nagar Saiprastha CHSL, building no.166 Pant Nagar Saisadan CHSL, building no.167 Pant Nagar Sukhsagar CHSL, building no.168 Pant Nagar Bhagyodaya CHSL, building no.169 Pant Nagar Fulrani CHSL, building no.170 Pant Nagar Gauriputra CHSL, building no.171 Pant Nagar Saidham CHSL & building no.172 Pant Nagar NeelkanthDarshan now known as 'GHATKOPAR AVENUE Co.Op.Hgs.Societies Association Ltd'.

Subject: Proposed Re-development of existing residential building no.159 Pant Nagar Navjeevan CHS, building no.160 Pant Nagar Ganeshdham CHSL, building no.161 Pant Nagar Swagat CHSL, building no.162 Pant Nagar Sarvmangalam CHSL, building no.163 Pant Nagar Sanskar CHSL, building no.164 Pant Nagar Devashish CHSL, building no.165 Pant Nagar Saiprastha CHSL, building no.166 Pant Nagar Saisadan CHSL, building no.167 Pant Nagar Sukhsagar CHSL, building no.168 Pant Nagar Bhagyodaya CHSL, building no.169 Pant Nagar Fulrani CHSL, building no.170 Pant Nagar Gauriputra CHSL, building no.171 Pant Nagar Saidham CHSL & building no.172 Pant Nagar NeelkanthDarshan now known as GHATKOPAR AVENUE Co.Op.Hgs.Societies Association Ltd, on plot bearing survey no. 236-A and C.T.S.No. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075.

(Handwritten signature)

1/11

करल - ५		
५७७०	०४	३००
२०२१		

- Ref:**
- 1) Proposal submitted by Architect to M.H.A.D.A Building Permission Cell dtd. 28.12.2019.
 - 2) MHADA NOC No.CO/MB/REE/NOC/F-1021/83/2020 dt .13 /0 1 / 2019.
 - 3) MHADANOCNo. CO/MB/REE/NOC/F-733/688/2015 dt .13 /0 1 / 2019.
 - 4) Zero FSI IOD dated 18/12/2019.
 - 5) Zero FSI C.C. was granted dated 04/01/2020
 - 6) Concession approved u/no. MH/VP dated 27/01/2020



Dear Applicant,

With reference to your Notice U/S 45 (1) (ii) of MRTP Act 1966 and the plans, Sections Specifications and Description and further particulars and details of your **building No. 159 to 172 Known as "Ghatkopar Avenue CHS Association Ltd" on plot bearing C.T.S.No.194A/9/1 (pt), 194A/9/3 &194A/94 of Village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai-400075** furnished to this office under your letter, dated, I have to inform you that I may approve the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you U/S 45 (1) (ii) of MRTP Act 1966 as amended upto date, my approval by reasons thereof subject to fulfillment of conditions mentioned as under:-

A: CONDITIONS TO BE COMPILED WITH BEFORE STARTING THE WORK.

1. That the commencement certificate U/s-44/69(1) of MRTP Act shall be obtained.
2. That structural Engineer shall be appointed and supervision memo of as per Appendix - IX of D.C. Regulation - 5(3) (9) shall be submitted by him.
3. The structural Design and calculations for the proposed work accounting for system analysis as relevant I.S code along with Plan shall be submitted before C.C
4. Janata Insurance Policy shall be submitted.
5. Requisitions of clause 49(3) & (4) of DCPR 2034 shall be complied with and records of quality of work, verification report, etc. shall be maintained on site till completion of the entire work.
6. Bore well shall be constructed in consultation with H.E./MCGM.

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7. That the work shall be carried out between 6.00 a.m. to 10.00 p.m. as per circular u/no. CHE/DP/7749/GEN dt.07.06.2016.
8. Information Board shall be displayed showing details of proposed work, name of owner, developer, architect/LS, R.C.C. consultant etc.
9. Necessary deposit for erection/display of hording or the flex of size m to m for the advertisement of proposal shall be made.
10. That the NOC from Civil Aviation department shall be obtain.
11. That the extra water and sewerage charges shall be paid to MCGM & receipt shall be submitted.
12. That all requisites payment fees, deposits, premium shall be paid.
13. All precautionary measures shall be taken during demolition /excavation/foundation & construction work.
14. That the applicant shall deploy the construction labours as per provisions of labour compensation act 1923 and as per suo motto SLP in Supreme Court.
15. That the final outcome of parking provision by Govt. of Maharashtra, UDD-1 shall be binding on you.
16. That the NOC from SWM department shall be submitted.
17. As per Govt. Notification dated 2004 & 2006, NOC from MOEF is necessary, if the Total Construction Area of the project exceeds 20,000.00 Sq.Mt. Hence, Clearance from MOEF shall be submitted before the Construction Area exceeds 20,000.00 Sqm. The same shall be submitted.

B:FOR LABOUR CAMP/TEMPORARY SHED.

1. That, the exact location of the Temporary Shed / Labour Camp at the premises situated at building No. 159 to 172 Known as "Ghatkopar Avenue CHS Association Ltd" on plot bearing C.T.S.No.194A/9/1 (pt), 194A/9/3 &194A/94 of Village Ghatkopar, at Pant Nagar, Ghatkopar (East), Mumbai-400075 shall be shown in the accompanying sketch of the proposed temporary shed/labour camp.
2. That, the material for side and top covering used for the Temporary Shed/Labour Camp shall be either tarpaulin of G.I. Sheets.
3. That this Temporary Shed /Labour Camp shall be constructed in such a manner that the same can be easily removed after the expiry of the temporary permission.
4. That you shall not do any sort to pucca or permanent construction of any nature on this temporary permission.

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5. That the temporary shed shall be constructed to the approved size and measurement and shall not exceed the permitted area.
6. That you shall pay the sum of Rs.10000/-(in Words Rs. Ten Thousand) as a Security Deposit which may be forfeited in the extent of your failure to comply with any of the condition mentioned herein.
7. That you shall pay the sum of Rs. (in Words Rs.) as Deposit for covering the charges for the removal of temporary shed at your risk and cost if you fail to remove the shed on or before the date of expiry of the temporary permission.
8. That the permission shall be effective up to completion of the project.
9. That you shall intimate the Municipal authorities in writing immediately after the shed is removed by you on before the expiry date.
10. That in case of your failure to remove the Temporary Shed/Labour before the date of expiry, you will allow Municipal authorities to remove the same at your risk and cost without notice and you will allow the demolition charges to be recovered from the deposit paid for this purpose and the security deposit paid by you to be forfeited.
11. That you shall pay fees at the rate of the Rs. /-per 10 Sq. Mts. Area for the structure for the entire monsoon period or part thereof.
12. That you shall pay the fees for the structure for the whole monsoon period or part thereof and so on.



C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

1. That the plinth/stilt height shall be got checked by this office staff.
2. All the payments as intimated by SPA MHADA shall be paid and any other outstanding that may be levied by any other Govt. Dept. if any shall be borne by the Society / Applicant.
3. That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall be submitted for : a) S.W.D., b) Roads, c) Sewerage, d) Water Works, e) Tree authority, f) Hydraulic Engineer, g) PCO, h) NOC from Electric Supply Company. Ada
4. That the Material testing report shall be submitted.
5. That the yearly progress report of the work will be submitted by the Architect / L.S.
6. That the revised R.C.C. design and calculation shall be submitted.
7. That the C.C. shall be endorsed for carrying out the work as per approved plans.
8. That the latest paid bill from A.A. & C (N-Ward) shall be submitted.

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9. That the extra water & sewerage charges shall be paid A.E.W.W. 'S' Ward before C.C.
10. That the valid Janata insurance policy shall be submitted before C.C.

D. GENERAL CONDITIONS TO BE COMPILED BEFORE O.C

1. That the final N.O.C. from MHADA shall be submitted and requirements therein shall be complied with before submission of B.C.C. if applicable.

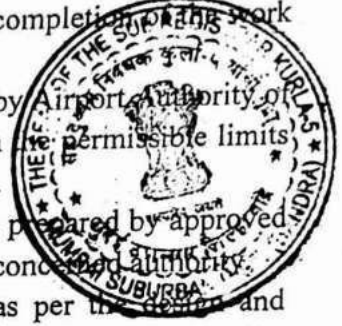
2. That you shall submit separate P.R. card as per the approved sub division / plot leased out by the board duly signed by S.L.R. before asking for Occupation permission from E.E/ BP Cell / MHADA.

3. That the low lying plot will be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level whichever is higher with murum, earth, boulders etc. and will be leveled, rolled, consolidated and sloped towards road side

4. That the dust bin will be provided.
5. That 3.00 mt. wide paved pathway up to staircase will be provided.
6. That the open spaces as per approval, parking spaces and terrace will be kept open.
7. That the name plate/board showing Plot No., Name of the Bldg. etc. will be displayed at a prominent place.
8. That carriage entrance shall be provided as per design of registered structural engineer and carriage entrance fee shall be paid.
9. That terraces, sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will be done in presence of licensed plumber.
10. That final N.O.C. from concerned authorities / empanelled consultants for :-
a) S.W.D., b) Water Works, c) CFO /Fire Fighting Provisions, d) Tree authority, e) Hydraulic Engineer, f) MHADA / MCGM if any, g) Assessment shall be submitted before occupation.
11. That Structural Engineer's final Stability Certificate along with up to date License copy and R.C.C. design canvas plan shall be submitted.
12. That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will be provided and that drainage system or the residential part of the building will not be affected if applicable.
13. That final completion plans shall be submitted for Completion of work on site.

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14. That you shall amend the layout and delete the 12.20 meters wide internal road admeasuring 1940.76 (without FSI) located between bldg. no.160,162,164 & 166 and bldg.no.167,169 & 171, before asking for Occupation permission from E.E/ BP Cell / MHADA.
15. That Site Supervisor certificate for quality of work and completion of this work shall be submitted in prescribed format.
16. That the topmost elevation level of the building certified by Airport Authority of India mentioning that the height of the building is within the permissible limits of Civil Aviation N.O.C. shall be submitted before O.C.C.
17. That the provision of Rain water harvesting as per design prepared by approved consultant in the field shall be made to the satisfaction of concerned authority.
18. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organization/Individuals specialized in this field, as per the list furnished by solid waste management dept. of MCGM shall be provided to the satisfaction of Municipal Commissioners.
19. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will be submitted.
20. That the D.G. set 'Or' alternate source of power supply shall be provide.
One set of amended plans duly signed and stamped is hereby returned in the token of Approval.




(Dinesh Mahajan)

**Executive Engineer B.P. Cell
Greater Mumbai/ MHADA.**

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SPECIAL INSTRUCTIONS

1. THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.
2. "Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be
 - a. Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street.
 - b. Not less than 2 feet (60 cms.) Above every portion of the ground (60 cms.)-of such building.
 - c. Not less than 92 ft.(Town Hall) above Town Hall Datum.
3. Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.
4. Your attention is further drawn to the provision about the necessity of submitting occupation certificate with a view to enable the V.P. & C.E.O./ MHADA to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance if necessary.
5. Proposed date of commencement of work should be communicated.
6. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.



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

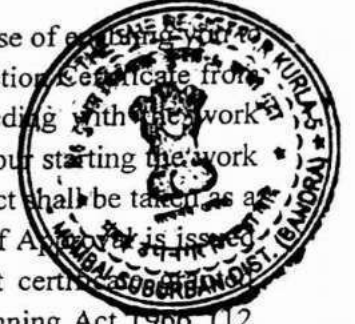
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NOTES

1. The work should not be started unless objections are complied with.
2. A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
3. Temporary permission on payment of deposit should be obtained any shed to house and site for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
4. Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work. Water connection for constructional purpose from MHADA mains shall not be taken without approval from concerned Executive Engineer of Mumbai Board.
6. The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 10 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilized for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works. and bills preferred against them accordingly.
7. The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or Public Street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
8. The work above plinth should not be started before the same is shown to this office Sectional Engineer/Assistant Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.
9. The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
10. All the terms and condition of the approved layout /sub-division under No. of should be adhered to and complied with.

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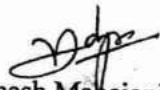
11. The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
12. No work should be started unless the existing structures proposed to be demolished are demolished.
13. The Intimation of Approval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Competent Authorities and in the event of your proceeding with the work either without an intimation about commencing the work or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Approval is issued and the sanctioned will be revoked and the commencement certificate issued under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be withdrawn.
14. The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
15. It is to be understood that the foundations must be excavated down to hard soil.
16. The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
17. The water arrangement to be carried out in strict accordance with the Municipal requirements.
18. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the VP/CEO /MHADA.
19. All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfections each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.



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20. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
21. Louvres should be provided as required by Bye law No. 5 (b)/b. Lintels or Arches should be provided over Door and Windows opening/ c. The drains should be laid as require under Section 234-1(a)/d. The inspection chamber should be plastered inside and outside.




(Dinesh Mahajan)
Executive Engineer B.P. Cell
Greater Mumbai/ MHADA.

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2021

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROFORMA - B

CONTENTS OF SHEET

all floor plans

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved subject to conditions mentioned in this office Letter No. 1109/Planning Cell/GH/PHAD

17 FEB 2020

Ex. Engr. Bldg. Permission Cell/GH/PHAD
Maharashtra Housing & Area Development Authority



CERTIFICATE OF AREA

I HEREBY CERTIFY THAT THE PLOT UNDER REFERENCE AND THE AREA UNDER REFERENCE IS AS SHOWN IN THE SITE PLAN OF THE PLOT ATTACHED TO THE PLAN AND THE AREA IS AS SHOWN IN THE SHADA'S DEMARCATION MAP DATED 06/07/2019

SIGNATURE OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED REDEVELOPMENT OF EXISTING RESIDENTIAL BUILDING NO 159 TO 173 NOW KNOWN AS GHATKOPAR AVENUE CHS ASSOCIATION (PROPOSED), ON PLOT BEARING SURVEY NO 216-A AND C.T.S. NO. 194A/9/1(P), 194A/9/2, 194A/9/3 OF VILLAGE GHATKOPAR, AT PAN TALAR, MHADA LAYOUT SITUATED AT PANHARUR, GHATKOPAR (E), MUMBAI-400075

NAME OF OWNER

M/s. Man Realtors and Holdings Pvt. Ltd
C.A to Ghatkoper Avenue CHS Association (Prop.)

JOB NO.	DATE	DRG NO.	SCALE	DRN BY	CHKD BY
			1:100		



SUNIL AMBRE & ASSOCIATES
ARCHITECTS

GND FLR, ABAN HOUSE, 25, JI. SHREE SARABA MARG,
BEHIND RHYTHM HOUSE, KALA GHODA, FORT, MUMBAI.
PIN-400 023, TEL. NO. 22024892, 22622027 / 2084

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PROFORMA - A

Sr.No.	DESCRIPTION	area in sqm.
1	area of plot development as per revised offer letter u/no. CO/MB/REL/NOC/F-1021/1628/2018 dt. 20/11/2019 (11517.37 sq.mt + 1940.76 sq.mt [internal layout road])	13458.14
2	deductions for:	
a	road setback	
b	proposed d.p. road	
c	internal layout road as per offer letter u/no. CO/MB/REL/NOC/F-1021/1628/2018 dt. 20/11/2019	1940.76
d	R.C. (not required, already provided within the layout)	
	total (a+b+c+d)	1940.76
3	balance area of plot for FSI consumption as per rev. offer letter u/no. CO/MB/REL/NOC/F-1021/1628/2018 dt. 20/11/2019	11517.38
4	additions for F.S.I. Proposal	
5	road Setback	
6	net Area of plot	11517.38
7	permissible F.S.I.	
8	a. (10722.80 x 3.00) As per MHADA NOC U/N. CO/MB/REL/NOC/F-1071/85/2020 Dated - 15/01/2020	32168.67
	b. (853.375 x 2.50) As per MHADA NOC U/N. CO/MB/REL/NOC/F-733/778/2017 Dated - 03/06/2017	2133.43
	c. gross fsi @ 50.00 sqm per tenant, (50.00 x 32 x 14)	22400.00
	d. built up area from 10% quota of Hon. VP/A.	2543.20
	e. total Permissible b.u.o	59345.30
9	proposed b.u.o	
a	residential built-up area	57848.30
b	non residential built-up area	1500.00
c	miscellaneous	
d	excuse balcony area taken into FSI	
10	total built-up area proposed (9a+9b)	59348.30
11	FSI consumed (10/6)	5.12
B. Details of FSI available as per DCR 35(4)		
1	fungible built-up area component permissible wide DCR 35(4) on residential (8x35X)	20245.85
2	fungible built-up area component permissible wide DCR 35(4) on non residential (9x35R)	525.00
3	total gross built-up area proposed (10+11)	20770.85
4	FSI consumed (B2/G)	0.91
C. Tenements Statement		
1	plot area	
2	tenement density permissible per hectre for FSI one	
3	tenement permissible on the plot	
4	tenement proposed	
5	less non residential tenements (Shops)	
6	total tenement on the plot (3-5-6)	
D. Parking Statement		
1	parking required by rule as Reg. 44 of DCR 2034	623
2	total parking provided	755
E. NOTES		
1	boundaries of plot bounded black	
2	proposed work shown in red	
3	area under setback if shown dotted green	
4	structures to be demolished shown in yellow dotted	
5	restriction shown in green	
6	area under proposed road shown in brown	
7	dimensions of balconies are outside dimensions	

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SR. NO.	BUILDING TYPE	FLOOR
		BASEMENT
		GROUND
		TERRACE ABOVE SHOP
1	T-1 REHAB	1ST TO 17TH
2	T-2 REHAB	1ST TO 17TH
3	T-3 REHAB	1ST TO 17TH
4	T-4 REHAB	1ST TO 17TH
5	T-5 REHAB	1ST TO 17TH
6	A SALE	1ST TO 16TH
7	B SALE	1ST TO 16TH
8	C SALE	1ST TO 16TH
9	D SALE	1ST TO 16TH
10	E SALE	1ST TO 16TH
11	F SALE	1ST TO 16TH
12	G SALE	1ST TO 16TH
13	H SALE	1ST TO 16TH
14	I SALE	1ST TO 16TH
TOTAL		
TOTAL		

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ANNEXURE D

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



Building Permission Cell, Greater Mumbai
(A designated Planning Authority for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 dt.23 May 2018.)
COMMENCEMENT CERTIFICATE FOR PLINTH ZERO

No.EE/BP/CELL/GM/MHADA
Dated. 04 JAN 2020



To
CA to Bldg. no.159-Pant Nagar Navjeevan CHS, Bldg. no.160-Pant Nagar Ganeshdham CHSL, Bldg. no.161-Pant Nagar Swagat CHSL, Bldg. no.162-Pant Nagar Sarvmangalam CHSL, Bldg. no.163-Pant Nagar Sanskar CHSL, Bldg. no.164-Pant Nagar Devashish CHSL, Bldg. no.165-Pant Nagar Saiprastha CHSL, Bldg. no.166-Pant Nagar Saisadan CHSL, Bldg. no.167-Pant Nagar Sukhsagar CHSL, Bldg. no.168-Pant Nagar Bhagyodaya CHSL Bldg. no.169-Pant Nagar Fulrani CHSL, Bldg. no.170-Pant Nagar Gauriputra CHSL, Bldg. no.171-Pant Nagar Saidham CHSL & Bldg. no.172-Pant Nagar NeelkanthDarshan now known as GHATKOPAR AVENUE CHS Association (Proposed), M/s. MAN REALTORS AND HOLDINGS Pvt. Ltd.

Sub:-Proposed C.C for Zero FSI as per Zero F.S.I IOA dated 18/12/2019 for Residential Re-development of existing residential Bldg. no.159-Pant Nagar Navjeevan CHS, Bldg. no.160-Pant Nagar Ganeshdham CHSL, Bldg. no.161-Pant Nagar Swagat CHSL, Bldg. no.162-Pant Nagar Sarvmangalam CHSL, Bldg. no.163-Pant Nagar Sanskar CHSL, Bldg. no.164-Pant Nagar Devashish CHSL, Bldg. no.165-Pant Nagar Saiprastha CHSL, Bldg. no.166-Pant Nagar Saisadan CHSL, Bldg. no.167-Pant Nagar Sukhsagar CHSL, Bldg. no.168-Pant Nagar Bhagyodaya CHSL Bldg. no.169-Pant Nagar Fulrani CHSL, Bldg. no.170-Pant Nagar Gauriputra CHSL, Bldg. no.171-Pant Nagar Saidham CHSL & Bldg. no.172-Pant Nagar NeelkanthDarshan now known as GHATKOPAR

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AVENUE CHS Association (Proposed), on plot bearing survey no. 236-A and C.T.S. No. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075.

Architect: Shri. Sunil G. Ambre of M/s. Sunil Ambre & Associates dated 30/12/2019.
2. EE/BP/CELL/GM/MHADA-1/434/2019 Dt.18/12/2019.

Dear Applicant,

With reference to your application dated 30/12/2019 for development permission and grant of Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a "M/s. Man Realtors and Holdings Pvt.Ltd., CA to building no 159 Pant Nagar Navjeevan CHS, bldg. No.160 Pant Nagar Ganeshdham CHSL, bldg no 161 Pant Nagar Swagat CHSL, bldg no.162 Pant Nagar Sarvmangalam CHSL, bldg no.163 Pant Nagar Sanskar CHSL, bldg no.164 Pant Nagar Devashish CHSL, bldg no.165 Pant Nagar Saiprastha CHSL, bldg no.166 Pant Nagar Saisadan CHSL, bldg no.167 Pant Nagar Sukhsagar CHSL, bldg no. 168 Pant Nagar Bhagyodaya CHSL, bldg no.169 Pant Nagar Fulrani CHSL, bldg no. 170 Pant Nagar Gauriputra CHSL, bldg.no.171 Pant Nagar Saidham CHSL & bldg.no.172 Pant Nagar Neelkanth Darshan now known as GHATKOPAR AVENUE CHS Association (Proposed)", on plot bearing C.T.S. 194A/9/1(Pt), 194A/9/3 and 194A/9/4 of village Ghatkopar, at Pant Nagar, MHADA Layout situated at Pant Nagar, Ghatkopar (E) Mumbai - 400075. The Commencement Certificate/ Building Permit is granted subject to compliance of mentioned in IOA w/r no.EE /BP/CELL/GM/MHADA-1/434/2019 Dt.18/12/2019 and following conditions.

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

Handwritten signature or mark.

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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 reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not conform to the provision of coastal zone management plan.
5. If construction is not commenced this commencement certificate shall lapse every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the VP & CEO / MHADA 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 condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO / MHADA is contravened or not complied with.
 - c. The VP & CEO / MHADA is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



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VP & CEO/MHADA has appointed Shri. Dinesh Mahajan Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This plinth CC is valid upto Dt. 03 JAN 2021

Remarks:

Phase Wise C.C. as shown in attached plan upto Plinth in accordance with approved plans dt. 18.12.2019. (i.e. Phase-I and Phase-II)



--Sd--

(Dinesh Mahajan)
Executive Engineer B.P. Cell
Greater Mumbai/ MHADA.

Copy Submitted in favor of information please

1. Deputy Chief Engineer/BP Cell/MHADA
2. Architect: Shri. Sunil G. Ambre of M/s. Sunil Ambre & Associates
3. A.A. & C. 'N' Ward (MCGM)
4. A.E.W.W. 'N' Ward (MCGM)
5. Secretary/ Ghatkopar Avenue CHS. Association.

(Dinesh Mahajan)

Executive Engineer B.P. Cell
Greater Mumbai/ MHADA.

No. SE/ BP CELL/ GM/ MHADA 2/434/2020
Date: 28 OCT 2020,

Plinth CC i.e. upto Basement top slab for proposed building as per LOA approved at dt. 17/02/2020

4/4

(Signature)
28/10

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ANNEXURE E

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]



This registration is granted under section 5 of the Act to the following project under project registration number **P51800027588**

Project: **GHATKOPAR AVENUE AARADHYA ONE EARTH E PHASE** Bl Bearing / CTS / Survey / Final Plot No. **S NO 236 A PART AND CTS NO 194 A at Kurla, Kurla, Mumbai Suburban, 400075;**

- Man Realtors And Holdings Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400089.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **20/12/2020** and ending with **31/03/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:20-12-2020 16:43:38

Dated: 20/12/2020
Place: Mumbai

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

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ADVAYALEGAL
ADVOCATES

ANNEXURE F

TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 13th Floor, Inland Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that pieces or parcels of land adjoining approximately 864.87 sq. Mts. bearing Survey No. 236-A (Part), City Survey No. 194 and located at Plot No. 102 & Zone No. 485 of Part Nagar Part B Layout of MHADA and located at Plot No. 102 & Zone No. 485 of Part Nagar, Chembur (East), Mumbai - 400 075 in Maharashtra and District of Chembur, Mumbai Suburban Dist-ct ("the Land") registered in the building department No. 159 consisting of ground + three floors and 32 apartments (the said Building) hereinafter collectively referred to as the "said Building".



We have perused the photographs and other documents furnished to us, including in particular the following documents:

List of Documents

We have perused the following documents:

- Memorandum of Understanding dated 24th February, 2011 executed between Man Realtors and Holdings Private Limited, "Narjveeran Society" and the Developer Man Realtors and Holdings Private Limited.
- Indenture of Lease dated 2nd June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4681/2012 executed between Maharashtra Housing & Area Development Authority ("MHADA") and Narjveeran Society.
- Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012 executed between MHADA and Narjveeran Society.

MEMORANDUM OF UNDERSTANDING DATED 24th FEBRUARY 2011
BDR-14/4681/2012
BDR-14/4684/2012

Subsequent renewals of 30 years each on the terms and conditions mentioned therein.

- Further, by a Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012 executed between MHADA and Narjveeran Society, MHADA conveyed the ownership of the said Building 159 unto the Narjveeran Society. Accordingly, Narjveeran Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
- The said Building No. 159 was in a dilapidated condition and required urgent attention for redevelopment.
- Vide a Development Agreement dated 14th November, 2014 executed by Narjveeran Society and the Developer and registered with the Sub-Registrar of Assurances under Serial No. KRL-3/929/2014, Narjveeran granted to the Developer development rights in respect of the said Property.
- Narjveeran Society executed an Irrevocable General Power of Attorney registered with the Sub-Registrar of Assurances under the Serial No. KRL-3/929/2014. On 14th November, 2014 in favour of Mr. Manan F Shah and Mr. Suresh R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
- Vide Letter dated 17th November, 2014, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

- We have caused a title search of the Property in the records of the office of the Sub-Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (Thirty) years from the years 1989 to 2019; and (ii) at Chembur, Maharashtra for a period of 15 (Fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure "I".

- Development Agreement dated 14th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/929/2014 executed by Narjveeran Society and the Developer.
- Power of Attorney dated 14th November, 2014 executed by Narjveeran Society Limited in favour of Man Realtors and Holdings Private Limited registered with the Sub-Registrar of Assurances under Serial No. KRL-3/929/2014.
- Letter dated 17th November, 2014 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

IV. Analysis of the Documents:

A. Title and Other Documents

- The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
- The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
- MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
- The residents of the said Building i.e., Building No. 159, formed themselves into Part Nagar Narjveeran Co-operative Housing Society Limited ("Narjveeran Society").
- A Memorandum of Understanding was executed on 24th February, 2011 between Narjveeran Society and the Developer whereunder the Narjveeran Society agreed to hand over the project of redevelopment to the Developer. This document contains a number of blanks and hence we are unable to offer any further comments thereon.
- Vide Indenture of Lease dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4681/2012 executed between MHADA and Narjveeran Society, MHADA granted leasehold rights over the said Land to Narjveeran Society for a period of 30 years initially and 2

- The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

- No Public Notice has been issued in the local newspapers in respect of the Property.
- No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
- The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

After taking into account a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Narjveeran Society is entitled to leasehold rights over the said land and to the ownership rights of the Building standing thereon and the Developer viz., Man Realtors and Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 26th July, 2019

SIGNATURE

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TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Iveshal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 833.36 Sq. Meters bearing Survey No. 226-A (Part), City Survey No. 194 A/B/C of Village No. 102 B Zone No. 485 of Part Nagar Part B Layout of MHADA and located and having address at Part Nagar, Chhlopur (East), Mumbai - 400 075 in Registration sub District of Chembur, Mumbai Suburban District ("the Land") alongwith the building bearing no. 160 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

- Memorandum of Understanding dated 20th February, 2011 executed between Part Nagar Ganeshdham Co-operative Housing Society Limited ("Ganeshdham Society") and the Developer Man Realtors and Holdings Private Limited.
- Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between Maharashtra Housing & Area Development Authority ("MHADA") and Ganeshdham Society.

3. Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between MHADA and Ganeshdham Society.

4. Development Agreement dated 27th March, 2015 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/2520/2015 executed by Ganeshdham Society and the Developer Man Realtors and Holdings Private Limited.

5. Irrevocable General Power of Attorney dated 27th March, 2015 executed by Ganeshdham Society Limited in favour of the Developer Man Realtors and Holdings Private Limited registered with the Sub-Registrar of Assurances under Serial No. KRL-3/2521/2015.

6. Letter dated 12th May, 2015 issued by MHADA confirming the plot area and demarcation plan and confirming the plot area.

II. Analysis of the Documents:

A. Title and Other Documents

- The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1946 was the owner of and sufficiently titled and possessed of the Land.
- The abovementioned Maharashtra Housing Board constituted the said Building on the Land.
- MHADA came into force with effect from 01.04.1996, after which Maharashtra Housing Board stood dissolved and the obligations of the Maharashtra Housing Board were transferred to MHADA.
- The residents of the said Building i.e., Building No. 160, withdrew themselves into Part Nagar Ganeshdham Co-operative Housing Society Limited ("Ganeshdham Society").
- A Memorandum of Understanding was executed on 20th February, 2011 between Ganeshdham Society and the Developer whereunder the Ganeshdham Society agreed to hand over the project of redevelopment to the



Developer. This document contains a number of blanks and hence we are unable to offer any further comments thereon.

- Vide Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between MHADA and Ganeshdham Society, MHADA granted leasehold rights over the said Land to Ganeshdham Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
- Further, by a Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6458/2012 executed between MHADA and Ganeshdham Society, MHADA conveyed the ownership of the said Building 160 unto the Ganeshdham Society. Accordingly, Ganeshdham Society became seised, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
- The said Building No. 160 was in a dilapidated condition and required urgent attention for redevelopment.
- Thereafter vide Development Agreement dated 27th March, 2015, duly registered with the office Sub-Registrar of Assurances under Serial No. KRL-3/2520/2015 said Ganeshdham Society granted development rights with respect to the said property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
- Ganeshdham Society executed an Irrevocable General Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-3/2521/2015 on 27th March, 2015 in favour of Mr. Manan P. Shah and Mr. Sanket R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
- Vide Letter dated 12th May, 2015, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

- We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (Thirty) years from the years 1989 to 2019; and (ii) at Chembur, Maharashtra and vicinity for a period of 15 (Fifteen) years from the years 2002 to 2019 and have found no adverse remarks

therein. A copy of the report in respect of the said search is attached as Annexure "1".

- The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

- No Public Notices has been issued in the local newspapers in respect of the Property.
- No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
- The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima facie on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Ganeshdham Society is entitled to leasehold rights over the said Land and to the ownership rights of the Building standing thereon and the developer viz., Man Realtors and Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

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ADVAYALEGAL
ADVOCATES

TITLE SEARCH REPORT

At the request of our client, Men Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated the title in respect of all that piece or piece of land admeasuring approximately 840.21 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 194 (W), Mumbai 400089 (hereinafter referred to as the "Land") along with the building bearing no. 161 consisting of 32 townments ("the said Building") (hereinafter collectively referred to as the "said Property").



We have perused the photostats of various documents furnished to us, including in particular the following documents:

We have perused original copies of the following documents:

1. Deed of Lease dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1273/2010 executed between Maharashtra Housing Board (MHADA) and Part Nagar Swagat Co-operative Housing Society Limited. ("Swagat Society")
2. Deed of Sale dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1274/2010 executed between MHADA and Swagat Society.
3. Development Agreement dated 10th April, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/7285/2010 executed between Swagat

ADVAYAL, 1, Laxmi Avas, 2nd Road, Sankar Plaza, Mumbai 400 068, India. T + 91 22 4232 7100.
ADVAYAL, 108, Vihar Marg, Sankar Lal C.M.S. Road, Sankar 1720011, + 91 124 418800

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building i.e., Building No. 161, formed themselves into Part Nagar Swagat Co-operative Housing Society Limited ("Swagat Society").
5. Vide Indenture of Lease dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1273/2010 executed between MHADA and Swagat Society, MHADA granted leasehold rights over the said Land to Swagat Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
6. Further, by a Deed of Sale dated 30th January, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/1274/2010 executed between MHADA and Swagat Society, MHADA conveyed the ownership of the said Building 161 unto the Swagat Society. Accordingly, Swagat Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
7. The said Building No. 161 was in a dilapidated condition and required urgent attention for redevelopment.

Society and one M/s Preet Gruh Nirman Private Limited as the Developers therein ("Preet Gruh Nirman")

4. Power of Attorney dated 25th June, 2010 executed by Swagat Society in favour of Preet Gruh Nirman, registered with the Sub-Registrar, Kurla, under Serial No. BDR-3/7286/2010
5. Deed of Assignment dated 20th November, 2015 registered with the Sub-Registrar of Assurances under Serial No. KRL-1/10680/2015 executed between Preet Gruh Nirman as the Assignor, Arch Habitat LLP as the Assignee/Developer and Swagat Society as the Confirming Party.
6. Power of Attorney dated 20th November, 2015 executed by Swagat Society in favour of Arch Habitats LLP ("Arch Habitat"), registered with the Sub-Registrar, Kurla, under Serial No. KRL-1/10681/2015.
7. Deed of Revocation of Power of Attorney dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10652/2016 executed between Swagat Society and Arch Habitat.
8. Deed of Assignment cum grant of Development Rights dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10652/2016, executed between Arch Habitats LLP, Swagat Society and the Developer.
9. Irrevocable General Power of Attorney dated 17th October, 2016 executed by Swagat Society in favour of the Developer and registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10653/2016.
10. Letter dated 13th December, 2010 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

8. The said Swagat Society vide Development Agreement dated 10th April, 2010 duly registered with the office of the Sub Registrar of Assurances under Serial No. BDR-3/7285/2010 granted development rights with respect to the said Property, in favour of one M/s Preet Gruh Nirman Private Limited ("Preet Gruh Nirman")
9. Swagat Society also executed a Power of Attorney in favour of Preet Gruh Nirman dated 25th June, 2010 and registered with the Sub Registrar of Assurances under the Serial No. BDR-3/7286/2010 to carry out all activities required for redevelopment of the said Property.
10. Thereafter vide Deed of Assignment dated 20th November, 2015 executed between Preet Gruh Nirman as the Assignor, Arch Habitat as the Assignee/Developer and Swagat Society as the Confirming Party, registered with the Sub-Registrar of Assurances under Serial No. KRL-1/10680/2015, the Assignor assigned, granted, transferred and conveyed the development rights in respect of the said Property to the Assignee for a consideration and on the terms and conditions set out therein.
11. Swagat Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-1/10681/2015 on 20th November, 2015 in favour of Mr. Brijesh Kumar Soni and Mr. Ramesh A. Patil, Partners of the Arch Habitat to do all acts required for redevelopment of the Property.
12. By way of Deed of Revocation of Power of Attorney dated 17th October, 2016 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/10654/2016, Swagat Society revoked the Power of Attorney dated 20th November, 2015.
13. Thereafter vide Deed of Assignment cum Grant of Development Rights dated 17th October, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/10652/2016 executed between Arch Habitat, Swagat Society and the Developer, Arch Habitat assigned, granted, transferred and conveyed the development rights in respect of the Property to the Developer for a consideration and on the terms and conditions set out therein.



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14. Swapat Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-5/10653/2016, on 17th October, 2016 in favour of Mr. Manan P Shah and Mr. Suleetu Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
15. Vide Letter dated 13th December, 2019, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Nahur and Vikhroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure "1".
2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Swapat Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer Viz. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE



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TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 828.00 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Part Nagar Part Layout, lying being and situated at Part Nagar, Ghokopar (East) in Registration sub District of Kurla, Mumbai Suburban District ("the Land") alongwith the building bearing no. 162 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents:

I. List of documents:-

We have perused original copies of the following documents:

1. Indenture of lease dated 14th June, 2012, registered with Sub-Registrar of Assurances under Serial No. BDR-3/5964/2012, executed between Maharashtra Housing and Area Development Authority ("MHADA") and Part Nagar Sarva Mangalam Co-Operative Housing Society Limited. ("Sarva Mangalam Society")
2. Deed of Sale dated 14th June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BDR-3/5955/2012, executed between MHADA and Sarva Mangalam Society.

3. Agreement for Development dated 29th March, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-5/3663/2016, executed between Sarva Mangalam Society Limited and M/s. Man Realtors and Holdings Private Limited.

4. Irrevocable General Power of Attorney dated 18th April, 2016, executed by Part Nagar Sarva Mangalam Co-Operative Housing Society Limited in favour of M/s. Man Realtors and Holdings Private Limited, registered with Sub-Registrar of Assurances under Serial No. KRL-5/3664/2016.

5. Letter dated 22nd June, 2016 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building i.e., Building No. 162, formed themselves into Part Nagar Sarva Mangalam Co-Operative Housing Society Limited. ("Sarva Mangalam Society")
5. Vide Indenture of Lease dated 14th June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/5964/2012 executed between MHADA and Sarva Mangalam Society, MHADA granted leasehold rights over the said



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Land in Sanakar Society for a period of 30 years initially, and 2 subsequent renewals of 30 years each on the terms and conditions mentioned therein.

6. Further, by a Deed of Sale dated 14th June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012 executed between MHADA and Sanva Mangalam Society, MHADA conveyed the ownership of the said Building 163 into the Sanva Mangalam Society. Accordingly, Sanva Mangalam Society became seized, possessed of and sufficiently entitled to the ownership rights over the Land and ownership rights over the said Building.

7. The said Building 163 was in a dilapidated condition and required urgent repairs for habitation.

8. Pursuant to the Development Agreement dated 25th March, 2016, duly registered with the Sub-Registrar of Assurances under Serial No. KR-5/7863/2016 Sanva Mangalam Society granted development rights of the said Property, in favour of the Developer, M/s. Man Realtors And Holdings Pvt. Ltd. and on the terms and conditions set forth therein.

9. Sanva Mangalam Society executed Irrevocable Power of Attorney registered with the Sub-Registrar of Assurances under the Serial No. KR-1/27664/2016 dated 17th November, 2014 in favour of Mr. Manoj P. Shah and Mr. Sunjay R. Shah, Directors of the Developer, M/s. Man Realtors And Holdings Pvt. Ltd. for redevelopment of the said Property.

10. On 24th July, 2019, MHADA confirmed the plot area and the boundaries of the said Property.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub-Registrar of Assurances at (i) MHADA, Bandra and Old Colaba Western Post, Mumbai for period of 30 (Thirty) years from the years 1939 to 2019; and (ii) Chamber, Nisar and V/Arch for a period of 15 (Fifteen) years from the year 2002 to 2019 and have found no adverse remark therein. A copy of the report in respect of the said search is attached at Annexure 'A'.



2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notice has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sanva Mangalam Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer viz. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

ADVAYALEGAL ADVOCATES

TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Gravel Commercial Complex, Above Shoppers Stop, G.M. Road, Chamber (N), Mumbai 400088 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 883.27 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 294 A/5/3 of Village No. 302 & Zone No. 485 of Part Nagar Part B Layout of MHADA and located and having address at Part Nagar, Ghatkopar (East), Mumbai - 400 075 in Registration sub District of Chamber, Mumbai Suburban District ("the Land"), alongwith the building bearing no. 163 consisting of ground + three floor and 33 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

1. Memorandum of Understanding dated 2nd December 2010, executed between Part Nagar Sanakar Co-Operative Housing Society Limited ("Sanakar Society") and the Developer M/s. Man Realtors and Holdings Private Limited.
2. Deed of Sale dated 14th June, 2012, registered with Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012, executed between Maharashtra Housing and Area Development Authority ("MHADA") and Sanakar Society.

3. Deed of Sale dated 2nd June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4684/2012, executed between MHADA and Sanakar Society.
4. Development Agreement dated 17th November, 2004, registered with Sub-Registrar of Assurances under Serial No. KR-3/9380/2014, executed between Sanakar Society and the Developer.
5. Irrevocable General Power of Attorney dated 17th November, 2014, executed by Sanakar Society in favour of the Developer M/s. Man Realtors and Holdings Private Limited, registered with Sub-Registrar of Assurances under Serial No. KR-1/27664/2016.
6. Letter dated 17th November, 2014 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building i.e., Building No. 163, formed themselves into Part Nagar Sanakar Co-operative Housing Society Limited ("Sanakar Society").
5. A Memorandum of Understanding was executed on 2nd December, 2010 between Sanakar Society and the Developer whereunder the Sanakar Society agreed to hand over the project of redevelopment to the Developer.

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6. Vide Indenture of Lease dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BOR-14/4685/2012 executed between MHADA and Sanskar Society; MHADA granted leasehold rights over the said Land to Sanskar Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
7. Further, by a Deed of Sale dated 2nd June, 2012, registered with the Sub-Registrar of Assurances under Serial No. BOR-14/4686/2012 executed between MHADA and Sanskar Society, MHADA conveyed the ownership of the said Building 163 into the Sanskar Society. Accordingly, Sanskar Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
8. The said Building No. 163 was in a dilapidated condition and required urgent attention for redevelopment.
9. Thereafter vide Development Agreement dated 17th November, 2014, duly registered with the office Sub-Registrar of Assurances under Serial No. KRL-3/9380/2014 Sanskar Society granted development rights with respect to the Property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
10. Sanskar Society executed an Irrevocable General Power of Attorney registered with the Sub-Registrar of Assurances under the Serial No. KRL-3/9381/2014 on 17th November, 2014 in favour of Mr. Manan P. Shah and Mr. Sudeep R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
11. Vide Letter dated 17th November 2014, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub-Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Maharashtra and Vikhroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks

therein. A copy of the report in respect of the said search is attached as Annexure "1".

2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the said Property is a subject matter of any litigation. No independent investigation was carried out by us to confirm the same.

V. Conclusion

From facts on a physical inspection of the photocopies of the documents mentioned in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sanskar Society is entitled to leasehold rights over the said Land and the ownership rights of the Building stand with the Developer, viz. Man Realtors and Holdings Pvt. Ltd. has a valid development rights over the said Property.

DATE: 24th July, 2019

SIGNATURE



TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Kruahal Commercial Complex, Above Shoppers Stop, G.H. Road, Chembur (W), Mumbai 400088 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land admeasuring approximately 824.08 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Part Nagar Part Layout, lying being and situated at Part Nagar, Ghalekar (East) in Registration sub District of Kurla, Mumbai Suburban District ("the Land") along with the building bearing no. 164 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

1. Indenture of lease dated 7th October, 2010, registered with Sub-Registrar of Assurances under Serial No. BOR-13/9294/2010, executed between Maharashtra Housing and Area Development Authority ("MHADA") and Part Nagar Devashish Co-Operative Housing Society Limited ("Devashish Society").
2. Deed of Sale dated 7th October, 2010, registered with the Sub-Registrar of Assurances under Serial No. BOR-13/9297/2010, executed between MHADA and Devashish Society.
3. Development Agreement (Original not available) dated 4th November, 2010, registered with Sub-Registrar of Assurances under Serial No. BOR-13/9966/2010, executed between Devashish Society and M/s. Kavya Construction Company ("Kavya").

4. Power of Attorney dated 4th November, 2010, executed by Devashish Society, through its Secretary Treasurer, in favour of partners of Kavya, registered with Sub-Registrar of Assurances, under Serial No. BOR-13/9967/2010.
5. Deed of Assignment cum Grant of Development Rights dated 15th December, 2014, registered with Sub-Registrar of Assurances under Serial No. KRL-3/10199/2014, executed between Kavya, Devashish Society and the Developer.
6. Deed of revocation of Power of Attorney dated 15th December, 2014, registered with Sub-Registrar of Assurances under Serial No. KRL-3/10198/2014, executed between Devashish Society and Kavya.
7. Irrevocable General Power of Attorney dated 15th December, 2014, executed by Devashish Society in favour of the Developer registered with Sub-Registrar of Assurances under Serial No. KRL-3/10200/2014.
8. Rectification of Lease Deed dated 30th June, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-5/6990/2016, executed between MHADA and Devashish Society.
9. Rectification of Sale Deed dated 30th June, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-5/6991/2016, executed between MHADA and Devashish Society.
10. Letter dated 9th May 2011 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.

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1. MHADA came into force with effect from 1st December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building LA., Building No. 164, formed themselves into Park Nagar Devashah Co-operative Housing Society Limited ("Devashah Society").
5. Vide Indenture of Lease dated 27th October, 2010, registered with Sub-Registrar of Assurances under Serial No. BDR-13/9296/2010 executed between MHADA and Developer Society, MHADA granted leasehold rights over the said Land to Devashah Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
6. Deed of Sale dated: 27th October, 2010, registered with the Sub-Registrar of Assurances under Serial No. BDR-13/9297/2010 executed between Devashah Society, MHADA conveyed the ownership of the said Building LA. to the Devashah Society. Accordingly, Devashah Society became the legal proprietor of and sufficiently entitled to the leasehold rights over the said Building LA. and the development rights over the said Building.
7. The said Building LA. was in a dilapidated condition and required urgent attention for renovation.
8. The said Devashah Society vide Development Agreement dated 4th November, 2010, registered with Sub-Registrar of Assurances under Serial No. BDR-13/9967/2010, granted the development rights with respect to the said Building LA. to the Developer.
9. Devashah Society executed a Power of Attorney in favour of Kavya 4th November, 2010, executed by Devashah Society, through its Secretary and authorized, in favour of partners of Kavya, registered with Sub-Registrar of Assurances, under Serial No. EDR-13/9967/2010 to carry out all activities required for redevelopment of the said property.
10. Vide Letter dated 5th May, 2011 MHADA confirmed the plot area and the demarcation of the plot.



11. Thereafter vide Deed of Assignment cum Grant of Development Rights dated 15th December, 2014, registered with Sub-Registrar of Assurances under Serial No. KRL-3/10199/2014, executed between Kavya, Devashah Society and the Developer, Kavya assigned, granted, transferred and conveyed the development rights in respect of the property to the Developer for a consideration and on the terms and conditions set out therein.
 12. By way of Deed of Revocation of Power of Attorney dated 15th December, 2014, registered with Sub-Registrar of Assurances under Serial No. KRL-3/10198/2014, Devashah Society revoked the Power of Attorney dated 4th November, 2010, registered with the office of the Sub Registrar of Assurances under the Serial No. BDR-13/9967/2010.
 13. Devashah Society executed an irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-3/10200/2014, on 15th December, 2014 in favour of Mr. Manan P. Shah and Mr. Sakeer R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
 14. Vide Deed of Rectification of Lease Deed dated 30th June, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-6/9981/2016 executed between MHADA and Devashah Society, CTS No. of the Land was corrected so as read the correct CT Survey No. 194-A/9/3.
 15. Vide Deed of Rectification of Sale Deed dated 30th June, 2016, registered with Sub-Registrar of Assurances under Serial No. KRL-6/9981/2016 executed between MHADA and Devashah Society, CTS of the Land was corrected so as read the correct CT Survey No. 194-A/9/3.
- III. Title Investigation
1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Mahur and Vileparle for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report of the title search is attached as Annexure "1".
 2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any caused by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

From Facts, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Devashah Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer viz. Man Raasthans And Holdings Pvt. Ltd. is unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

ADVAYALEGAL
 ADVOCATES

TITLE SEARCH REPORT

At the request of our client, Man Raasthans And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 1st Floor, Krishna Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (N), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 820.50 Sq. Meters bearing Survey No. 296-A, City Survey No. 194 A/3 of Village No. 102 & Zone No. 403 of Park Nagar Part Layout, lying being and situated at Park Nagar, Chhatrapati (East) in Registration sub District of Karla, Mumbai Suburban District ("the Land") along with the building bearing no. 165 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents:

I. List of Documents

We have perused original copies of the following documents:

1. Development Agreement dated 27th December, 2010 registered with the Sub-Registrar of Assurances under Serial No. BDR-13/5181/2011 executed between Park Nagar Sai Prastha Co-operative Housing Society Limited ("Sai Prastha Society") and M/s. Sruastik Realty Private Limited ("Sruastik")
2. Power of Attorney dated 1st April, 2011, executed by Sai Prastha Society, in favor of Sruastik registered with Sub - Registrar of Assurances under serial no. BDR-13/5182/2011.
3. Indenture of Lease dated 31st May, 2011 registered with the Sub-Registrar of Assurances under Serial No. BDR-13/603/2011, executed between

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Maharashtra Housing & Area Development Authority ("MHADA") and Sai Prastha Society.

- Deed of Sale dated 31st May, 2011 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/6076/2011, executed between MHADA and Sai Prastha Society.
- Deed of Assignment cum grant of Development Rights dated 30th December, 2015, registered with the Sub-Registrar of Assurances under Serial No. KRL-5/9138/2015, executed between Swastik, Sai Prastha Society and the developer.
- Irrevocable General Power of Attorney dated 30th December, 2015 executed by Sai Prastha Society in favour of the developer, registered with the Sub-Registrar of Assurances under Serial No. KRL-5/9139/2015.
- Deed of Revocation of Power of Attorney dated 30th December, 2015 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/9140/2015.
- Letter dated 11th April, 2016 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.
- Rectification of Lease Deed dated 6th April, 2017 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/4093/2017 executed between MHADA and Sai Prastha Society.
- Rectification of Sale Deed dated 6th April, 2017 registered with the Sub-Registrar of Assurances under Serial No. KRL54095/2017 executed between MHADA and Sai Prastha Society.

II. Analysis of the Documents

- Title and Other Documents**
 - The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
 - The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
 - MHADA came into force with effect from 1st December, 2011, which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board were transferred to MHADA.
 - The residents of the said Building i.e. Sai Prastha Society (hereinafter referred to as "Sai Prastha Society")
 - The said Building No. 165 was in a regulated condition and required prompt attention for redevelopment.
 - The said Sai-Prastha Society vide Development Agreement dated 30th December, 2010 duly registered with the office of the Sub-Registrar of Assurances under Serial No. BDR-13/5182/2011 granted development rights of the said Property to one Swastik.
 - Sai-Prastha Society also executed a Power of Attorney dated 30th December, 2015 registered with the Sub-Registrar of Assurances under serial no. BDR-13/5182/2011 to carry out the redevelopment of the said property.
 - Vide Indenture of Lease dated 31st May, 2011 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/6075/2011 executed between MHADA and Sai-Prastha Society, MHADA granted leasehold rights over the said Land to Sai-Prastha Society for a period of 30 years initially and 2 subsequent renewals of 30 years each on the terms and conditions mentioned therein on the terms and conditions mentioned therein.
 - Further, by a Deed of Sale dated 31st May, 2011 registered with the Sub-Registrar of Assurances under Serial No. BDR-3/6076/2011 executed between



MHADA and Sai-Prastha Society, MHADA conveyed the ownership of the said Building 165 unto the Sai-Prastha Society. Accordingly, Sai-Prastha Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.

- By way of Deed of Revocation of Power of Attorney dated 30th December, 2015 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/9140/2015, Sai-Prastha Society revoked the Power of Attorney dated 1st April, 2011 registered with the office of the Sub Registrar of Assurances under the Serial No. BDR-13/5182/2011.
- Thereafter vide Deed of Assignment cum Grant of Development Rights dated 30th December, 2015, registered with the Sub-Registrar of Assurances under Serial No. KRL-5/9138/2015, executed between Swastik, Sai-Prastha Society and the Developer, Swastik assigned, granted, transferred and conveyed the development rights in respect of the Property to the Developer for a consideration and on the terms and conditions set out therein.
- Sai-Prastha Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-5/9139/2015, on 30th December, 2015 in favour of Mr. Manan P Shah and Mr. Suketu R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
- Vide Letter dated 11th April, 2016, MHADA confirmed the plot area and the demarcation of the plot as per the conveyance deed.
- Vide Deed of Rectification of Lease Deed dated 6th April, 2017 registered with the Sub Registrar of Assurances under Serial No. KRL-5/4093/2017 executed between MHADA and Sai-Prastha Society, CTS No. of the Land was corrected so as read the correct CT Survey No. 194-A/3/3.
- Vide Deed of Sale Deed dated 6th April 2017 registered with the Sub Registrar of Assurances under Serial No. KRL-5/4095/2017 executed between MHADA and Sai-Prastha Society, CTS of the Land was corrected so as read the correct CT Survey No. 194-A/3/3.

III. Title Investigation

- We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) Jax Chamber, Nisar and Vibro for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure "1".
- The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

- No Public Notices has been issued in the local newspapers in respect of the Property.
- No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
- The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sai-Prastha Society is entitled to leasehold rights over the said Land and the ownership rights of the building standing thereon and the Developer viz. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE : 24th July, 2019

SIGNATURE

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ADVAYALEGAL
ADVOCATES

TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushi Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 828.00 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 236-B (Part) and Nager, Ghatkopar (East) in Registration sub District of Kuria, District of Chhambur (The Land) alongwith the building bearing no. 166 consisting of ground three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photostatic copies of various documents furnished to us, including in particular the following documents:

- We have perused original copies of the following documents:
1. Memorandum of Association dated 24th October, 2011, registered with Sub-Registrar of Assurances under Serial No. BOR-7/8101/2011, executed between Maharashtra Housing and Area Development Authority ("MHADA") and Part Sada Sada Co-Operative Housing Society Limited, "Sa Sadaan".
 2. Deed of Sale dated 24th October, 2011, registered with the Sub-Registrar of Assurances under Serial No. BOR-7/8107/2011, executed between MHADA and Sai Sada Society.
 3. Agreement for Development dated 14th November, 2014, registered with Sub-Registrar of Assurances under Serial No. KR-3/9288/2014, executed between Sai Sada Society and the Developer.



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7. The said Building No. 166 was in a dilapidated condition and required urgent attention for redevelopment.
8. Thereafter vide Development Agreement dated 14th November, 2014, registered with Sub-Registrar of Assurances under Serial No. KR-3/9288/2014 said Sai Sada Society granting development rights with respect to the said Property, in favour of the Developer for a co-ownership and on the terms and conditions set out therein.
9. Sai Sada Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KR-3/9288/2014 on 14th November, 2014 in favour of Mr. Manan P Shah and Mr. Suketu R.Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
10. Vide Letter dated 17th November, 2017, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Nahrur and Vikhroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure "1".
2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

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4. Irrevocable General Power of Attorney dated 14th November, 2014, executed by Sai Sada Society in favour of M/s. Man Realtors and Holdings Private Limited, registered with Sub-Registrar of Assurances under Serial No. KR-3/9288/2014.
5. Letter dated 17th November 2017 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

- A. Title and Other Documents**
1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
 2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
 3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
 4. The residents of the said Building i.e., Building No. 166, formed themselves into Sai Sada Society.
 5. Vide [deed] of Lease dated 24th October, 2011, registered with Sub-Registrar of Assurances under Serial No. BOR-7/8101/2011 executed between MHADA and Sai Sada Society, MHADA granted leasehold rights over the said Land to Sai Sada Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
 6. Further, by a Deed of Sale dated 24th October, 2011, registered with the Sub-Registrar of Assurances under Serial No. BOR-7/8107/2011 executed between MHADA and Sai Sada Society, MHADA conveyed the ownership of the said Building 166 unto the Sai Sada Society. Accordingly, Sai Sada Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.

V. Conclusion

Prave Pach, on a physical inspection of the photostatic copies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sai Sada Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer i.e., Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

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TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Kunal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 825.19 Sq. Meters bearing Survey No. 225-A Part I, City Survey No. 194 A/9/3 of Village No. 102 & Zone No. 485 of Pant Nagar Part Layout, lying being and situated at Pant Nagar, Ghatkoper (East) in Registration sub District of Kurla, Mumbai Suburban District ("the Land") alongwith the building bearing no. 167 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

1. Memorandum of Understanding dated 23rd December, 2010 executed between Pant Nagar Sukh Sagar Co-operative Housing Society Limited ("Sukh Sagar Society") and Man Realtors and Holdings Private Limited.
2. Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6456/2012 executed between Maharashtra Housing & Area Development Authority ("MHADA") and Sukh Sagar Society.
3. Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6457/2012 executed between MHADA and Sukh Sagar Society.
4. Development Agreement dated 15th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL 3/9314/2014, executed by Sukh Sagar Society and the Developer.

6. Further, by a Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6457/2012 executed between MHADA and Sukh Sagar Society, MHADA conveyed the ownership of the said Building 167 into the Sukh Sagar Society. Accordingly, Sukh Sagar Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
9. Thereafter vide Development Agreement dated 15th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL 3/9314/2014 said Sukh Sagar Society granting development rights with respect to the said property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
10. Sukh Sagar Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL3/9315/2014 on 15th November, 2014 in favour of Mr. Manan P Shah and Mr. Suresh R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
11. Vide Letter dated 17th November, 2017, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Nahur and Vidroli for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure '1'.
2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.

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5. Power of Attorney dated 15th November, 2014 executed by Sukh Sagar Society in favour of the developer registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9315/2014.
6. Letter dated 17th November 2017 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Maharashtra Housing Board Act, 1948 was the owner of the said Land and was possessed of the Land.
2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
3. MHADA came into force with effect from 5th December, 1974 as a result of which Maharashtra Housing Board ceased to exist and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building No. 167, formed the Sukh Sagar Co-operative Housing Society Limited ("Sukh Sagar Society").
5. The said Building No. 167 was in a dilapidated condition and required attention for redevelopment.
6. Memorandum of Understanding dated 23rd December, 2010 was executed between Sukh Sagar Society and the developer for the re-development of the Property, to complete the process of obtaining the final Registration Certificate from the Deputy Registrar of Co-operative Societies, and to obtain conveyance in favour of Society.
7. Vide Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/6456/2012 executed between MHADA and Sukh Sagar Society, MHADA granted leasehold rights over the said Land to Gauriputra Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.



2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sukh Sagar Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer Mr. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

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the ownership rights of the building standing thereon and the Developer Viz. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE : 24th July, 2019

SIGNATURE

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ADVOCATES

TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krishna Commercial Complex, Above Shoppers Stop, G.D. Road, Chembur (W), Mumbai-400099 (hereinafter referred to as "Client") we have investigated their title in respect of all that piece of land measuring approximately 832.47 Sq. Meters (Including RTI bearing Survey No. 286-4 (Part), City Survey No. 194 A/9/4 of Village No. 194 A/9/4 of the said Part Nagar Part Layout, lying being and situated at Part of the (The Land) along the sub District of Kurla, Mumbai Suburban District of (The Land) along the bearing no. 169 consisting of ground + three floors (The Building) (hereinafter collectively referred to as the "Said Property")

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

- We have perused original copies of the following documents:
- Memorandum of Understanding dated 17th November, 2014 entered between Part Nagar Fulrani Co-operative Housing Society Limited (Fulrani Society) and the developer.
 - Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BOR-14/6460/2012, executed between Maharashtra Housing & Area Development Authority ("MHADA") and Fulrani Society.
 - Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BOR-14/6461/2012, executed between MHADA and Fulrani Society.
 - Development Agreement dated 17th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9378/2014 executed between Fulrani Society and the developer.



MHADA: 1, Lower A-1, 2nd Road, Scheme (D) of Mumbai 400 260, India T: + 91 22 9123 7800
BANDRA: 6, MG Road, Bandra, Mumbai 400 050, India T: + 91 22 4416990

- Irrevocable General Power of Attorney dated 17th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9378/2014, executed by Fulrani Society in favour of the Developer.
- Letter dated 17th November 2014 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.

II. Analysis of the Documents:

A. Title and Other Documents:

- The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
- The abovementioned Maharashtra Housing Board constructed the said Building on the Land.
- MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
- The residents of the said Building i.e., Building No. 169, formed themselves into Part Nagar Fulrani Co-Operative Housing Society Limited ("Fulrani Society").
- The said Building No. 169 was in a dilapidated condition and required urgent attention for redevelopment.
- Memorandum of Understanding dated 6th February, 2011 was executed between Fulrani Society ("Fulrani Society") and the Developer for the redevelopment of the said building, to complete the process of obtaining the Final Registration Certificate from the Deputy Registrar of Co-operative Societies, and to obtain conveyance in favour of Society.

- Vide Indenture of Lease dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BOR-14/6460/2012 executed between MHADA and Fulrani Society, MHADA granted leasehold rights over the said Land to Fulrani Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
- Further, by a Deed of Sale dated 26th July, 2012 registered with the Sub-Registrar of Assurances under Serial No. BOR-14/6461/2012 executed between MHADA and Fulrani Society, MHADA conveyed the ownership of the said Building 169 into the Fulrani Society. Accordingly, Fulrani Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
- Thereafter vide Development Agreement dated 17th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9378/2014 said Fulrani Society granting development rights with respect to the said property, in favour of the Developer for a consideration and on the terms and conditions set out therein.
- Fulrani Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-3/9378/2014 on 17th November, 2014 in favour of Mr. Manan P Shah and Mr. Saketna R. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
- Vide Letter dated 17th November 2014, MHADA confirmed the plot area and the demarcation of the plot.

III. Title Investigation

- We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Customs House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Mahur and Vilepari for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure "I".

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TITLE SEARCH REPORT

At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.P. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that place or parcel of land addressing approximately 827.72 Sq. Meters (Including its BE Area) bearing Survey No. 236-A (Part), City Survey No. 194 A/3/4 of Village No. 102 of Part Nagar Part 3 Layout, lying being and situated at Part Nagar, Ghatkopar (East) in Registration sub District of Kuria, Mumbai Suburban District ("the Land") alongwith the building bearing no. 170 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

- We have perused original copies of the following documents:
1. Indenture of Lease dated 26th August, 2010 registered with the Sub-Registrar of Assurances under Serial No. BOR-3/9833/2010 executed between Maharashtra Housing & Development Authority ("MHADA") and Part Nagar Gauriputra Co-operative Housing Society Limited. ("Gauriputra Society")
 2. Deed of Sale dated 26th August, 2010 registered with the Sub-Registrar of Assurances under Serial No. BOR-3/9834/2010 executed between MHADA and Gauriputra Society.
 3. Development Agreement dated 7th September, 2010 registered with the Sub-Registrar of Assurances under Serial No. BOR-3/10340/2010 executed between Gauriputra Society and P/Ls. Swastik Realty Private Limited.



2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Property. The same was also published in the local newspapers in respect of the Property. The search was also conducted on the web portal of Ministry of Corporate Affairs in respect of charges created by Developer over the said Property. The representatives of the Developer have confirmed that the Property is not subject matter of any litigation. No independent search was conducted by us in respect of the Property.

Conclusion
 On the basis of perusal of the photocopies of the documents listed above and subject to the Observations set out in the preceding paragraphs of the opinion that the ownership of the said Land and the ownership rights of the building standing thereon and the development rights to the said Property, has unencumbered development rights to the said Property.

DATE: 24th July, 2019

SIGNATURE

4. Irrevocable Power of Attorney dated 9th September 2010 executed by Gauriputra Society in favour of M/Ls. Swastik Realty Private Limited ("Swastik"), registered with the Sub-Registrar of Assurances under Serial No. BOR-3/10341/2010.
 5. Deed of Assignment cum grant of development rights dated 3rd August, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/8105/2016 executed between Swastik, Gauriputra Society and the Developer Man Realtors & Holdings Private Limited.
 6. Deed of Revocation of Power Of Attorney registered with the Sub-Registrar of Assurances dated 3rd August, 2016 under Serial No. KRL-5/8106/2016 executed between Gauriputra Society and Swastik.
 7. Irrevocable General Power of Attorney dated 3rd August, 2016 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/8107/2016 executed by Gauriputra Society in favour of the Developer.
 8. Rectification of Lease Deed dated 21st November, 2017 registered with the Sub-Registrar of Assurances under Serial No. KRL-5/13968/2017 executed between MHADA and Gauriputra Society.
 9. Rectification of Sale Deed dated 21st November, 2017 registered with Sub-Registrar of Assurances under Serial No. KRL-5/13969/2017 executed between MHADA and Gauriputra Society.
 10. Letter dated 22nd June 2017 issued by MHADA enclosing the revised demarcation plan and confirming the plot area as per the conveyance deed.
- II. Analysis of the Documents:**
- A. Title and Other Documents**
1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the Land.
 2. The abovementioned Maharashtra Housing Board constructed the said Building on the Land.

3. MHADA came into force with effect from 5th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The residents of the said Building i.e., Building No. 170, formed themselves into Part Nagar Gauriputra Co-operative Housing Society Limited ("Gauriputra Society").
5. Vide Indenture of Lease dated 26th August, 2010 registered with the Sub-Registrar of Assurances under Serial No. BOR-3/9833/2010 executed between MHADA and Gauriputra Society, MHADA granted leasehold rights over the said Land to Gauriputra Society for a period of 30 years initially and 2 subsequent renewals of 30 years twice on the terms and conditions mentioned therein.
6. Further, by a Deed of Sale dated 26th August, 2010 registered with the Sub-Registrar of Assurances under Serial No. BOR-3/9834/2010 executed between MHADA and Gauriputra Society, MHADA conveyed the ownership of the said Building 170 unto the Gauriputra Society. Accordingly, Gauriputra Society became seized, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.
7. The said Building No. 170 was in a dilapidated condition and required urgent attention for redevelopment.
8. The said Gauriputra Society vide development agreement dated 7th September, 2010 duly registered with the office of the Sub Registrar of Assurances under Serial No. BOR-3/10340/2010 granting development rights with respect to the said property, in favour of one Swastik Realty Private Limited (Swastik).
9. Gauriputra Society also executed a Power Of Attorney in favour of Swastik dated 9th September, 2010 and registered with the Sub Registrar of Assurances under the Serial No. BOR-3/10341/2010 to carry out all activities required for redevelopment of the said property.
10. Thereafter vide Deed of Assignment cum grant of Development Rights dated 3rd August, 2016 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/8105/2016 executed between Swastik, Gauriputra Society and the Developer, Swastik assigned, granted, transferred and conveyed the

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- development rights in respect of the property to the Developer for a consideration and on the terms and conditions set out therein.
11. By way of Deed of Revocation of Power of Attorney dated 3rd August, 2016 registered with the Sub Registrar of Assurances under the Serial No. KRL-5/8105/2016, Gauriputra Society revoked the Power of Attorney dated 9th September, 2010 registered with the office of the Sub Registrar of Assurances under the Serial No. BDR-3/10341/2010.
 12. Gauriputra Society executed an Irrevocable Power of Attorney registered with the Sub Registrar of Assurances under the Serial No. KRL-5/8107/2016. On 3rd August, 2016 in favour of Mr. Manoj P. Shah and Mr. Sukant K. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.
 13. Misc Letter dated 22nd June, 2017, MHADA confirmed the plot area and the demarcation of the plot.
 14. Vice Deed of Rectification of Lease Deed dated 21st November, 2017 registered with the Sub Registrar of Assurances under Serial No. KRL-5/13968/2017 executed between MHADA and Gauriputra Society, CTS No. of the Land was corrected so as read the correct CT Survey No. 194-A/9/A.
 15. Vice Deed of Rectification Sale Deed dated 21st November, 2017 registered with the Sub Registrar of Assurances under Serial No. KRL-5/13968/2017 executed between MHADA and Gauriputra Society, CTS of the Land was corrected so as read the correct CT Survey No. 194-A/9/A.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) Chembur, Nahr and Viharol for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks thereon. A copy of the report in respect of the said search is attached as Annexure "1".
2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken at the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima facie, on a physical inspection of the photostatic copies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Gauriputra Society is entitled to leasehold rights over the said Land and to the ownership rights of the Building standing thereon. The ownership of the said Building is vested in the Builders And Holdings Pvt. Ltd. has unencumbered and unobstructed rights in the Property.

DATE: 23 July, 2019

SIGNATURE



TITLE SEARCH REPORT

At the request of our client, Man Builders And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krutikal Commercial Complex, Above Shoppers Stop, G.H. Road, Chembur (W), Mumbai 400088 (hereinafter referred to as the "Developer"), we have investigated their title in respect of all that piece or parcel of land measuring approximately 851.375 Sq. Meters (including 86 bit Area of 98.016 Sq. Mtr.) bearing Survey No. 236-A (Part), City Survey No. 194A/9/A of Village No. 102 and Zone No. 405 of Part Nager Part B Layout, Vengalwad and situated at Part Nager, Chhatrapati (East) in Registration sub District of Kurla, Mumbai Suburban District alongwith the building bearing no. 171 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photostatic copies of various documents furnished to us, including in particular the following documents.

I. List of Documents

- We have perused copies of the following documents:
1. Instrument of Lease dated 27th July, 2005 registered with the Sub Registrar of Assurances under Serial No. BDR-7/5112/2005, executed between Maharashtra Housing and Development Board and Part Nager Sakhim Cooperative Hsg. Society Limited.
 2. Deed of Sale dated 27th July, 2005, registered with the Sub Registrar of Assurances under Serial no. BDR-7/5111/2005 executed between Maharashtra Housing and Development Board and Part Nager Sakhim Cooperative Hsg. Society Limited ("Sakhim Society").
 3. Development Agreement dated 29th July, 2005 registered with the Sub Registrar of Assurances under Serial no. BDR-7/5115/2005 executed between Sakhim Society and one Kabu Enterprise ("Kablu").
 4. Power of Attorney dated 9th August, 2005 executed by Sakhim Society in favour of the partners of Kabu registered with the Sub Registrar of Assurances under serial no. BDR-7/5116/2005.

5. Development Agreement dated 26th December, 2007, registered with the Sub Registrar of Assurances under Serial No. BDR-7/147/2008 executed between Sakhim Society and Housing Development Infrastructure Limited ("HDI").
6. Power of Attorney dated 24th March, 2008 executed by Sakhim Society in favour of Director of HDI, the registered with the Sub Registrar of Assurances under serial no. BDR-7/147/2008.
7. Deed of Cancellation dated 14th May, 2010 registered with the Sub Registrar of Assurances under Serial No. BDR-3/5619/2010 executed between Sakhim Society and Kabu for cancellation of the said Development Agreement dated 29th July, 2005.
8. Deed of Cancellation dated 14th May, 2010 registered with the Sub Registrar of Assurances under Serial No. BDR-3/5620/2010 executed between Sakhim Society and Kabu for cancellation of the said Power of Attorney dated 9th August, 2005.
9. ROC from MHADA dated 12th June, 2015 bearing No. CD/98/REG/HOC/F-713/488/2015.
10. Deed of Assignment of Development Rights dated 27th March, 2016 registered with the Sub Registrar of Assurances under Serial No. KRL-1/4454/2016 executed by Sakhim Society, Preet and HDI in favor of the Developer.
11. Deed of Revocation of Power of Attorney dated 29th April, 2015 registered with the Sub Registrar of Assurances under serial no. KRL-1/4455/2015 executed by Sakhim Society, Preet and HDI.
12. Irrevocable Power of Attorney dated 29th April, 2016 registered with the Sub Registrar of Assurances under Serial No. KRL-1/4456/2016 executed by Sakhim Society in favor of the Developer.

II. Analysis of the Documents:

A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board established under the Mumbai Housing Board Act, 1948 was the owner of and sufficiently seized and possessed of the said Land.

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- The abovementioned Maharashtra Housing Board constructed the said Building on the said Land.
- MHADA came into force with effect from 27th December, 1977 as a result of which Maharashtra Housing Board stood dissolved and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
- The members of the said Building i.e., Building No. 171, formed themselves into 'New Nagar Sakhum Co-operative Housing Society Limited' ('Sakhum Society').
- By way of an Indenture of Lease dated 27th July, 2001 registered with the Sub Registrar of Assurances under Serial No. BDA-7512/2001, MHADA granted leasehold right over the said Land to Sakhum Society for a period of 30 (thirty) years on terms and conditions specified therein. Further, by way of a Deed of Sale dated 27th July, 2001, registered with the Sub Registrar of Assurances under Serial No. BDA-7511/2001 conveyed the ownership of the said Land to the Sakhum Society. Accordingly, Sakhum Society possessed of and lawfully entitled to the ownership and other necessary rights over the said Building.
- The Building No. 171 after in a dilapidated condition and it was essential to renovate the same. The said Sakhum Society by way of a development Agreement dated 27th July, 2005 registered under registration no. BDA-7514/2005 granted development rights with respect to the said Property to one Kabu (referred to as 'Kabu').
- Sakhum Society executed a Power of Attorney in favour of the signatories of the said Development Agreement dated 27th July, 2005 registered with the Sub Registrar of Assurances under Serial No. BDA-7515/2005 to carry out such activities as may be required for the development of the said Property.
- By way of another Development Agreement dated 26th December, 2006 registered with the Sub Registrar of Assurances under Serial No. BDA-7516/2006 Sakhum Society granted the development rights in the said Property to one Housing Development Infrastructure Limited, ('HIDIL'). Sakhum Society also executed a Power of Attorney dated 24th March, 2008 registered with the Sub Registrar of Assurances under Serial No. BDA-7514/2008 in favour of Mr. Waryan Singh, the Director of HIDIL, as its constituted attorney to perform such acts as required for the development.
- Sakhum Society revoked the Development Agreement dated 27th July, 2005 entered into with Kabu (referred in para 6 above) by way of Deed of Cancellation dated 14th May, 2010 registered with the Sub Registrar of Assurances under Serial No. BDA-7521/2010 as Kabu was not able to file its applications as envisaged under the development agreement owing to

- scarcity of funds. Sakhum Society also revoked the Power of Attorney dated 24th March, 2008 (referred in para 6 above) by way of a Deed of Cancellation dated 14th May, 2010 registered with the Sub Registrar of Assurances under Serial No. BDA-7520/2010.
- By way of a letter dated 3rd September, 2014 executed between HCIL and one Preet Gulab Mehta Private Limited ('Preet'), HCIL, agreed to assign development rights granted to it by Sakhum Society unto Preet. Pursuant to the said letter, Preet made an offer to Sakhum Society by way of its letter dated 6th October, 2014 for the development of the said Property. Sakhum Society accepted the offer and passed the necessary resolution in its meeting held on 17th December, 2014 and appointed Preet as the developer to develop the said Property. However, the necessary deed of assignment between HCIL and Preet was never executed. Preet on the basis of the said letters and board resolutions obtained necessary permissions from MHADA, HUDA and other concerned authorities.
- Subsequently, the residents of the said Building vacated their premises in the said Building and shifted to their alternate accommodation. The said Building has been demolished.
- Preet obtained NOC from MHADA dated 12th June, 2015 bearing No. COMBURE/NOCF-732/688/2015 on behalf of Sakhum Society to renovate the said Property as per 2.5 PC Policy of MHADA and in accordance of Regulation 13(c) of the Development Control Regulations and other terms specified therein.
- Thereafter, by way of a Deed of Assignment of Development Rights dated 20th March, 2016 registered with the Sub Registrar of Assurances under Serial No. BDA-7545/2016 executed between HCIL, referred therein as 'Assignor', Sakhum Society referred to as 'Assignee' and Preet referred therein as 'Third Contracting Party', Preet referred therein as 'The Second Contracting Party', HCIL assigned the development rights pertaining to the said Property along with all the other rights, title and interest as recorded in the Development Agreement dated 26th December, 2007 executed between HCIL and Sakhum Society and the subsequent letter executed between HCIL and Preet and resolution passed by the Sakhum Society as mentioned in para 12 hereabove unto the Developer as per terms and conditions specified therein.
- By way of a Deed of Revocation of Power of Attorney dated 29th April, 2016 registered with the Sub Registrar of Assurances under Serial No. BDA-7545/2016, Sakhum Society revoked the Power of Attorney dated 24th March, 2008 registered with the Sub Registrar of Assurances under Serial No. BDA-7514/2008 executed by Sakhum Society in favour of Mr. Waryan

Singh, the Director of HCIL. Preet was also a party to the said Deed of Revocation and ratified the same.

- Sakhum Society executed an Irrevocable Power of Attorney dated 29th April, 2016 registered with the Sub Registrar of Assurances under Serial No. BDA-7545/2016 in favour of Mr. Manan Shah and Mr. Subhoj Shah, Directors of the Developer to do such acts as required for the redevelopment of the said Property.

Present Scenario

- In light of the above and pursuant to the Deeds of Assignment, the Developer became entitled, possessed of and lawfully entitled to development rights in respect of Building No. 171 bearing Survey No. 236-A (P-1), C-1 Survey No. 194A/9/4 of Village No. 102 and Zone No. 403 of Part Nagar Part E Layout, being lying and situated at Part Nagar, Ghatkopar (East) in Registration sub District of Kuria, Mumbai Suburban District.

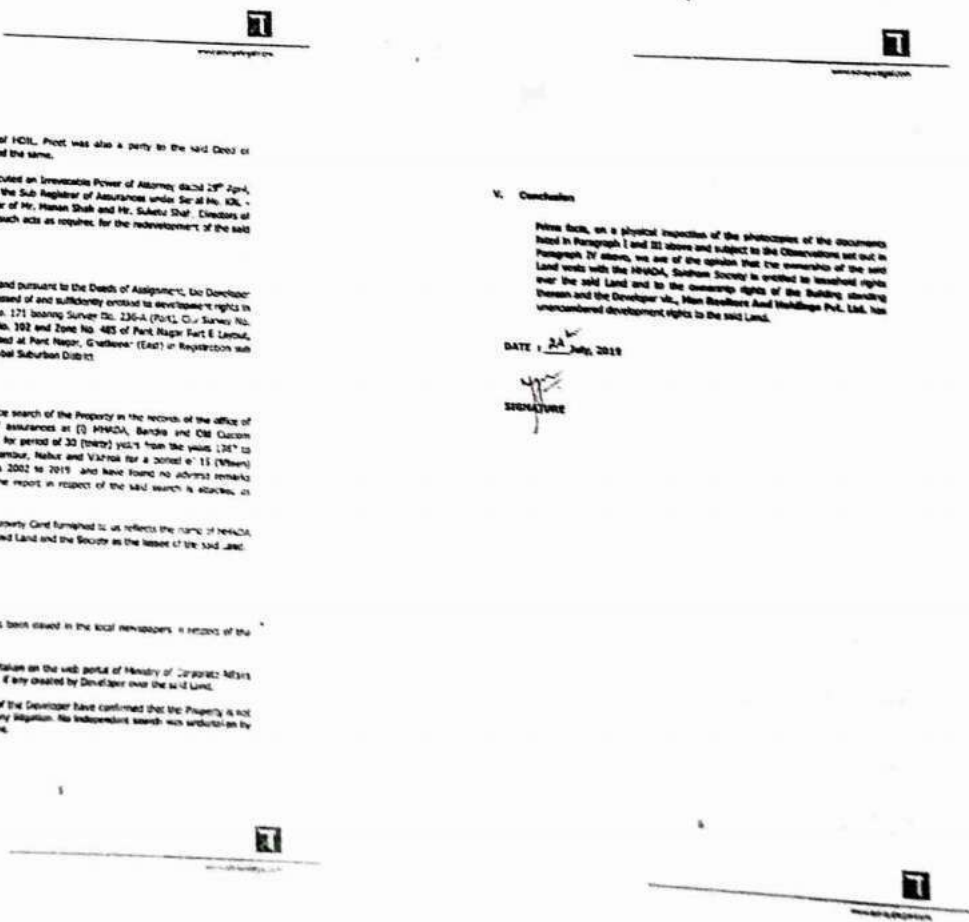
- Title Investigation**
 - We have caused a site search of the Property in the records of the office of the Sub-Registrar of Assurances at (i) MHADA, Baroda and Old Canton House, Fort, Mumbai for period of 30 (thirty) years from the years 1977 to 2016, and (ii) at Chembur, Harbor and Victoria for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached as Annexure-1.
 - The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the said Land and the Society as the lessee of the said Land.

- Observations**
 - No Public Notice has been issued in the local newspapers in respect of the Property.
 - No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
 - The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

After due, on a physical inspection of the photocopies of the documents filed in Paragraph I and II above and subject to the observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Sakhum Society is entitled to leasehold rights over the said Land and to the ownership rights of the Building standing thereon and the Developer viz., Man Mehta and Holdings Pvt. Ltd. has unimpeded development rights to the said Land.

DATE: 24th July, 2018
 SIGNATURE



TITLE SEARCH REPORT

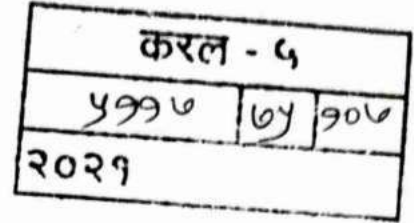
At the request of our client, Man Realtors And Holdings Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at 12th Floor, Krushal Commercial Complex, Above Shoppers Stop, G.H. Road, Chembur (W), Mumbai 400089 (hereinafter referred to as the "Developer"), we have investigated this title in respect of all that piece or parcel of land measuring approximately 816.07 Sq. Meters bearing Survey No. 236-A (Part), City Survey No. 194 A/3/4 of Village No. 102 & Zone No. 485 of Pant Nagar Part Layout, lying being and situated at Pant Nagar, Ghadapur (East) in Registration sub District of Kurla, Mumbai Suburban District ("the Land") alongwith the building bearing no. 172 consisting of ground + three floors and 32 tenements ("the said Building") (hereinafter collectively referred to as the "said Property").

We have perused the photocopies of various documents furnished to us, including in particular the following documents.

I. List of Documents

We have perused original copies of the following documents:

1. Memorandum of Understanding dated 20th December, 2010 executed between Pant Nagar Neelkanth Darshan Co-operative Housing Society ("Neelkanth Darshan Society") Limited and the Developer.
2. Indenture of Lease dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4681/2012 executed between Maharashtra Housing & Area Development Authority ("MHADA") and Neelkanth Darshan Society.
3. Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4682/2012 executed between MHADA and Neelkanth Darshan Society.



4. Development Agreement dated 14th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9292/2014 executed by Neelkanth Darshan Society and the Developer.

5. Irrevocable General Power of Attorney dated 14th November, 2014 executed by Neelkanth Darshan Society in favour of the Developer registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9292/2014.

6. Letter dated 17th November, 2014 issued by MHADA to the Neelkanth Darshan Society.

II. Analysis of the Documents
A. Title and Other Documents

1. The erstwhile Maharashtra Housing Board constituted by the Maharashtra Housing Board Act, 1948 was the original possessor of the Land.
2. The abovementioned Maharashtra Housing Board constituted by said Building on the Land.
3. MHADA came into force with effect from 1st December, 1971 as a result of which Maharashtra Housing Board ceased to exist and all the rights and obligations of the Maharashtra Housing Board came to be vested in MHADA.
4. The records of the said Building No. 172, formerly known as Pant Nagar Neelkanth Darshan Co-operative Housing Society Limited ("Neelkanth Darshan Society").
5. The said Building No. 172 was in a dilapidated condition and required attention for redevelopment.
6. Memorandum of Understanding dated 20th December, 2010 was executed between Neelkanth Darshan Society ("Neelkanth Darshan Society") and the Developer for the redevelopment of the said building, to complete the process of obtaining the Final Registration Certificate from the Deputy Registrar of Co-operative Societies, and to obtain conveyance in favour of Society.



7. Vide Indenture of Lease dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4681/2012 executed between MHADA and Neelkanth Darshan Society, MHADA granted leasehold rights over the said Land to Neelkanth Darshan Society for a period of 30 years first instance and renewal by every 30-30 years twice on the terms and conditions mentioned therein.

8. Further, by a Deed of Sale dated 2nd June, 2012 registered with the Sub-Registrar of Assurances under Serial No. BDR-14/4682/2012 executed between MHADA and Neelkanth Darshan Society, MHADA conveyed the ownership of the said Building 172 unto the Neelkanth Darshan Society. Accordingly, Neelkanth Darshan Society became solvent, possessed of and sufficiently entitled to the leasehold rights over the Land and ownership rights over the said Building.

9. Thereafter vide Development Agreement dated 14th November, 2014 registered with the Sub-Registrar of Assurances under Serial No. KRL-3/9292/2014 said Neelkanth Darshan Society granting development rights with respect to the Property, in favour of the Developer for a consideration and on the terms and conditions set out therein.

10. Neelkanth Darshan Society executed an Irrevocable Power of Attorney registered with the Sub-Registrar of Assurances under the Serial No. KRL-3/9292/2014 on 14th November, 2014 in favour of Mr. Manan P. Shah and Mr. Suketu L. Shah, Directors of the Developer to do all acts required for redevelopment of the Property.

11. Vide Letter dated 17th November 2014, MHADA confirmed the plot area and the demarcation of the plot as per the conveyance deed.

III. Title Investigation

1. We have caused a title search of the Property in the records of the office of the Sub-Registrar of Assurances at (i) MHADA, Bandra and Old Custom House, Fort, Mumbai for period of 30 (thirty) years from the years 1989 to 2019; and (ii) at Chembur, Bahur and Vikhrol for a period of 15 (fifteen) years from the years 2002 to 2019 and have found no adverse remarks therein. A copy of the report in respect of the said search is attached at Annexure "1".

2. The extract of the Property Card furnished to us reflects the name of MHADA as the owner of the Land and the Society as the lessee of the said Land.

IV. Observations

1. No Public Notices has been issued in the local newspapers in respect of the Property.
2. No search was undertaken on the web portal of Ministry of Corporate Affairs in respect of charges, if any created by Developer over the said Land.
3. The representatives of the Developer have confirmed that the Property is not a subject matter of any litigation. No independent search was undertaken by us to confirm the same.

V. Conclusion

Prima Facie, on a physical inspection of the photocopies of the documents listed in Paragraph I and III above and subject to the Observations set out in Paragraph IV above, we are of the opinion that the ownership of the said Land vests with the MHADA, Neelkanth Darshan Society is entitled to leasehold rights over the said Land and to the ownership rights of the building standing thereon and the Developer viz. Man Realtors And Holdings Pvt. Ltd. has unencumbered development rights to the said Property.

DATE: 22 July, 2019

SIGNATURE

करल - ५		
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२०२१		




Self Attested
 (साक्षात्कृत)

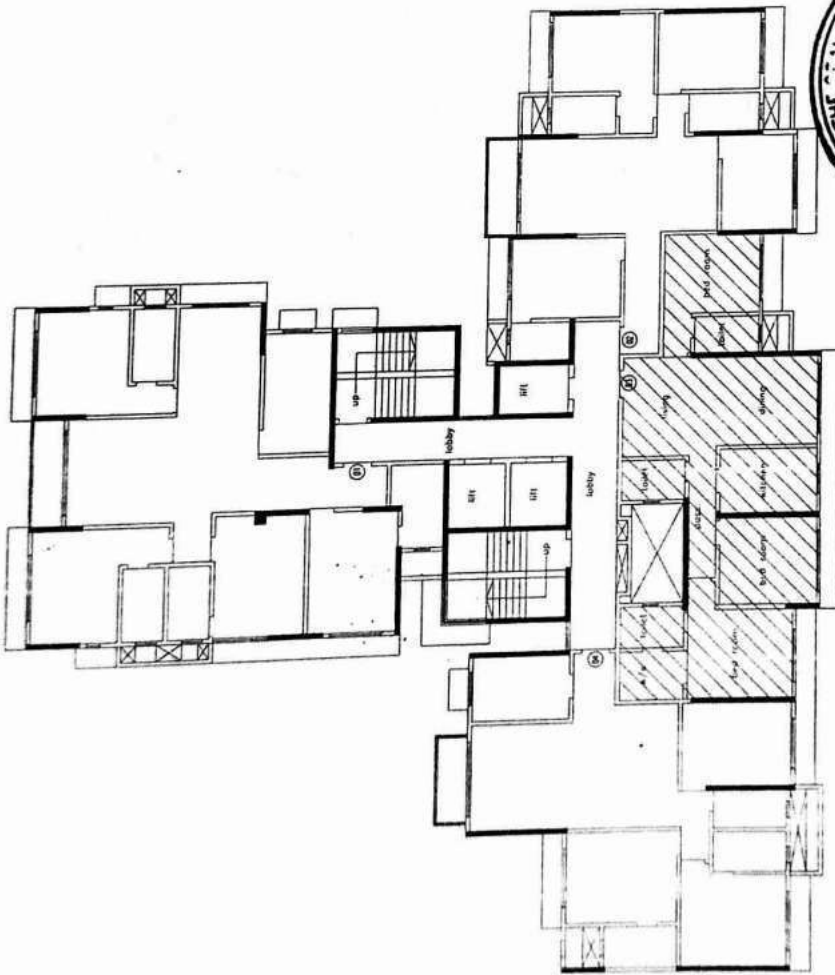
ANNEXURE "G"

करल - ५		
५९९०	२०१०	९०१
२०२९		

Handwritten signatures and scribbles

Handwritten signature

Flat No. - 1103 On 11th Floor in Tower E - EDEN



PROPOSED FLOOR PLAN

"GHATKOPAR AVENUE - AARADHYA ONE EARTH- II"
located at Pant Nagar, Ghatkopar (East), Mumbai - 400 075.

RERA C.A. - 100.61 SQ. MT

BALCONY - - SQ. MT

करल Date: 31/03/2021		
399V	To, 102	90V
029	The Joint Registrar, Kurla 05	
M.S.D.		
Mumbai		

Respected Sir / Madam,

This is to confirm that I/ We, **Chetan Rajnikant Rupani, Minali Chetan Rupani and Krunal Chetan Rupani** have purchased a Flat from **Man Realtors And Holdings Private Limited ("Promoters")** bearing No. **1103** in wing **E - EDEN "Flat"** in the New Building to be known as **"Aaradhya One Earth"** situated at survey no. 236 A (Part) and C.T.S. No. 194 A, Ghatkopar Village No. 102 & Zone No. 485 of the Pant Nagar Part B layout of MHADA and located and having address at Ghatkopar Avenue, Pant Nagar, Ghatkopar (East), Mumbai 400 075.



We are aware that as on date hereof, the Promoters have not yet obtained the Full Commencement Certificate and only the Plans of the proposed entire building have been sanctioned and approved.

Since the Agreement for Sale is required to be registered with the office of concerned Sub Registrar, we are executing and registering the Agreement in respect of the Flat with your good office.

Your co-operation in this matter is highly appreciated.

I/ we further agree to keep the officers and servants of the Competent Authority / Sub Registrar Office indemnified and harmless from and against any actions, claims, charges and costs, disputes, demands and expenses of any nature suffered or sustained in the said matter.

Sincerely,

Chetan Rupani

Krunal

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५९९०	७९९००
Page 1 of 1	
2029	

520.7362

Friday, October 09, 2020

1:41 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7774 दिनांक: 09/10/2020

गावाचे नाव: बेंदूर

दस्तऐवजाचा अनुक्रमांक: करल5-7362-2020

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मन रीयल्टर्स अँड होलिंग्स प्रा. लिमिटेड तर्फे संचालक मनम पी. शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 380.00

पृष्ठांची संख्या: 19

DELIVERED

एकूण:

रु. 480.00

Joint S.F. Kurla-5

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक
कुर्ला - ५ (वर्ग-2)

1) देयकाचा प्रकार: DHC रकम: रु.380/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0110202003834 दिनांक: 09/10/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005054782202021E दिनांक: 09/10/2020

बँकेचे नाव व पत्ता:




10/9/2020

करल - ५

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

Receipt of Document Handling Charges

0110202003834

Receipt Date 09/10/2020

Received from MAN REAL TORS AND HOLDINGS PVT LTD, Mobile number 900000, an amount of Rs.380/-, towards Document Handling Charges for the document to be registered on Document No. 7362 dated 09/10/2020 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.

DEFACED

₹ 380

DEFACED

Payment Details

Name MAHB	Payment Date 01/10/2020
IN *0004152020100103376	REF No. 006783609
No 0110202003834D	Deface Date 09/10/2020

Computer generated receipt, hence no signature is required.



करल - ५

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Department of Stamp & Registration, Maharashtra		करल - ५	
		५९९३०	१९ ३०४
Receipt of Document Handling Charges		२०२१	
PRN	0110202003834	Date	01/10/2020
Received from MAN REAL TORS AND HOLDINGS PVT LTD, Mobile number 0000000000, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	MAHB	Date	01/10/2020
Bank CIN	10004152020100103376	REF No.	006783609
This is computer generated receipt, hence no signature is required.			



करल - ५	
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करल - ५

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CHALLAN
MTR Form Number-6



२०२९

GRN: M-0006064702202021E	BARCODE	Date: 01/10/2020-13:19:20	Form ID: 48(f)
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Department: Inspector General Of Registration	Payer Details		
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Type of Payment: Stamp Duty	TAX ID / TAN (If Any)
Type of Payment: Registration Fee	PAN No.(If Applicable)

Office Name: KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name: MAN REALTORS AND HOLDINGS PVT LTD
---	--

Location: MUMBAI	Flat/Block No.: OFFICE 12TH FLOOR KRUSHAL COMMERCIAL
------------------	--

Account Head Details	Amount In Rs.	Premises/Building: COMPLEX
----------------------	---------------	----------------------------

Stamp Duty: 500.00	Road/Street: G M ROAD CHEMBUR WEST
--------------------	------------------------------------

Registration Fee: 100.00	Area/Locality: MUMBAI
--------------------------	-----------------------

	Town/City/District
--	--------------------

	PIN: 4 0 0 0 8 9
--	------------------

	Remarks (If Any):
--	-------------------

	SecondPartyName=ASHISH VORA AND OTHERS-
--	---

	Amount In Words: Six Hundred Rupees Only
--	--

Total: 600.00	Words: २०२०
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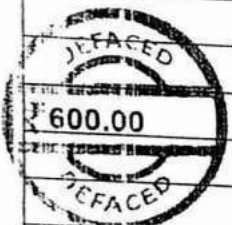
Payment Details: IDBI BANK	FOR USE IN RECEIVING BANK
----------------------------	---------------------------

Cheque/DD Details	Bank CIN	Ref. No.	69103332020100112956	2632704806
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Cheque/DD No.	Bank Date	RBI Date	01/10/2020-13:21:55	03/10/2020
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Name of Bank	Bank-Branch	IDBI BANK
--------------	-------------	-----------

Name of Branch	Scroll No. , Date	100 , 03/10/2020
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Department ID:
 NOTE: This challan is valid only when registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 0000300000
 नोंदणी न केल्याच्या दस्त्यासाठी लागू आहे. नोंदणी न केल्याच्या दस्त्यासाठी सदर चलन लागू नाही.
 Digitally signed by Sub Registrar, Kurla, Mumbai
 VIRTUAL TREASURY
 MUMBAI 02
 Date: 2020.10.09
 16:11:53 IST
 Challan Defaced Reason: Secure Document
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-520-7362	0002397756202021	09/10/2020-13:38:28	IGR561	100.00

करल - ५

CHALLAN
MTR Form Number-6



GRN MH0050947822021E

BARCODE

Date 01/10/2020-13:19:20

Form ID 48(7)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
Office Name	KRL1_JT SUB REGISTRAR KURLA NO 1	PAN No.(If Applicable)	
Location	MUMBAI	Full Name	MAN REALTORS AND HOLDINGS PVT LTD
Year	2020-2021 One Time	Flat/Block No.	OFFICE 12TH FLOOR KRUSHAL COMMERCIAL
		Premises/Building	COMPLEX



Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	500.00	G M ROAD CHEMBUR WEST	MUMBAI		4 0 0 0 8 9
0030003301 Registration Fee	100.00				

Remarks (If Any)
SecondPartyName=ASHISH VORA AND OTHERS-

करल - ५

Amount in Six Hundred Rupees Only ५९८

2020

FOR USE IN RECEIVING BANK

Total	600.00	Amount in Words	Six Hundred Rupees Only
Payment Details	IDBI BANK	Bank CIN	69103332020100112956
Cheque/DD Details		Ref. No.	2632704806
Cheque/DD No.		Bank Date	01/10/2020-13:21:56
Name of Bank		RBI Date	Not Verified with RBI
Name of Branch		Bank-Branch	IDBI BANK
		Scroll No. , Date	Not Verified with Scroll

Department ID : 0030000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी नसलेल्या दस्तांसाठी सदर चलन लागू नाही.



करल - ५		
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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE:

1. Manan P. Shah, Director;
2. Suketu R. Shah, Director;
3. Ashok M. Mehta, Director;
4. Sameer S. Aurangabadwalla, Authorised Signatory;
5. Durgesh S. Dingankar, Authorised Signatory;
6. Mukesh M. Sheth, Authorised Signatory; and
7. Amit P. Bhansali, Director

करल - ५		
५९९२	५९	९०५
२०२०		

the Directors/ Authorised Signatories of Man Realtors and Holdings Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office address at 12th Floor, Krushal Commercial Complex, G. M. Road, Chembur West, Mumbai- 400 089; **SEND GREETINGS:-**

WHEREAS:

- A. We are the Directors / Authorised Signatories of Man Realtors and Holdings Private Limited (**the Company**) and are carrying on business of builders and developers.

Handwritten signatures of the seven individuals listed in the Power of Attorney, arranged in two rows.

करल - ५

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B.

Pursuant to separate Agreements for Development/ Deeds of Assignment of Development Rights and Power of Attorneys duly executed in favour of Company, the Company has become seized and possessed of and otherwise well and sufficiently entitled to the developments rights in respect of all that piece or parcel of land admeasuring 11,517.37 sq. mtrs. (Including tit-bit area) bearing survey no. 236 A (Part) and C.T.S. No. 194 A, Village No. 102 & Zone No. 485 of the Pant Nagar Part B layout of MHADA and located and having address at Pant Nagar, Ghatkopar (East), Mumbai 400 075 ("Land").

C.

Subject to approvals from the concerned authorities, the Company has undertaken a real estate project on the said Land to be known as "Ghatkopar Avenue- Aaradhya One Earth" (the "Project").

The Company through its Directors/ Authorised Signatories, shall execute documents including but not limited to Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers for Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and writings and other documents, in respect of Flats/ Shops / Offices / Commercial or any other structure in the aforesaid Project (hereinafter collectively referred to as "the Executed Documents").

On account of business commitments, it may not be possible for the Directors/ Authorised Signatories to appear personally before the office of the concerned Sub-Registrar of Assurances and to lodge the Executed Documents for registration and/or admit execution thereof.

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of: ९२

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In order to enable the aforesaid, the Company through its Directors / Authorised Signatories, is/are proposing to **severally** appoint, constitute and authorize **any one**

- (i) Mr. Ashish Vora, Indian adult, having his address at 12th Floor, Krushal Commercial Complex, G. M. Road, Chembur (W), Mumbai- 400 089;
- (ii) Mr. Sachin Patil, Indian adult, having his address at 12th Floor, Krushal Commercial Complex, G. M. Road, Chembur (W), Mumbai- 400 089; and

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५९९५	५६	९०६
२०२०		

(iii) **Mr. Kirti Poladia**, Indian adult, having his address at A/6, Prabhasa CHS, Ground Floor, Near NMWS School, Ghatkopar West, Mumbai - 400086;

to do all acts and things required to be done for lodging for registration and admission of agreements/ documents executed by the Directors/ Authorised Signatories in the manner appearing herein above and which they have agreed to do.

NOW KNOW YOU ALL BY THESE PRESENTS WITNESSETH THAT WE:

1. Manan P. Shah, Director;
2. Suketu R. Shah, Director;
3. Ashok M. Mehta, Director;
4. Sameer S. Aurangabadwalla, Authorised Signatory;
5. Durgesh S. Dingankar, Authorised Signatory;
6. Mukesh M. Sheth, Authorised Signatory; and
7. Amit P. Bhansali, Director



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५९९५	५६	९०६
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the Directors / Authorised Signatories of **Man Realtors and Holdings Private Limited** hereby **severally** appoint, constitute and authorise **any one** of:

- (i) **Mr. Ashish Vora**, Indian adult, having his address at 12th Floor, Krushal Commercial Complex, G. M. Road, Chembur (W), Mumbai- 400 089;
- (ii) **Mr. Sachin Patil**, Indian adult, having his address at 12th Floor, Krushal Commercial Complex, G. M. Road, Chembur (W), Mumbai- 400 089; and
- (iii) **Mr. Kirti Poladia**, Indian adult, having his address at A/6, Prabhasa CHS, Ground Floor, Near NMWS School, Ghatkopar West, Mumbai- 400086;

to be our lawful Attorneys with full authority and powers to do all following acts, deeds and things in the name and on behalf of the Company and on our behalf and in the manner appearing herein after namely:-

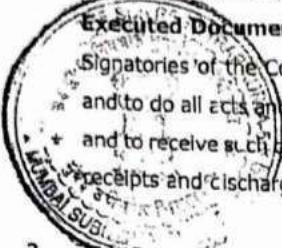


1. to present and lodge for registration in the office of concerned Sub-Registrar of Assurances various agreements and documents including but not limited to Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers for Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, Indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and

Handwritten signatures and initials at the bottom of the page.

करल - ५		
५९९५	८८	९०६
२०२१		

writings and other documents, in respect of Flats/ Shops / Offices / Commercial or any other structure in the aforesaid Project (hereinafter collectively referred to as "the Executed Documents"); signed and executed by any one of the Directors/ Authorised Signatories of the Company and/or to appear before them and admit execution thereof and to do all acts and things that are necessary for effectively registering such documents and to receive such documents from the Sub-Registrar after registration and to give proper receipts and discharge for the same.



- This Power of Attorney shall be valid until cancelled and we do hereby ratify and confirm what the said Attorney will lawfully do pursuant to powers granted through this Power of Attorney.



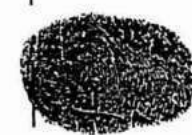
IN WITNESS OF WHEREOF, we, the Directors/ Authorised Signatories of Man Realtors and Holdings Private Limited, put our hands to these presents on this 09th day of October, 2020

SIGNED AND DELIVERED by
Man Realtors and Holdings Private Limited
 (I) Through Director Mr. Manan P. Shah

In the presence of
 1) Manil Potadia manil
 2) S. M. Nitole S. M. Nitole
 (ii) Through Director Mr. Suketu R. Shah

In the presence of
 1) manil
 2) S. M. Nitole
 (iii) Through Director Mr. Ashok M. Mehta

In the presence of
 1) manil
 2) S. M. Nitole



Ashok Mehta

करल - ५
७३८२ २९२
२०२०

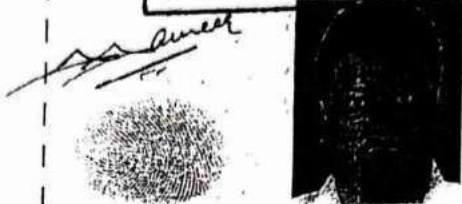
(iv) Through Authorised Signatory
Sameer S. Aurangabadwala

In the presence of

1) manil

2) s.m.hitole

करल - ५		
५९९०	६६	९००
२०२१		



(v) Through Authorised Signatory
Durgesh S. Dingankar

In the presence of

1) manil

2) s.m.hitole



(vi) Through Authorised Signatory
Mukesh M. Sheth

In the presence of

1) manil

2) s.m.hitole



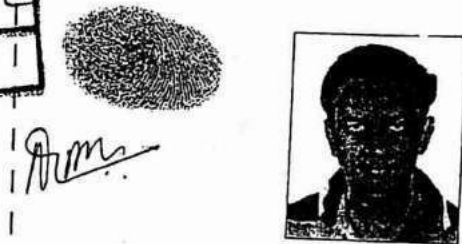
(vii) Through Director
Amit P. Bhansali

In the presence of

1) manil

2) s.m.hitole

करल - ५		
०३६२	१०	१९
२०२०		



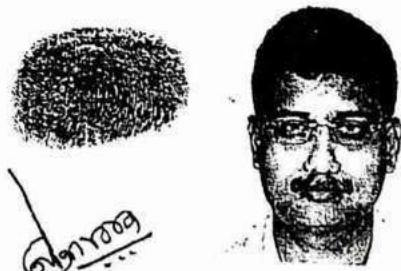
WE CONFIRM THE AFORESAID POWER:

(i) **Ashish Vora**

In Presence of

1) manil

2) s.m.hitole



करल - ५		
५९९२	१०	१०७
२०२१		

(ii) Sachin Patil

In Presence of
१) manj

२) S. m. Mitole

(iii) Kirti Poladia

In Presence of
१) manj

२) S. m. Mitole



करल - ५		
०३६२	११	१९
२०२०		



[Handwritten signature]



Kirti Poladia



MAN REALTORS AND HOLDINGS PRIVATE LIMITED
 (Subsidiary of Man Infraconstruction Limited)

करल - ५	
५५५२	२९ १००
२०२१	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF MAN REALTORS AND HOLDINGS PRIVATE LIMITED HELD ON THURSDAY, 10TH SEPTEMBER, 2020 AT 12TH FLOOR, KRUSHAL COMMERCIAL COMPLEX, ABOVE SHOPPER'S STOP, G. M ROAD, CHEMBUR (WEST), MUMBAI - 400 089


AUTHORITY TO EXECUTE AGREEMENTS AND DOCUMENTS ON BEHALF OF THE COMPANY:

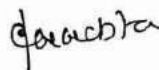
"RESOLVED THAT in connection with real estate project of Company namely "Ghatkopar Avenue Aaradhya One Earth", located at Pant Nagar, Ghatkopar East, Mumbai- 400077 **any one** of Mr. Manan P. Shah, Director or Mr. Suketu R. Shah, Director or Mr. Ashok Mehta, Director or Mr. Amit Bhansali, Director or Mr. Sameer S. Aurangabadwalla, Authorised Signatory or Mr. Durgesh S. Dingankar, Authorised Signatory or Mr. Mukesh M. Sheth, Authorised Signatory of the Company be and are hereby **severally authorized** to sign and execute the Agreement(s) for Sale, Leave and License Agreement(s), Lease Agreement(s), Agreement(s) with the existing occupiers i.e. Permanent Alternate Accommodation (PAA) and such other documents including but not limited to declarations, undertakings, indemnities, Cancellation Deed(s), Confirmation Deed(s), Rectification Deed(s), Modification Deed(s), affidavits, undertakings, Power of Attorneys, submissions, confirmations, representations, and writings and other documents, in respect of Flats, Shops / Offices / Commercial or any other structure in the aforesaid project and to negotiate, finalise, and accept on behalf of the Company such modifications therein and to do all such acts, deeds, matters and things in their absolute discretion they may consider necessary, expedient or desirable and to settle any question or doubt that may arise in relation thereto in order to give effect to this resolution or otherwise considered by them in the best interest of the Company.

RESOLVED FURTHER THAT any one of Mr. Manan P. Shah, Director or Mr. Suketu R. Shah, Director or Mr. Ashok M. Mehta, Director or Mr. Amit Bhansali, Director or Mr. Sameer S. Aurangabadwalla, Authorised Signatory or Mr. Durgesh S. Dingankar, Authorised Signatory or Mr. Mukesh M. Sheth, Authorised Signatory of the Company be and are hereby **severally authorized** to represent the Company before the registrar or sub-registrar or any other appropriate authority appointed by law having jurisdiction to register the aforesaid agreements/ documents and/ or admit registration of agreements/ documents executed as above AND ALSO to appoint and nominate such person(s) as they may deem fit for admission of agreement/ document for registration executed as above and to sign, execute and register the Power of Attorney in favour of such person(s).

RESOLVED FURTHER THAT copy of this resolution duly signed by any two Directors of the Company be furnished to such authorities as may be required from to time.

Certified true copy
 For Man Realtors and Holdings Private Limited


 Manan P. Shah
 Director


 Ashok M. Mehta
 Director



५
५२ १००
२०२०

करल - ५

५९९२

२२

३००

०२९

नमुना - "ग" Form - "G"
(नियम ९ पहा) (See rule 9)

सूचना दिल्याबाबत पावती INTIMATION RECEIPT

अर्जदाराने नमुना "फ" द्वारे व्यवसाय सुरु केल्याबाबतची सूचना घाली नमुद केल्यास तपशीलासह या कार्यालयामा दिली आहे. त्याचा तपशील पुढीलप्रमाणे :-

The applicant has intimated the following details for having commenced the Business in Form "F" to this office. The details thereof are as follows:-

Maharashtra Shops & Establishment (Regulation of Employment and Condition of Service) Act, 2017
महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाधर्तीचे विनियमन) अधिनियम, २०१७



१. अर्जाचा आयडी क्रमांक (सूचनापत्राचा)
1. Application Id Number

890057482 / MW Ward / COMMERCIAL II

२. आस्थापनेचे नाव
2. Name of the Establishment

NAN REALTORS AND HOLDINGS PVT. LTD.

३. एकूण संख्या
3. Total No. of Workers

Male	Female	Total
00004	00001	00005

४. मालकाचे नाव
4. Name of the Employer

MR. MANAN P SHAH | MR. SUKETU RAMESH SHAH | MR. ASHOK M MEHTA | MR. AMIT P BHANSALI |

५. आस्थापनेच्या टपालाचा पत्ता
5. Postal Address of the Establishment

12TH FLOOR, KRUSHAL COMMERCIAL, G.M. ROAD, CHEMBUR (WEST), MUMBAI, 400089,

६. सदरची पावती ही केवळ अर्जदाराने त्याचा व्यवसाय सुरु केल्याबद्दल कार्यालयास पाठविलेल्या सूचनापत्राची पोच पावती असून व्यवसाय अथवा व्यवसायाची जागा अस्तित्वात असल्याबद्दलचा पुरावा नाही. व्यवसायासाठी व व्यवसायाच्या जागेसाठी आवश्यक असणारी संबंधित सक्षम प्राधिकारी यांच्याकडील पूर्व/पश्चात परवानगी, अनुज्ञाती, परवानाधारण करण्याची सर्वेस्वी जबाबदारी मालकाची राहिल.

6. This is just an acknowledgement of the intimation application and not a proof of existence of the business and the place of business as mention in the intimation application. It shall be the responsibility of the employer to obtain the entire prior and post permission, permit/licenses mandatory for the conduct of the said business and for the place of business from the concerned authority.

७. व्यवसायाचे स्वरूप (व्यवसायाची सविस्तर माहिती द्यावी)
7. Nature of Business

Civil Construction & Allied Works

८. पूर्वीचा नोंदणी प्रमाणपत्राचा क्रमांक व दिनांक, लागू असल्यास
8. Old Registration No. And Date, if applicable

MW Ward / COMMERCIAL II / 760138508 / 31.12.2018

दिनांक
Date : 12.12.2018

कार्यालयाचा पत्ता
Office Address : Office of the Chief Facilitator,
Hawkes Plaza Building,
5th Floor, Senapati Bapat Marg,
Dadar, Mumbai - 400028

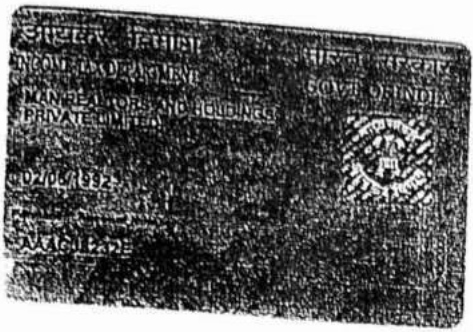
ठिकाण
Place : Mumbai

टीप : सदरची पोच पावती संगणकीय प्रणालीद्वारे तयार करण्यात आलेली असल्याने त्यावर स्वाक्षरीची आवश्यकता नाही.
Note : This is an electronically generated receipt, hence does not required signature.

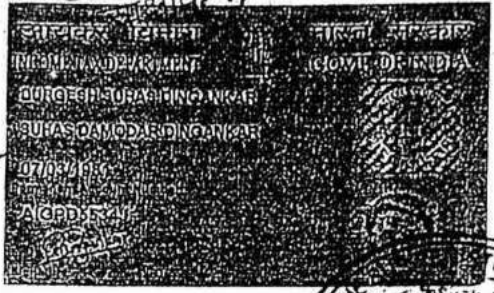


करल - ५
७३६२ ७३ ९२
२०२०

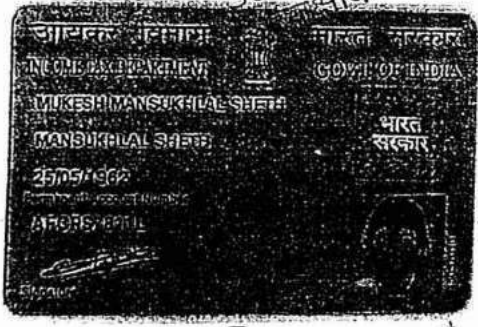
करल - ५
 ५९९० ८३ ९०४



Self Attested
 (साक्षीकन)



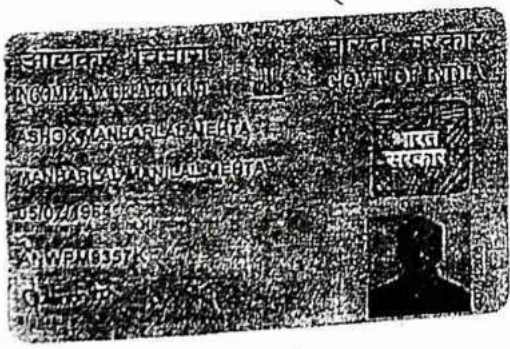
Self Attested
 (साक्षीकन)



Permanent Account Number: AAEPB07...
 AMIT PRAVINCHANDRA BHANGAL
 PRAVINCHANDRA BHANGAL
 0382
 2020
 23-02-1984
 DIRECTOR OF INCOME TAX (SYSTEMS)

Self Attested
 (साक्षीकन)

Self Attested
 (साक्षीकन)



Permanent Account Number: AAGPS2850M
 SUKETU RAMESH BHASH
 RAMESH FAKIRCHAND BHASH
 11-10-1971
 DIRECTOR OF INCOME TAX (SYSTEMS)

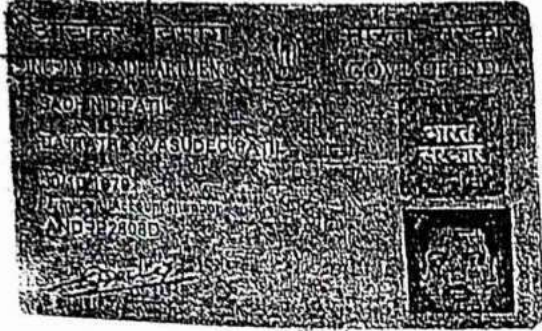
Self Attested
 (साक्षीकन)

Self Attested
 (साक्षीकन)

करल - 14

4992 28 900

029



Handwritten signature
Self Attested
(साक्षात्कन)

जायकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ASHISH NANCHAND VORA

NANCHAND KACIDAS VORA

07/12/085
Permanent Account Number
ACDPV8938E

Signature



Handwritten signature
Self Attested
(साक्षात्कन)



Handwritten signature
Self Attested
(साक्षात्कन)

करल - 4		
✓ 40362	24	92
2020		



करल - ५		
५९९०	१६	१००
२०२१		

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 THE UNION OF INDIA
 DL No: MH03 20150014774
 Valid till: 22-08-2016 (NT)
 DOR: 23-03-2015

ALTERNATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV: DO
 MC.VG: 24-08-2015
 LMV: 24-08-2016

Name: MANIL POLADIA
 S/D/M of VASANT POLADIA
 Add: 212, DNYA DARSHAN, GOLIBAR RD,
 NEAR MADHAV BAUGH HALL, JAGDUSHA
 NAGAR, GHATKOPAR (W), MUMBAI
 PIN: 400088
 Signature & ID of Issuing Authority: MH03 2016275

DOR: 23-03-1997 BG

Manil
 Signature/Thumb Impression of Holder

Self Attested
 (साक्षात्कृत)



REGISTRATION CARD
 THE UNION OF INDIA
 REGISTRATION NO: MH03 20150014774
 REGISTRATION DATE: 23-03-2015
 REGISTRATION OFFICE: BANDRA
 REGISTRATION NO: 9655 6674 4342

अध्वार: सामान्य मणसाचा अधिकार



Sim & Thumb
 Self Attested
 (साक्षात्कृत)

करल - ५		
१३६२	१६	१९
२०२०		

करल - ५

4992

520/7362

2020 1:41 म नं.

2029

दस्त क्रमांक: करल5 / 362/2020

बाजार शुल्क: रु. 20/-

दस्त गोशवारा भाग-1

करल5

दस्त क्रमांक: 7002/2020

करल - ५

U3E2 90 9E

2020

भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला रु. 00/-

डू. नि. सह डू. नि करल5 बांधे कार्यालयात

अ. नं. 7362 वर दि.09-10-2020

रोजी 1:35 म.नं. वा. हजार केला.

पावती: 7774

पावती दिनांक: 09/10/2020

सादरकरणाराचे नाव: मन रीयल्टर्स अँड होल्डिंग्स प्रा. लिमिटेड तर्फे संचालक मनन पी. शाह

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 380.00

पृष्ठांची संख्या: 19

एकुण: 480.00

दस्त हजार करणाऱ्याची सही

सह निबंधक

करल - ५ (वर्ग-2)

सहाय्यक निबंधक

करल - ५ (वर्ग-2)



कार: कुलमुद्राव्यारपत्र

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

09 / 10 / 2020 01 : 35 : 06 PM ची वेळ: (सादरीकरण)

09 / 10 / 2020 01 : 36 : 04 PM ची वेळ: (फी)

करल - ५

2020

प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोदत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता व वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व केवळीधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर हस्तांतरण राज्याचे राज्य सरकार / केन्द्र शासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही."

- लिहून देणारे
- 1) [Signature]
 - 2) [Signature]
 - 3) [Signature]
 - 4) [Signature]
 - 5) [Signature]
 - 6) [Signature]
 - 7) [Signature]

- लिहून घेणारे
- 1) [Signature]
 - 2) [Signature]
 - 3) [Signature]

Summary-2(दस्त गोषवारा भाग - २)

09/10/2020 2 03:56 PM
 क्रम क्रमांक : कस/5/7362/2020
 इनाबा प्रकार : कुलमुखत्यारपत्र

करल - ५
 दस्त गोषवारा भाग-२
 २०२०

करल - ५
 क्रम क्रमांक : 7362/2020
 २०२१

- अनु क्र. पक्षकागचे नाव व पत्ता
- नाव: आशीष . बोग
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

पावर ऑफ अटॉर्नी
 होल्डर
 वय :-54
 स्वाक्षरी:-
 - नाव: मधिन . पाटील
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

पावर ऑफ अटॉर्नी
 होल्डर
 वय :-41
 स्वाक्षरी:-
 - नाव: कीर्ती . पोलाडिया
 पत्ता: प्लॉट नं: 7/6, माळा नं: तळ मजला, इमारतीचे नाव: प्रभासा मी. एच. सोनाबटी, ब्लॉक नं: एनएमडब्ल्यूएस स्कूलच्या जवळ, पाटकोपर पश्चिम, रोड नं: ., मद्रागट्ट, MUMBAI.
 पॅन नंबर:

पावर ऑफ अटॉर्नी
 होल्डर
 वय :-57
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे संचालक मनन पी. श्राव
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-28
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे संचालक सुकेतू आर. श्राव
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-48
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे संचालक अंशोक एम. मेहरता
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-55
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती समीर एम. औरंगाबादवाला
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-51
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती सुरेश एम. डिंगणकर
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-38
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे प्राधिकृत व्यक्ती मुकेश एम. शेट
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-57
 स्वाक्षरी:-
 - नाव: मन गीयल्टर्स अँड होल्डिंग प्रा. लिमिटेड तर्फे संचालक अमित
 पत्ता: प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृपल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: चेंबूर पश्चिम, रोड नं: जी. एम. रोड, मद्रागट्ट, MUMBAI.
 पॅन नंबर:

कुलमुखत्यार देणार
 वय :-55
 स्वाक्षरी:-

छायाचित्र	अंगठ्याचा दगम



करल - ५
 २०२०

करल - ५

५९९५

Summary-2 (दस्त गोषवारा भाग - २)

०२९

आगमन समय अने निवेदीत कागजात की ते दस्तगोषवारा करत देवा-वाचां ज्येदीर लोकसत्ता, व खांची ओळख पटवितात

- अनु क्र. पत्रकाराचे नाव व पत्ता
- 1 माधु केवील पीलाटिका
वय: 23
पत्ता: 21/5, विजय हार्नेन, वाडकोपर पश्चिम, मुंबई
पिन कोड: 400086
 - 2 माधु अश्विन एम शिरोळे
वय: 40
पत्ता: 10, मीलकट अर्केड येवूर, मुंबई
पिन कोड: 400071



शिक्षा क्र. 4 ची वेळ: 09 / 10 / 2020 02 : 00 : 54 PM

शिक्षा क्र. 5 ची वेळ: 09 / 10 / 2020 02 : 01 : 31 PM मोदणी पुस्तक 4 मध्ये

सह. दुय्यम निबंधक
कुर्ला - ५ (वर्ग-2)

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1 REALTORS HOLDINGS PVT LTD	eChallan	69103332020100112956	MHC05054782202021E	500.00	SD	0002397756202021	09/10/2020
2 REALTORS HOLDINGS PVT LTD	DHC		0110202003834	380	RF	0110202003834D	09/10/2020
3 REALTORS AND HOLDINGS PVT LTD	eChallan		MH005054782202021E	100	RF	0002397756202021	09/10/2020

[SD: Stamp Duty] [RF: Registrtrion Fee] [DHC: Document Hardling Charges]

7362 /2020

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2. Get print immediately after registration.

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करल - ५

७३६२ १९ १९

२०२०

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण /.....१९ /पाने आहेत.

सह. दुय्यम निबंधक, कुर्ला क्र. ५
मुंबई उपनगर जिल्हा.



करल - ५/ ७३६२ /२०२०
पुस्तक क्रमांक-१ वर नोंदला
दिनांक: ०९/१०/२०२०

सह. दुय्यम निबंधक, कुर्ला क्र. ५
मुंबई उपनगर जिल्हा.

करल - ५		
५९९७	११	२०१७
२०२१		

घोषणापत्र

मी, Kirti Poladia याद्वारे घोषित करतो की, दुय्यम निबंधक KRL-05 यांचे कार्यालयात Agreement for sale याशिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Duygresh... Dingankar व इ. यांनी दि. 09/10/2020 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल उरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

K. W. C.
कुलमुखत्यारपत्र धारकाचे

भांव व सही

दिनांक

०१/०५/२०२१



करल - ५
 आयकर विभाग
 INCOME TAX DEPARTMENT
 ५९९७
 ०२९ CHETAN RAJNIKANT RUPANI



भारत सरकार
 GOVT. OF INDIA

RAJNIKANT MOHANLAL RUPANI

02/09/1966
 Permanent Account Number
 AABPR1060Q

Signature



आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

MINALI CHETAN RUPANI
 DINESH RATILAL PAREKH

14/02/1968
 Permanent Account Number
 AABPR6674E

Signature



Self Attested
 (साक्षात्कृत)

भारत सरकार



Government of India

नामांकन क्रमांक/Enrolment No 1207/00100/03171
 To: चेतन राजनिकान्त रुपानी
 Chetan Rajnikant Rupani
 S/O Mohanlal Rupani, Mohanlal R. par
 13/6, Somajay, NeeKant'h Valley Rajawadi Near Somaiya
 Cellular
 Mumbai, Sub Urban)
 Maharashtra 400077
 9820334937

Ref: 446 / 20C / 527781 / 527953 / २



UE205C62245IN



आपका क्रमांक / Your No.:

4201 3730 1860

— आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA

चेतन राजनिकान्त रुपानी
 Chetan Rajnikant Rupani
 जन्म वर्ष / Year of Birth : 1966
 लिंग / Male

4201 3730 1860

— आम आदमी का अधिकार

Signature



Minali Self Attested
 (साक्षात्कृत)

भारत सरकार

Unique Identification Authority of India
 Government of India

नामांकन क्रमांक/Enrolment No.: 1007/60160/00035

To: Minali Chetan Rupani
 (मिनाली चेतन रुपानी)
 W/O Chetan Rupani
 1301 Shatrunjay building
 Road No 7 Rajawadi
 NeeKant'h Valley
 Ghakopar East
 Mumbai
 Maharashtra - 400077

Date: 05/07/2011

Ref. No : 00005833-00004342-00005979-



UB 00177362 0 IN

आपका क्रमांक / Your Aadhaar No.:

7712 2521 0235

— आम आदमी का अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



मिनाली चेतन रुपानी
 Minali Chetan Rupani

जन्म वर्ष / Year of Birth : 1968
 महिला / Female

7712 2521 0235

— आम आदमी का अधिकार

Signature

Self Attested
 (साक्षात्कृत)

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

करल - ५		
५९९०	१०९	१००
२०२१		

KRUNAL CHETAN RUPANI
CHETAN RAJNIKANT RUPANI

02/02/1996
Permanent Account Number
ALCPR5591E

Krunal
Signature



09062016

Krunal Self Attested
(साक्षात्कन)



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



नामांकन क्रमांक Enrolment No.: 1007/60160/00065

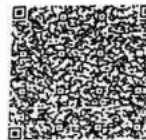
To,
Krunal Chetan Rupani
कृनाल चेतन रूपानी
S/O Chetan Rupani
1301 Shatrunjay Building Road No 7 Rajawadi Neelkanth Valley
Ghatkoper East
Mumbai
Maharashtra 400077
Mobile:9820334937

06/11/2011



UC 04738583 9 IN

Ref No.:4I2B3E9X-4738583



आपका आचर क्रमांक / Your Aadhaar No. :

9749 9279 2965

आचर - आम आदमी का अधिकार

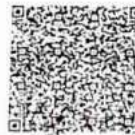


भारत सरकार
GOVERNMENT OF INDIA





कृनाल चेतन रूपानी
Krunal Chetan Rupani
माता : मिनाली चेतन रूपानी
Mother : Minali Chetan Rupani
जन्म वर्ष / Year of Birth : 1996
पुरुष / Male

9749 9279 2965




— आम आदमी का अधिकार
Krunal Self Attested
(साक्षात्कन)

करल - ५	
५९९८	९०२९०८
२०२९	


 [Redacted]
 [Redacted]
 रविवर रविंद्र गायकवाड
 Ravihar Ravindra Gaikwad
 जन्म तिथि/DOB: 02/03/1999
 लिंग/ GENDER: MALE

Self Attested
 4463 3048 1993
 VBI: 9127 0920 1993
 मेरा आधार, मेरी पहचान




 MAHARASHTRA DISTRICT REGISTRAR
 DE: 24-04-2016 BCI: 24-04-2016
 Valid Till: 23-04-2024 (RTI)
 [Redacted]
 [Redacted]
 [Redacted]
 Name: MANI
 S/D/M of: Yes
 Add 2nd: DPT
 NEAR: BHADRA
 NEAR: GHATKOT
 PIN: 400008
 Signature & ID of Issuing Authority: 24/04/2016/275
 FORM 7
 RULE 16 (D)
 Signature/Thumb Impression of Holder

Mani
Self Attested
 (साक्षात्कृत)

520/5117

गुरुवार, 01 एप्रिल 2021 12:37 म.नं.

दस्त गोषवारा भाग-1

करल5

दस्त क्रमांक: 3117/2021

दस्त क्रमांक: करल5 /5117/2021

बाजार मूल्य: रु. 2,03,79,836/-

मोबदला: रु. 2,23,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,69,000/-

करल - ५

५११४

१०३ १०४

२०२१

दु. नि. सह. दु. नि. करल5 यांचे कार्यालयात

पावती: 5479

पावती दिनांक: 01/04/2021

अ. क्रं. 5117 वर दि. 01-04-2021

सादरकरणाचे नाव: चेतन रजनीकांत रूपानी

रोजी 12:33 म.नं. वा. हजर केला.

नोंदणी फी

रु.
30000.00

दस्त हाताळणी फी

रु. 2140.00

पृष्ठांची संख्या: 107

एकूण: 32140.00

दस्त हजर करणाऱ्याची सही:

Joint सह. दुष्यम-निबंधक

कुर्ला - ५ (वर्ग-2)

दस्ताचा प्रकार: करारनामा

Joint सह. Kurla-5

सह. दुष्यम निबंधक

कुर्ला - ५ (वर्ग-2)

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

शिक्का क्रं. 1 01 / 04 / 2021 12 : 33 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 01 / 04 / 2021 12 : 36 : 31 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि "दस्ताधीन सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीकरणाने संपूर्णपणे जबाबदार राहतील. तसेच सादर हस्तांतरण दस्तामुळे कोणत्याही कोणत्याही कायदा / नियम / परिपत्रकाच्या अन्वयेत होईल."

लिहून देणारे

१) K. M. ...

२)

३)

लिहून घेणारे

१)

२)

३)





01/04/2021 12:41:40 PM

दस्तावेज क्रमांक: करल5/5117/2021

दस्तावेजाचा प्रकार: करणनामा

दस्तावेजाचा क्रमांक-2

करल5

दस्तावेज क्रमांक: 5117/2021

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायचित्र	अंगठ्याचा ठसा
1	नाव: चेतन रजनीकांत रुपानी पत्ता: प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शंभुजय, नीलकंठ बॅली, ब्लॉक नं: मोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन नंबर: AABPR1060Q	विहून घेणार वय :-54 स्वाक्षरी:-		
2	नाव: मिनासी चेतन रुपानी पत्ता: प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शंभुजय, नीलकंठ बॅली, ब्लॉक नं: मोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन नंबर: AABPR6674E	विहून घेणार वय :-52 स्वाक्षरी:-		
3	नाव: कुनाल चेतन रुपानी पत्ता: 1301, .. शंभुजय, नीलकंठ बॅली, मोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, .. राजावाडी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: ALCPR5591E	विहून घेणार वय :-24 स्वाक्षरी:-		

वरिष्ठ दस्तऐवज करून देणार तथाकथित करणनामा चा दस्त ऐवज करून दिल्याचे कवुल करताना.

शेअरदार :-

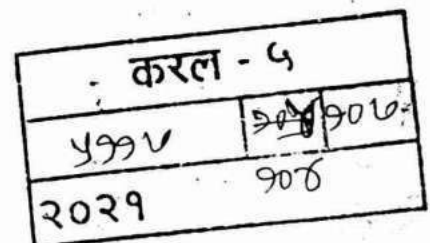
खालील इनाम असे निवेदीत करताना की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु. क्र.	पक्षकाराचे नाव व पत्ता	ध्यायचित्र	अंगठ्याचा ठसा
1	नाव: रोहन . गायकवाड वय: 25 पत्ता: चेंबूर, मुंबई पिन कोड: 400071		
2	नाव: मेनील . पोलाडिया वय: 23 पत्ता: 21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई पिन कोड: 400086		

खालील पक्षकाराची कवुली उपलब्ध नाही.

अनु. क्र.	पक्षकाराचे नाव व पत्ता
1	मन रिअल्टर्स अँड होल्डिंग्स प्रा. लिमिटेड तर्फे ऑथॉरिटी सिप्रेटरी दुर्गेश डिंगणकर तर्फे मुखत्यार : कीर्ती पोलाडिया प्लॉट नं: ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: कृषल कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शॉपर्स स्टॉपच्या वर, चेंबूर पश्चिम, रोड नं: जी. एम. रोड, महाराष्ट्र, MUMBAI. AAACJ8232E

Joint S.R. Kurlekar
सह. दुय्यम निबंधक
कुर्ला - ५ (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan	69103332021032410195	MH013600450202021M	669000.00	SD	0000007675202122	01/04/2021
2		DHC		3103202121764	140	RF	3103202121764D	01/04/2021
3		DHC		3103202121677	2000	RF	3103202121677D	01/04/2021
4	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan		MH013600450202021M	30000	RF	0000007675202122	01/04/2021

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

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करल - ५	
५९९८	९०५९०८
२०२१	

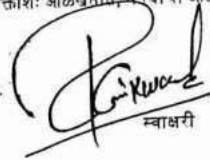


15/04/2021 3 50:42 PM		करला - ५		करल 5
दस्तावेज क्रमांक: करल 5/5117/2021		49990 904900		दस्तावेज क्रमांक: 5117/2021
दस्तावेजाचा प्रकार: करगणनामा		2029		
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: मन रिअल्टर्स प्रोपर्टी डेव्हलपर्स लिमिटेड तर्फे, ऑबेरॉय मिश्रेटरी टुरीश रिगणकर तर्फे, मुंबयार कीर्ती पोवाडिया पत्ता: प्लॉट नं: अफिम, माळा नं: 12 वा मजला, इमारतीचे नाव: कुपान कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: शीपरम स्टॉपच्या वर, वेंबूर पश्चिम, रोड नं: डी. एम. रोड, महाराष्ट्र, MUMBAI. पिन नंबर: AAACJ8232E	लिहून घेणार वय: -58 स्वाक्षरी:-		
2	नाव: चेतन रजनीकांत रूपानी पत्ता: प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शंभुजय, नीलकंठ बीली, ब्लॉक नं: सोमिया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन नंबर: AABPR1060Q	लिहून घेणार वय: -54 स्वाक्षरी:-		
3	नाव: मिनानी चेतन रूपानी पत्ता: प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शंभुजय, नीलकंठ बीली, ब्लॉक नं: सोमिया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन नंबर: AABPR6674E	लिहून घेणार वय: -52 स्वाक्षरी:-		
4	नाव: कुनाल चेतन रूपानी पत्ता: 1301, .. शंभुजय, नीलकंठ बीली, सोमिया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, .. राजावाडी, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: ALCPR5591E	लिहून घेणार वय: -24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करगणनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 15 / 04 / 2021 03 : 47 : 58 PM

ओळख:-
शास्त्रील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: रोहन . गायकवाड
वय: 25
पत्ता: वेंबूर, मुंबई
पिन कोड: 400071


स्वाक्षरी

2 नाव: मेनील . पोवाडिया
वय: 23
पत्ता: 21/5, दिव्य दर्शन, घाटकोपर पश्चिम, मुंबई
पिन कोड: 400086


स्वाक्षरी

छायाचित्र	अंगठ्याचा छपा
	
	

शिक्का क्र.4 ची वेळ: 15 / 04 / 2021 03 : 48 : 29 PM

शिक्का क्र.3 ची वेळ: 15 / 04 / 2021 03 : 48 : 43 PM नोंदणी पुस्तक 1 मध्ये

Join S R Kurla-5
सह. दुय्यम निबंधक
कुर्ला - ५ (वर्ग-2)



Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan	69103332021032410195	MH013600450202021M	669000.00	SD	0000007675202122	01/04/2021
2		DHC		3103202121764	140	RF	3103202121764D	01/04/2021
3		DHC		3103202121677	2000	RF	3103202121677D	01/04/2021
4	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan		MH013600450202021M	30000	RF	0000007675202122	01/04/2021

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

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करल - ५		
५९९०	९००	९००
२०२१		

करल - ५ / ५९९० / २०२१
 पुस्तक क्रमांक-१ वर नोंदला
 दिनांक : १५ / १२ / २०२१

सह. दुय्यम निबंधक, कुर्ला क्र. ५,
 मुंबई उपनगर जिल्हा.



प्रमाणित करणेत येते की, या दस्तावध्ये
 एकूण /...९००.../पाने आहेत.

सह. दुय्यम निबंधक, कुर्ला क्र. ५,
 मुंबई उपनगर जिल्हा.



15/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

वस्त क्रमांक : 5117/2021

नोंदणी :

Regn:63m

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	22300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20379835.96

(4) भू-मान, गोटहिस्सा व घरकमांक (असल्यास)

1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1103, माळा नं: 11 वा मजला,सेल टॉवर,इ विंग,इडन, इमारतीचे नाव: आराध्या वन अर्थ, ब्लॉक नं: घाटकोपर एंबेन्स,पंतनगर, रोड : घाटकोपर पूर्व,मुंबई 400075, इतर माहिती: मोजे घाटकोपर,सदनिकेचे रेटा प्रमाणे क्षेत्रफळ 100.61 चौ. मी. कागपेट व सोबत 2 कार पार्किंग स्पेस(1 स्टॅक पार्किंग 2 कार करिता)((C.T.S. Number : 194 A ;))

(5) क्षेत्रफळ

1) 110.67 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मन रिअल्टर्स अँड होल्डिंग्स प्रा. लिमिटेड तर्फे ऑथोरिटी सिप्रेटरी दुर्गेश डिंगणकर तर्फे मुखत्यार कीर्ती पोलाडिया वय:-58; पत्ता:-प्लॉट नं. ऑफिस, माळा नं: 12 वा मजला, इमारतीचे नाव: वृण्ड कमर्शियल सॉल्यूशन्स, ब्लॉक नं: शांती स्टांपच्या बंद, चेंबूर पश्चिम, रोड नं: जी. एम. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400089 पॅन नं:-AAACJ8232E

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-चेतन रजनीकान्त रूपानी वय:-54; पत्ता:-प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शत्रुंजय, नीलकंठ वॅली, ब्लॉक नं: सोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AABPR1060Q

2): नाव:-मिनाली चेतन रूपानी वय:-52; पत्ता:-प्लॉट नं: 1301, माळा नं: .. इमारतीचे नाव: शत्रुंजय, नीलकंठ वॅली, ब्लॉक नं: सोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, रोड नं: .. महाराष्ट्र, मुंबई. पिन कोड:-400077 पॅन नं:-AABPR6674E

3): नाव:-कुनाल चेतन रूपानी वय:-24; पत्ता:-1301, .. शत्रुंजय, नीलकंठ वॅली, सोमैया कॉलेजच्या जवळ, राजावाडी, घाटकोपर पूर्व, राजावाडी, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400077 पॅन नं:-ALCPR5591E

(9) दस्तऐवज करून दिल्याचा दिनांक

31/03/2021

(10) दस्त नोंदणी केल्याचा दिनांक

15/04/2021

(11) अनुक्रमांक, खंड व पृष्ठ

5117/2021

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

669000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

सह. दुय्यम निबंधक
कुर्ला - 5

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



वस्तासोबत सूची क्र. II

सह. दुय्यम निबंधक
कुर्ला - 5 (वर्ग-2)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan	69103332021032410195	MH013600450202021M	669000.00	SD	0000007675202122	01/04/2021
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3		DHC		3103202121677	2000	RF	3103202121677D	01/04/2021
4	CHETAN RAJNIKANT RUPANI AND OTHERS	eChallan		MH013600450202021M	30000	RF	0000007375202122	01/04/2021

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

