

मूल्यांकन पत्रक

१

मूल्यांकनाचे वर्ष 2012
 क्षेत्र मुंबई(उपनगर)
 मूल्य विभाग - 89-टडीसर (बोरीवली)
 उपमूल्य विभाग 89/400-भुभाग उत्तरेय बिक रोड पूर्वम रेल्वे लाईन
 पश्चिम गावठी हद्द
 मूल्यांकन क्रमांक सि टी एन नंबर - 714
 मालकी क्षेत्राचे नाव मुंबई(उपनगर)
 मूल्यांकनाचे वर्गीकरण बाधीत

दिनांक 9/4/2012

1



वाटार मूल्य दर नक्कलनुसार प्रति चौ. मीटर मूल्यदर

कुल रकम	नियामी सूचनिका	कार्यलय	दरमि	अंशद्वयीक
88,800	63,700	85,200	107,000	63,700

सि. करीब दर	153.90	चौरस मीटर	वाटकाभावे वर्गीकरण	1-आर सी नो
मिळकतीचे जाय	कार्यालय		उद्दवायन साधेभा	आहे
मिळकतीचे जाय	0 TO 2	(Rule 5)	सजभा	1 (Rule 14)

वाटार मूल्य दर नक्कलनुसार प्रति चौ. मीटर मूल्यदर * घनपारा टक्केवारी (Rule 5 or 8)
 = 85,200.00 * 100.00/100
 = 85,200.00

घनपारा टक्केवारी * घनपारा टक्केवारी * मिळकतीचे जाय (Rule 14 or 20)
 = 85,200.00 * 153.90 * 100.00/100
 = 13,112,536.80

मूल्यांकन मूल्य * वाटकाभावे मूल्य * वाटकाभावे मूल्य * वाटकाभावे मूल्य * वाटकाभावे मूल्य
 = B + C + D + E + F + G + H
 = 12,700.00 + 85,200.00 + 13,112,536.80 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
 = 13,125,236.80

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दस्तावेज प्रकार (Nature of Document)	Agreement for Sale
दस्तावेज नोंदीची माहिती (Registration Details)	Registrable / Non Registrable If Registrable Name of S. R. O. 80-3
दस्तावेज नं. (Franchising Unique No.)	57667
संपत्तीचे विवरण (Property Description in brief)	Office No. 101, 1st Floor, Mhatre Royale.
मूल्य (Consideration Amount)	13113000/-
दस्तावेज देणारा (Party Name)	ARM Infra Projects Pvt Ltd.
दस्तावेज घेणारा (Party Name)	M/s Padma Builders.
दस्तावेज देणाराचे पत्ता (Address of Party)	—
दस्तावेज घेणाराचे पत्ता (Address of Party)	—
मुद्रा (Stamp Duty / Amt.)	655700/-
मार्गदर्शक व्यक्तीचे स्वाक्षरी (Authorized Person's Full Signature & Seal)	For CITIZEN CREDIT CO-OP. BANK LTD. BORIVALI (WEST) BRANCH



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[Signature]
Authorized Signatory

उक्त मुद्रांक प्रेषित अल्हा ख्यालेट
सॅम्ये खाली तपसले च एस.एच.एस.-1
संबंधित प्राधिकृत अधिकार्याशी नुस्खीवरून
संपर्क साधून, सेल क्रोवर आढळून आला.

[Signature]
सह मुख्य निबंधक
बोरीवली क्र. ३



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Authorized Signatory

CITIZEN CREDIT CO-OP. BANK LTD.
BORIVALI (WEST) BRANCH
MUMBAI-400 103.
D-5/STP/W/C.R.1009/06/

655700/- 51x lala fifty din
Dud san h. d. e.

AGREEMENT FOR SALE

THIS **AGREEMENT FOR SALE** made and entered into at Mumbai this 04th day of September in the Christian year two thousand twelve

BETWEEN M/s. PADMA BUILDERS, a registered partnership firm carrying on business of Builders & Developers, having its address at Ground Floor, Padma Apartment, R. Mhatre Road, Near Dahisar Bridge, Dahisar (West), Mumbai-400 068, hereinafter for the sake of brevity

referred to as "the Developers" which expression shall unless it be repugnant to the context or meaning thereof be deemed mean and include the partners from time to time, their respective heirs, executors

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administrators, successors and assigns) of the **FIRST PART AND ARM INFRA PROJECTS PVT. LTD.** a company incorporated under the provisions of the Companies Act, 1956, carrying on business of Builder

[Signatures]

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and Land Developers having its Registered Office at 310, Gem Star Commercial Complex, Kanch Pada, Ramchandra Lane Ext., Malad (West), Mumbai - 400 064, hereinafter referred for the sake of brevity referred to as "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heir/s, executor/s, administrator/s and nominee/s) of the **SECOND PART**:



WHEREAS:-

- (A) One Mhatre Co-operative Housing Society Limited, hereinafter referred to as "the said Society", a co-operative society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, acquired and purchased a large plot of land bearing Survey No. 282 Hissa No. 1/1 (Part) of Dahisar (West) bearing corresponding C.T.S. No. 714 then totally admeasuring about 2714.49 Sq. Mts. from original owner one Kamalakar Mhatre, by virtue of and in pursuance of a Deed of Conveyance dated 20th October 1970;
- (B) The said large plot of land is sub-divided into two parts comprising of land bearing C.T.S. No. 714 and 714/A, by virtue of and in pursuance of order of sub-division passed by the Hon'ble Additional District Deputy Collector, Mumbai Suburban District dated 27th February 1986 and in pursuance of the said order and in pursuance of further order dated 27th February 1986 bearing No. 389 of 1986 issued by the concerned City Survey Officer, separate property card came to be opened recording the said sub-division in the name of the said Mhatre Co-operative Housing Society Limited, in respect of the said sub-divided plot bearing

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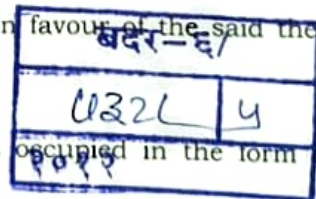
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C.T.S. No. 714/A, then originally admeasuring about 661.1 Sq. Mts., situated, lying and being at Village Dahisar, Taluka Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the Schedule hereunder written and hereinafter referred to as "the Scheduled Property" for the sake of brevity;

- (C) In furtherance of the road widening work undertaken by the Municipal Corporation of Gr. Mumbai an area admeasuring about 188.4 Sq. Mts. was affected in road widening and as such the said area was reduced from the Property Card in respect of the Scheduled Property and the area remaining available in respect of the Scheduled Property as per the Property Card is 472.7 Sq. Mts.. The set-back area in view of the road widening is still available for being utilized since neither the Developer nor the said Society has until now derived the benefit of the set-back area and/or received compensation in any other form;

- (D) The said Society granted development rights on a portion of the Developers in respect of the Scheduled Property in favour of the Developers in respect of the Scheduled Property by an Agreement dated 6th May 1981 on the terms and conditions as more specifically contained and recorded in the said Agreement dated 6th May 1981. The said Society in furtherance of the understanding as recorded in the said Agreement dated 6th May 1981 also executed Power of Attorney dated 6th May 1981 in favour of the said then partners of the Developers;

- (E) Since the said Scheduled Property was occupied in the form of unauthorized hutments constructed by one Shri. Sukur Jeewla, the Developers herein also settled with the heirs and legal representatives of the said Shri. Sukur Jeewla (since deceased) and got surrender of the said unauthorized constructed area as well as



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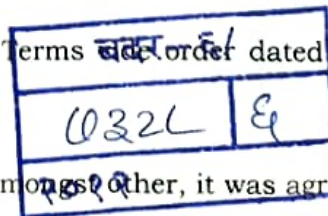
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all rights in respect of the Scheduled Property, duly recorded in the form of an Indenture dated 6th June 1981 being a Tripartite Indenture executed by the Society, the heirs of deceased Shri. Sukur Jeewla and the Developers herein.

(F) Disputes and differences arose between the said Society and the Developers herein, which resulted into termination of the said Agreement dated 6th May 1981 at the instance of the said Society. In view of the termination, the same came to be challenged by the Developers herein, by filing a suit against the said Society in the Bombay City Civil Court at Bombay bearing S.C. Suit No. 5549 of 1991, inter alia praying for declaration that (a) the termination of the said Agreement dated 6th May 1981 was illegal, bad-in-law, mala fide and without any legal effect thereof and not binding upon the Developers (Plaintiffs in the said Suit) (b) for specific performance of the obligations under the terms of the said Agreement dated 6th May 1981 and for injunction as more particularly contained in the Plaint in the said Suit.

(G) The Society on one hand and the Developers ~~here to on~~ the other hand came to settle all the disputes and differences, including the disputes in respect of the Scheduled Property forming part of the said S.C. Suit No. 5549 of 1991 on the terms as more particularly recorded in the form of Consent Terms dated 1st May 2003, which came to be filed and taken on record in the said Suit by the Hon'ble Court on 3rd May 2003 and the said Suit came to be decreed in terms of the said Consent Terms ~~and order~~ dated 3rd May 2003;

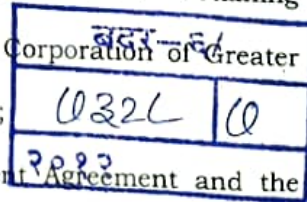
(H) By the said Consent Terms, inter alia among ~~others~~ other, it was agreed that the Agreement dated 6th May 1981 in respect of the Scheduled Property as originally executed stood modified to the extent of the



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terms recorded in the Consent Terms, the notice of termination of Power of Attorney and cancellation of the Agreement dated 6th May 1981 was withdrawn and the development rights conferred upon the Developers were confirmed;

- (I) Since the said Consent Terms and Consent Decree passed in pursuance thereof was not registered within the prescribed period as per the provisions of the Indian Registration Act, 1908, the said Society and the Developers herein, while confirming the said Consent Terms and Consent Decree in the form of Deed of Confirmation dated 14th July 2006, got the same duly registered under Sr. No. BDR/6-5363 of 2006 on 14th July 2006 with the concerned Sub-Registrar of Assurance, Borivali-1, Mumbai Suburban District;
- (J) In the circumstances the Developers are well and sufficiently entitled to develop the said Scheduled Property and is in physical use, occupation and possession of the said Scheduled Property;
- (K) The Developers have also negotiated and settled with the existing tenants and have entered into Agreements for providing Alternate Accommodation or obtained due surrender of tenancy vide various Agreements, duly registered and have not only obtained vacant possession but thereafter as a part of development demolished the existing chawl structure on the said Scheduled Property;
- (L) The said Developers now propose to develop the said Scheduled Property by constructing building thereon after obtaining necessary permission from the Municipal Corporation of Greater Mumbai by getting the plans duly approved;
- (M) As per the terms of the said Development Agreement and the consequential Consent Terms, the Developers are entitled to develop the said Property and sell the



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office/flats/office/shops/garages/stilt and open car parking space to the prospective purchasers apart from providing free of costs alternate accommodation to the existing tenants, if so agreed, separately and independently;

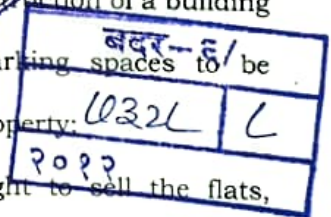
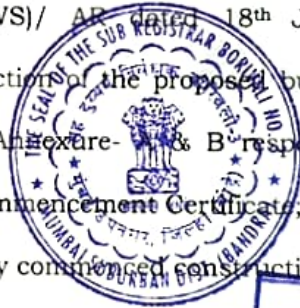
(N) The Developers are developing the said property and desirous of selling the flats/shops/offices/garages/offices to prospective purchasers, by demolishing the existing structure constructed under permission granted by the Municipal Corporation;

(O) The said building is being constructed by the Developers in accordance with the Building Plans prepared by Architect N. B. Chogle & Associates and Engineer R. D. Magdum;

(P) The Developers have applied for and obtained sanctioned of plans for construction of the proposed building at the said property under I.O.D. No. CHE/ A-4192/ BP(WS)/ AR dated 21st December 2009 and have also obtained Commencement Certificate bearing No. CHE/ A-4192/ BP(WS)/ AR dated 18th June 2010 for commencement of construction of the proposed building. Hereto annexed and marked as Annexure-A & B respectively are the copies of the I.O.D. and Commencement Certificate;

(Q) The Developers have already commenced construction of a building consisting of flats/offices/shops/garages/parking spaces to be named as "MHATRE ROYALE" on the said property;

(R) The Developers have sole and exclusive right to sell the flats, offices, shops, garages, parking spaces etc., in the said building being constructed by the Developers on the said property, save and except the flats/shops to be provided to the existing tenants and to enter into Agreement/s with the Purchaser/s of the flats/offices/shops/garages/parking spaces and to receive the sale price in respect thereof;



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- (S) The Purchaser/s have demanded and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said properties, Right of way and other arrangements and the plans, designs and specifications prepared by the Developers' architects the said N.B. Chogle & Associates and of such other documents as are specified under the Maharashtra Ownership Premises (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act" for the sake of brevity) and the Rules made there under;
- (T) The copy of Certificate of Title issued by Rajendra K. Yadav, Advocate for the Developers dated 30th July 2010, and copies of the floor plans and specifications of the flats/shop/offices/garage/parking space agreed to be purchased by the Purchaser/s and approved by the concerned local authority have been annexed hereto and marked as Annexure- C & D respectively. The Purchaser/s shall not be entitled to make any requisitions or call for any further documents of title ~~बदले दाले~~ properties and the Developers' rights of development; 022L e
- (U) The Developers have displayed and/or kept Xerox copies of all the documents, plans and specifications referred to in clauses (a), (b) and (c) of sub-section (2) of section 3 of the Maharashtra Ownership Premises (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 at the site and permitted the Purchaser/s to take inspection thereof;
- (V) The Developers have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the building and have obtained necessary approvals and

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Commencement Certificate for construction of the building in accordance with the sanctioned plan;

- (W) The Developers are constructing the said building in accordance with the sanctioned plans;
- (X) At the request of the Purchaser/s, the Developers have agreed to sell to the Purchaser/s a Office No. **101** on the **First** floor of the said building, hereinafter for the sake of brevity referred to as "the said premises";
- (Y) Prior to execution of these presents, the Purchaser/s has/have paid to the Developers a sum of Rs. **19,66,950/-**, (Rupees **Nineteen Lakh Sixty Six Thousand Nine Hundred Fifty** only) being not more than 15% of the price as earnest money or deposit for the sale of the said premises agreed to be sold by the Developers to the Purchaser/s, the payment and receipt whereof the Developers do hereby admit and acknowledge and discharge the Purchaser/s of and from the same for ever and the Purchaser/s has/have agreed to pay to the Developers balance of the sale price in the manner hereinafter appearing;
- (Z) The Developers are entering and will enter into separate Agreements with several other persons and parties for sale of other premises in the said building;
- (AA) The Purchaser/s has/have made necessary declarations required under the provisions of the Maharashtra Co-operative Societies Act, 1960 and relying upon the such declaration and request, the Developers have agreed to sell to the Purchaser/s the said premises;
- (BB) The Purchaser/s has/have seen and inspected the said properties and has/have himself/themselves fully acquainted with the state thereof and agreed to acquire the said premises from the



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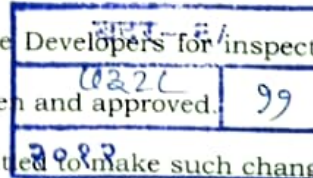
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Developers on what is popularly known as "Ownership Basis" at or for the price and on the terms, conditions and covenants mutually agreed upon by and between the parties hereto and hereinafter contained;

- (CC) Under the provisions of Section 4 of the said Act, the Developers are required to execute a written Agreement for sale of the said premises to the Purchaser/s being in fact these presents and to register the same under the Registration Act, 1908 and relying upon the aforesaid application and declaration the Developers have executed these presents;

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

- The Developers shall construct/have commenced construction and carry on development of the said properties and complete the said building/s on the scheduled property in accordance with the plans, designs, specifications with/without changes/amendments/ modifications thereto and approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them and which plans and proposed amendments have been kept at the building site and in the office of the Developers for inspection which the Purchaser/s have also seen and approved. Provided the Developers shall be entitled to make such changes, additions, alterations, variations and modifications therein as may be desired by the Developers and or required by the



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concerned local authority and the Purchaser/s hereby irrevocably and expressly consent/s to the same.

Provided that the Developers shall obtain prior consent in writing of the Purchaser/s in respect of only such variations which may adversely affect the area of the said premises agreed to be purchased by the Purchaser/s.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Developers to the said properties and he/she/they shall not be entitled to further investigate the title and rights, powers and authorities of the Developers and no requisitions or objections shall be raised on any matter relating thereto or howsoever in connection therewith.

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3. The Purchaser/s hereby agree/s to Purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s Office No. **101** of the admeasuring **1380** sq. feet of Carpet area on **First** floor in the building to be constructed/constructed by the Developers and known as "MHATRE ROYALE", delineated in the red coloured boundary lines on the floor plan thereof hereto annexed and marked as Annexure- E and herein referred to as the said premises for the sale of property at or for the price of Rs. **1,31,13,000/-** (Rupees **One Crore Thirty One Lakh Thirteen Thousand** only) including the proportionate price of the common areas and facilities appurtenant to the said premises together with the fittings, fixtures and amenities set out in Annexure- F on what is popularly known as "Ownership Basis". The Purchaser/s has/have paid to the Developers on or before the execution of this agreement as sum of Rs. **19,66,950/-**

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(Rupees **Nineteen Lakh Sixty Six Thousand Nine Hundred Fifty** only) as an earnest money, the payment and receipt whereof the Developers do hereby admit and acknowledge and discharge the Purchaser/s of and from the same forever. The Purchaser/s agrees to pay the balance amount of purchase price of Rs. **1,11,46,050/-** (Rupees **One Crore Eleven Lakh Fourty Six Thousand Fifty** only) in the following manner:-

(a) Rs. 19,66,950/- (Rupees Nineteen Lakh Sixty Six Thousand Nine Hundred Fifty Only)
(as 15% on or before on casting the plinth)

(b) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before of executing in agreement)

(c) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before on casting the 1st slab)

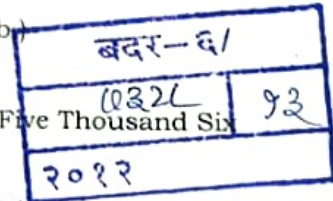
(d) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before on casting the 2nd slab)

(e) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before on casting the 3rd slab)

(f) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before on casting the 4th slab.)

(g) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)
(as 5% on or before on casting the 5th slab.)

(h) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)



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(as 5% on or before on casting the 6th slab.)

(i) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)

(as 5% on or before on casting the 7th slab.)

(j) Rs. 19,66,950/- (Rupees Nineteen Lakh Sixty Six Thousand Nine Hundred Fifty Only)

(as 15% on or before the brick work.)

(k) Rs. 13,11,300/- (Rupees Thirteen Lakh Eleven Thousand Three Hundred Only)

(as 10% on or before the plumbing and electrical fittings.)

(l) Rs. 6,55,650/- (Rupees Six Lakh Fifty Five Thousand Six Hundred Fifty Only)

(as 5% on possession of the said flat/shop/office being offered by us.)



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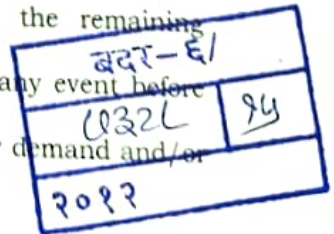
4. The Purchaser/s shall pay the aforesaid amount on the respective due dates without fail and without any delay or default as time in respect of each such payment is of essence of the contract. The Developers will forward to the Purchaser/s intimation of the Developers having carried out the aforesaid work at the address given by the Purchaser/s under this Agreement and the Purchaser/s shall be bound to pay the amount of installments at the office of the Developers within 7 (seven) days of the Developers dispatching such intimation under certificate of posting at the address of the Purchaser/s as given in this Agreement and the Developers shall keep the original Certificate of their Architect certifying that the Developers have carried out given items of work and such Certificate will be open for inspection by the Purchaser/s at the office of the Developers and such Certificate will be valid and

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[Signature]

binding upon the Purchaser/s and the Purchaser/s shall not dispute the same. It is further expressly agreed that non-delivery or loss of the letter of intimation requesting payment of any moneys from the Purchaser/s shall not be treated an excuse for non-payment or default by the said Purchaser/s in payment of the moneys due.

5. It is hereby expressly agreed between the parties hereto that the aforesaid purchase price is based on and for calculation with the reference to the presently prevailing market price of the building materials and the amenities as also upon rates of wages and other emoluments and expenses incurable by the Developers and that if there is more than 15% increase in the market price of the said materials and/or other expenses as aforesaid which may be due to scarcity of the materials and/or due to overall inflation or due to any other reason whatsoever, the Developers shall be unilaterally entitled to raise and/or escalate the aforesaid purchaser price keeping in view such increase as the Developers may at their absolute discretion deem fit and the Purchaser/s hereby irrevocably consent to such escalation by the Developers and it is further agreed that in such event this Agreement shall be read and construed as if the said original increased and/or escalated price was herein mentioned and the same shall be paid by the Purchaser/s to the Developers in equal installments with the remaining installments as and when become due or in any event before the grant of possession as the Developers may demand and/or direct.



6. The name of the building shall forever be "MHATRE ROYALE" and the name of the Society or the Limited Company or the

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[Signature]

WITNESS WHEREOF the parties hereto have hereunto set their respective hands at Mumbai on the day and year first hereinabove written.

SIGNED AND DELIVERED by the)
Withinamed Developers)
M/s. PADMA BUILDERS)
Through its Partner)
Mr. ANIKET ROHIDAS MHATRE)



For PADMA BUILDERS

Aniket Mhatre
Partner

In the presence of Mikesk Pathi)

M.P.

SIGNED AND DELIVERED by the)
Withinamed Purchaser/s)
M/s. ARM Infra Projects Pvt. Ltd.)
Through its Directors)
Mr. ANIKET ROHIDAS MHATRE)



For ARM INFRA PROJECTS PVT. LTD.

Aniket Mhatre
Director / Authorised Signatory



Mr. RADHEYA K. KHANOLKAR)

In the presence of Manohar Koli)



For ARM INFRA PROJECTS PVT. LTD.

R.K. Khanolkar
Director / Authorised Signatory

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BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A-4192 /BP(WS)/~~2017~~ 18 JUN 2010COMMENCEMENT CERTIFICATETo Shri Rohidas Mhatre
C.O. to Ownerउपरोक्त अभियंता इमारत (प्रस्ताव) व.उ.चीन
मजकूरितक इमारत, ती विंग, संकृती को-लेज, १०
फुट डी.पे. रोड, सेट लॉटिंग वाटेनेकक
कारियली (२४), मुंबई-४०० १०१.

Sir,

With reference to your application No. 4444 dated 12.04.07 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed building on plot bearing CTS No. 714-A

~~XXXXXX~~ No. of Village Dahisar
at premises at Street L.T. Road
Village Dahisar Plot No. (1) *
situated at Dahisar (West) Ward R/North

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant by on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri B.V. Shinde Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to plinth level only.

CERTIFIED TRUE COPY

N. B. CHOGLI
ARCHITECT

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका
B. Shinde 18/06/10
Executive Engineer, Building Proposal (W. S.)
UR & 'R' Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

बदर-६/

0222

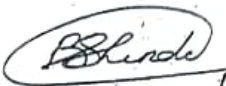
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CHE/A4194/BP (W.S.) AR/AP

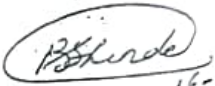
8] This CC is now valid and further extended for entire work i.e. Gr (Pt) + Stilt (Pt) + 1st + 2nd (Pt) upper floor, as per approved Plan dtd. 21/12/2009.

10 NOV 2010


EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.)


9] This C.C. is now valid & further extended for entire work i.e. for Gr (Pt) + St (Pt) + 1st to 3rd + 4th (Pt) as per approved amended plan dt:- 23-11-2010.

15 DEC 2010


EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.)

10] This c.c. is now valid & further extended for entire work i.e. (Pt) ground + (Pt) Stilt + 1st to 5th floors + 6th (Pt) floor as per approved amended plan dtd. 15-11-2011.

24 NOV 2011


EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.)



CERTIFIED TRUE COPY


N. B. CHOGLA
ARCHITECT

बंदर-६/	
८३२८	५४
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For PADMA BUILDERS

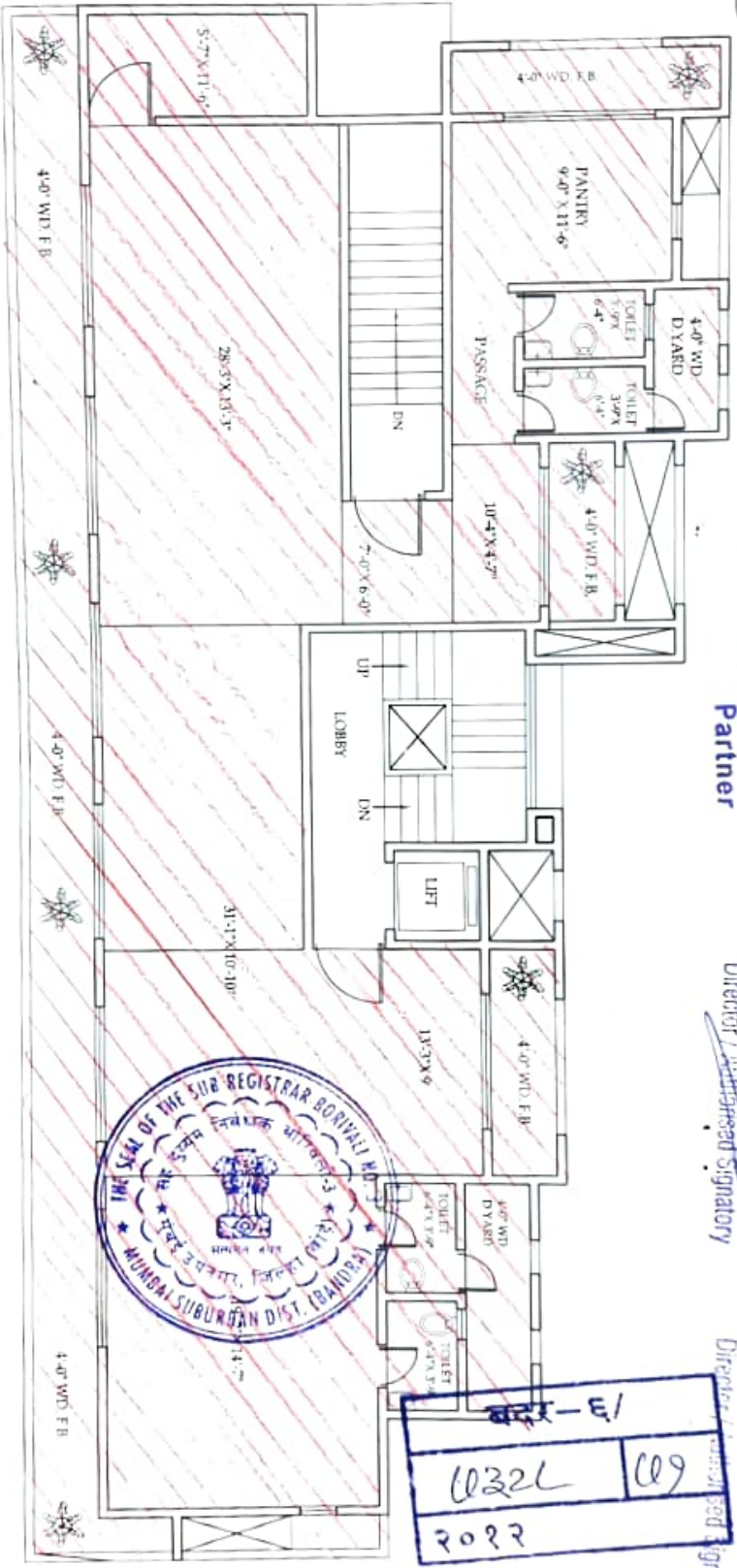
For ARM INFRA PROJECTS PVT. LTD.

For ARM INFRA PROJECTS PVT. LTD.

S. Vikram
Partner

R. K. Y. K.
Director / Addressed Signatory

S. Vikram
Director / Addressed Signatory



FIRST FLOOR PLAN

1 8 . 3 0 M T . W I D E R O A D

BUILDERS & DEVELOPERS
PADMA BUILDERS
MUMBAI

" **MHATRE ROYALE** "
PROPOSED BLDG. ON SUB PLOT NO. - 1 OF BEARING C.T.S. NO. 714A
THE DISTRICT HEADQUARTERS AT T. ROAD, DABHOL (MUMBAI)



ELEVATION CONSULTANT
ND CONSULTANT
TEL. 28696036

ARCHITECT
N.B. CHOGLÉ
CHOGLÉ & ASSOCIATES
8 SUDHITA ENCLAVE
MAHARASHTRA NAGAR
MUMBAI



E-1
622L 69
2022



दस्तावेजांक व वर्ष: 7328/2012

Tuesday, September 04, 2012

11:59:48 AM

(3)

दुय्यम निबंधक: बोरीवली 3 (बोरीवली)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : दहिसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 13,113,000.00
बा.मं. रु. 13,113,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 714/ए वर्णना कार्यालय क्र. 101, 1 ला मजला, म्हात्रे रॉयल
- (3) क्षेत्रफळ (1) 1380 चौ. फुट कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- पद्मा विल्डर्स चे भागीदार अनिकेत रोहिदास म्हात्रे - -; घर/फ्लॅट नं: म्हात्रे हाउस, आर म्हात्रे रोड, दहिसर प मुं 68; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAFP4534A.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे/- एआरएम इन्फ्रा प्रोजेक्ट्स प्रा ली चे संचालक अनिकेत रोहिदास म्हात्रे - -; घर/फ्लॅट नं: ऑफिस क्र 310, जेम स्टार कमर्शियल कॉम्प., कांचपाडा, मालाड प मुं 64; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAKCA1560G.
(2) मे/- एआरएम इन्फ्रा प्रोजेक्ट्स प्रा ली चे संचालक राधेय के खानोलकर - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 04/09/2012
- (8) नोंदणीचा 04/09/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7328 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 655650.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

बदल दुय्यम निबंधक बोरीवली-३
मुंबई उपनगर क्षेत्रा.