

Panorama's

My address:



The Wadhwa Group
Landmarks planned with passion



AGREEMENT FOR SALE

Flat No. 501 on 5th floor of the building
Boulevard I, II, III, IV / Vista I, II, III, IV, V / Panorama in the project 'The Address'.

My address:



WADHWA RESIDENCY PVT. LTD.

30: Platina, Plot no. C-59, G Block,
Bandra Kurla Complex, Bandra (E) Mumbai - 400 051
Ph: +91 22 6730 8400 | Fax: +91 22 6730 8401
Email: info@wadhwadevelopers.com Web: thewadhwagroup.com



Saturday, August 06, 2016
4:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 7167 दिनांक: 06/08/2016

गावाचे नाव: विक्रोळी

दस्तऐवजाचा अनुक्रमांक: करल3-6473-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रदीप जेठालाल मोरबिया तर्फे मुखत्यार रमेश जेठालाल - मोरबिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

DELIVERED

एकूण:

रु. 33000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:54 PM ह्या वेळेस मिळेल.

रामेश
सह दु.निबंधक कुर्ला - 3

बाजार मूल्य: रु.68175000/-

मोबदला रु.64338000/-

भरलेले मुद्रांक शुल्क : रु. 3638070/-

सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003025282201617S दिनांक: 27/07/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 3000/-

Ramesh J. Morbiya

DELIVERED

मूळ दस्त, स्कॅन पिंट

मिळाली

Summary-2(दस्त गोषवारा भाग - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID करल3	201608062166	06 August 2016,04:32:59 PM			
मूल्यांकनाचे वर्ष	2016				
जिल्हा	मुंबई(उपनगर)				
मूल्य विभाग	111-विक्रोळी - कुर्ला				
उप मूल्य विभाग	111/529 Aभुभाग: लाल बहादूर शास्त्री मार्ग (वाधवा कॉम्प्लेक्स मधील मिळकती) सि टि एस नं 8,50.82				
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस नंबर#50				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकूण चौरस मीटर
69600	148900	164900	222600	151300	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	401.34चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.148900/-
उद्ववाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
प्रकल्पाचे क्षेत्र-	2 to 10 hector				
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.156345/-				
मजला निहाय घट/वाढ	= 105% apply to rate= Rs.164162/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार मूल्य दर + खुल्या जमिनीचा दर) / 100) + 69600				
	= (((164162-69600) * (100 / 100)) + 69600)				
	= Rs.164162/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 164162 * 401.34				
	= Rs.65884777.08/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	55.8चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 55.8 * (0 * 25/100)				
	= Rs.2077155/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडरनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य				
	= A + B + C + D + E + F + G + H				
	= 65884777.08 + 0 + 0 + 0 + 2077155 + 0 + 0 + 0				
	= Rs.67961932.08/-				

करल - ३
६४७३ ९ ०५०
२०१६

Home Print



सह. दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14089928627144

Bank/Branch: PNB/KHAR (6629)
 Pmt Txn id : 270716M561742
 Pmt DtTime : 27-07-2016@02:42:05
 ChallanIdNo: 03006172016072650155
 District : 7101/MUMBAI

Stationery No: 14089928627144
 Print DtTime: 27-07-2016@15:58:24
 GRAS GRN : MH0030252822016175
 Office Name : IGR199/KRL3 JT SUB REGIST

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps
 StDuty Amt : R 36,38,070/- (Rs Three Six, Three Eight, Zero Seven Zero only)

करल - 3
 ६४७३ ३ ९५०
 २०९६

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : FLAT NO 501, PANORAMA, THE ADDRESS, OPP R CITY MALL B S MARGGHATKOPAR
 WEST, MUMBAI, Maharashtra
 Consideration: R 6,43,38,000/-

Duty Payer: (PAN-AAEPM8392B) PRADIP JETHALAL MORBIA
 Other Party: (PAN-AADCR0872M) WADHWA RESIDENCY PVT LTD

Bank official1 Name & Signature
 (v.s. Pai)

Bank official2 Name & Signature
 (Koswala)



Space for customer/office use. Write below this line

Full sing. Ramchandra Morbi
 WADHWA RESIDENCY PVT LTD
 Director



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांकन अहवाल सन् 2016

१. दस्ताचा प्रकार : कसिनामा अनुच्छेद क्रमांक: 25 (B)
२. सादरकर्त्याचे नाव : प्रदीप जदालाल मोरविकर
३. तालुका: मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव: विशिका
५. नगर भुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक:- 50
६. मूल्य दरविभाग (इमेन):- 111 ७. उपविभाग: 529A
८. मिळकतीचा प्रकार: खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर:- 1,48,900
९. दस्तात नमुद केलेल्या मिळकतीचं क्षेत्रफळ:- 401.34 करल = 3
कॉन्सेट बिल्ट अप चौ मीटर/फूट
१०. कारपार्किंग: 13.95 x 4 गच्ची: — पेट्रोल 3 2 540
११. मजला क्रमांक:- 5 वा उदक हनु साविधा 2096 आह/नाही
१२. बांधकाम वर्ष:- — घसारा: —
१३. बांधकामाचा प्रकार:- आरआरसी / इतर पक्के / अर्थे पक्के / कच्चे
१४. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना व ज्यान्वये दिलेली घट / वाढ
१५. भाडेकरु व्याज मिळकत असल्यास:- — ज्यान्वये दिलेली घट / वाढ
१६. लिहू अॅन्ड लायसन्सचा दस्त — ज्यान्वये दिलेली घट / वाढ
निवासी / अनिवासी
१७. निर्धारित केलेले बाजारमूल्य:- 6,81,75,000
१८. दस्तामध्ये दर्शाविलेली मोबदला :- 6,43,38,000
१९. देय मुद्रांक शुल्क:- 36,38,070 २०. भरलेले मुद्रांक शुल्क: 36,38,070
२१. देय नोंदणी फी :- 30,000



निपीक

सह-सुपरम निबंधक

$401.34 \times 148900 + 5\% = 6,27,47,582 + 5\% = 6,58,84,87$
 $55.80 \times 148900 \times 0.25 + 5\% = 2,18,10,12 + 5\% = 2,29,0083$

6,81,74,940

करल - ३		
६४७३	४	३५०
२०१६		

Data of ESBTR for GRN MH003025282201617S
Bank - PUNJAB NATIONAL BANK

Bank/Branch : KHAR
Pmt Txn id : 270716M561742
Pmt DtTime : 27/07/2016 14:42:05
ChallanIdNo : 03006172016072650155
District : 7101 / MUMBAI
Stationary No : 14089928627144
Print DtTime : 27/07/2016 15:58:24
GRAS GRN : MH003025282201617S
Office Name : IGR199 / KRL3_JT SUB REGISTRAR KURLA

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 36,38,070.00/- (Rs Thirty Six Lakh Thirty Eight Thousand Seventy Rupees Only)

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

Article : B25
Prop Mvblty : Immovable
Prop Descr : FLAT NO 501,PANORAMA,THE ADDRESS,OPP R CITY MALL , L B S
GHATKOPAR WEST,MUMBAI,Maharashtra
400086
Consideration : 6,43,38,000.00/-
Duty Payer : PAN-AAEPM8392B PRADIP JETHALAL MORBIA
Other Party : PAN-AADCR0872M WADHWA RESIDENCY PVT LTD

Bank Scroll No : 1
Bank Scroll Date : 28/07/2016
RBI Credit Date : 28/07/2016
Mobile Number : 9930453782

Only for verification-not to be printed and use



Handwritten signature or mark at the bottom right corner.

करल - ३
६४७३ यू ३५
२०१६



ARTICLES OF AGREEMENT made at Mumbai this 6TH day of Aug 2016
BETWEEN WADHWA RESIDENCY PRIVATE LIMITED, a company incorporated and registered
under the Companies Act, 1956 and having its registered office at 301- Platina, Plot No. C-
59, G-Block, BKC, Bandra (East), Mumbai - 400 051 (hereinafter referred to as "the
Promoters" (which expression shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include its successors in title) of the ONE PART

AND

(1) Mr. Pradip Jethalal Morbia an NRI presently Residing at 415-, Kings Row, Port
Neches, Texas, 77651- 5400, U.S.A and having his/her/their address at 301, kailas Tower
"A" R.N. Narkar Marg, Ghatkopar- East, Mumbai -400075 hereinafter referred to as "the
Flat Purchaser/s" (which expression shall unless it is repugnant to the context or meaning
thereof be deemed to mean and include his/her/their respective heirs, executors,
administrators and assigns) of the OTHER PART:

< RSM

M

करल - ३	
६४७३	६१५०
२०९६	

WHEREAS:

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

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

✓ Rjm

करल - ३	
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Second Schedule hereunder written for the consideration and on the terms and conditions more particularly setout therein.

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



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

करल - ३	
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B. By and under indenture dated 28th January 1967 executed by and between Godrej (therein referred to as the Vendor), AMFM (therein referred to as the Confirming Party) and Hindustan Ferodo Limited (therein referred to as the Purchaser and then known as Hindustan Composites Limited) and registered with the Sub-Registrar of Assurances at Mumbai under Serial No. 396 of 1967, Godrej also granted, conveyed and assured in favour of the HFL the said Part C Property and AMFM had confirmed the same, for the consideration and on the terms and conditions more particularly set out therein.



In the circumstance, Hindustan Ferodo Limited (then known as Hindustan Composites Limited) became seized and possessed of Part A Property, Part B Property and Part C Property collectively admeasuring in aggregate 86,980 square yards (equivalent to 72,726.05 square meters or thereabouts) in the manner provided for in the aforesaid documents.

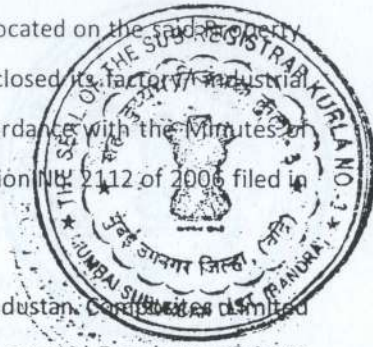
- F. Part A Property, Part B Property and Part C Property are hereinafter collectively referred to as "the said Property". The said Property together constitute one composite property, which has been allotted CTS Nos: 50/50/1 to 50/7 and 50/35 to 50/44 and admeasure, as per City Survey Records, 71,145.50 sq. meters or thereabouts. A more particular description of the said Property, is given in the Third Schedule hereunder written and is shown on the plan annexed hereto and marked as Annexure "A".
- G. Copy of the Layout Plan of the entire large layout with the Blocks therein is shown and marked as Annexure 'B' and the copy of the Property Register Cards in respect of the said Property are annexed hereto and marked as Annexures C-1 to C-18.
- H. HFL, since the time it stood possessed of the said Property, was running its factory / industrial establishment on the said Property till 2nd August, 2006.
- I. By an Order No. AVC/LNDC/A 5997 dated 20th April 1970 passed by the Deputy Collector, Mumbai, HFL was authorized non-agricultural use of the said Property on the terms and conditions set out therein.

← RJM

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करल - ३		
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२०१६		

J. Pursuant to an application made by HCL, the Commissioner of Labour, Government of Maharashtra, Mumbai has, by and under its Order dated 2nd August 2006, granted permission under Section 25-O(1) of the Industrial Disputes Act, 1947, for closure of the HCL's factory / industrial establishment which was located on the said property. Pursuant to the said Order, the Vendor (i.e. HCL) has closed its factory / industrial establishment. HCL has paid all the labour dues in accordance with the Minutes of the Order dated 21 November 2006 passed in Writ Petition NH 2112 of 2006 filed in the High Court at Bombay.



K. By an Indenture dated 18 January 2010 between Hindustan Computers Limited (therein referred to as the Vendor) and Raghuleela Lessors and Developers Private Limited (therein referred to as the Purchaser), HCL did thereby convey, transfer and assign all that piece and parcel of land bearing CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44 admeasuring 71,145.50 sq. meters or thereabouts together with the structures standing thereon situate, lying and being at Village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District and Sub-District of Mumbai City. The said Indenture is duly stamped and registered with Sub-Registrar of Assurances Kurla-3 under No.BDR13-00650-2010 dated 18 January 2010.

L. By a Deed of Mortgage dated 18th January 2010 made between Raghuleela Lessors and Developers Private Limited as the Mortgagor of the One Part and Indiabulls Financial Services Limited, therein and herein referred to as the "Mortgagee" of the Other Part and registered with the Sub- Registrar of Assurances, Kurla-3, under Serial No.BDR-13/00662/2010, Raghuleela Lessors and Developers Private Limited has in consideration of the loan/financial assistance availed to the limit of Rs.460 Crores (Rupees Four Hundred and Sixty Crores Only) granted/sanctioned by the Mortgagee to Raghuleela Lessors and Developers Private Limited, mortgaged/charged the said Property, in the manner and on the terms and conditions therein contained.

M. By a Deed of Release of Mortgage dated 10th October, 2014 executed by and between Indiabulls Financial Services Limited, therein referred to as the Releaser and the Promoters herein, therein referred to as the Releasee, registered with the office

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करल - ३
२०१३ १० १५
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of the Sub-Registrar at Kurla-3 bearing No.KRL3-8461-2014, the Promoters had paid entire loan amount stated in the aforesaid Deed of Mortgage dated 18th January, 2010.



- N. By and under a Debenture Subscription Agreement ("the DSA") dated 6th March, 2014, executed by and between Reliance Capital Limited ("RCL"), Wadhwa Group Holdings Private Limited, The Portfolio Management Clients of Reliance Capital Asset Management Limited - PMS Division represented by Reliance Capital Asset Management Limited ("RCAM") and the Promoters herein, RCL and RCAM have invested an amount of INR 77,93,46,600/- (Rupees seventy seven crore ninety three lakh six thousand and six hundred) by subscribing to 77,93,466 senior fully secured non-convertible redeemable debentures of the face value of INR 100/- (Rupees One hundred) each ("the NCDs") in the manner and on the terms and conditions provided in the DSA. The NCDs can be transferred by RCL to any of its affiliates or group companies, RCL and all such transferees to whom the NCDs are transferred from time to time and all such persons holding the NCDs or any of them from time to time are hereinafter referred to as "the Debenture Holders").
- O. Simultaneously, the Parties to the DSA and IDBI Trusteeship Services Limited ("the Debenture Trustee") have also executed a Debenture Trust Deed dated 7th March, 2014 ("the DTD") registered with the office of the sub-registrar of assurances at Nahur under serial No. 2241 of 2014. Under the DTD, the Debenture Holders have a right under certain circumstances, to be exercised through the Debenture Trustee in the manner provided in the DSA and the DTD, to sell inter-alia certain identified units ("REL Mortgaged Premises") (which excludes the said Premises which is the subject matter of this MOFA Agreement) as set out in the said DTD.
- P. By and under a Term Loan Facility Agreement dated 31 July 2014 ("TLFA") entered into between the Promoters of One Part, IDBI Trusteeship Services Ltd (as Security Trustee and Facility Agent) of Second and Third Part, Standard Chartered Bank (as Aranger-1) and KKR Capital Markets India Pvt. Ltd. (as Aranger-2) and Ors., Arranger 1 and Arranger 2 have jointly provided a Term Loan Facility of Rs. 650,00,00,000/-

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(Rupees Six hundred and fifty crores). Pursuant to the said TLFA, the parties have also executed a Deed of Mortgage cum Charge dated 31 July 2014 ("DOMC") entered into between the Promoters of One Part and IDBI Trusteeship Services Ltd of Second Part, the Promoters have mortgaged the entire project and the said Property (excluding the said REL Mortgaged Premises).

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



R. By and under a Debenture Trust Deed dated 30th September, 2014 executed by and between the Promoters herein, therein referred to as the Company, IDBI Trusteeship Services Limited, therein referred to as the Trustee and Wadhwa Group Holdings Pvt. Ltd., Mr. Vijay Wadhwa and Mr. Navin Makhija, the Guarantors therein, the Debenture Holders have agreed to invest an amount of Rs.100,00,00,000/- (Rupees One Hundred Crore Only) by subscribing to 1000 fully secured non-convertible redeemable debentures of the face value of INR 10,00,000/- (Rupees Ten Lacs Only) each in the manner and on the terms and conditions provided in the aforesaid Debenture Trust Deed.

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

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and accordingly the Debenture Trustee have reassigned, retransferred, reassured and released the Property setout in Debenture Trust Deed dated 30th September, 2014.



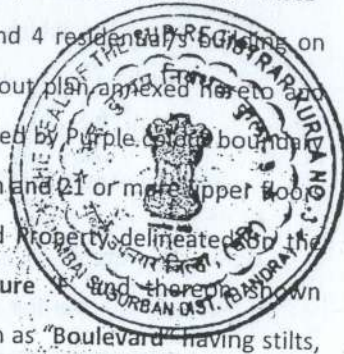
T. By an Indenture of Mortgage and Charge dated 31st July, 2015 made between the Promoters herein, as the Borrower of the One Part and Bank of Baroda, therein referred to as the Lender of the Other Part and registered with the Sub- Registrar of Kurla-3, under Serial No.KRL-3/5754/2015, the Lender therein had provided financial assistance for a sum of Rs.7,50,00,00,000/- (Rupees Seven Hundred and Fifty Crores Only) and in lieu thereof the Promoters herein have agreed to assign, convey, assure and transfer unto the Lender therein on a first charge basis of way - the continuing security on the Property setout therein upon the terms and conditions setout therein.

- U. The Registrar of Companies, Maharashtra, Mumbai, has issued a change of name certificate dated 5th February 2010, certifying that the name of the aforesaid "Raghuleela Lessors and Developers Private Limited" has changed to "Wadhwa Residency Private Limited" (the Promoters herein) in pursuance of Section 23(1) of the Companies Act, 1956.
- V. The Property Register Cards in respect of the said Property bearing CTS No.50, 50 /1 to 50 /7 and 50 /35 to 50/44 all of Vikhroli Division reflects the name of Wadhwa Residency Private Limited, as the owner/holder thereof.
- W. The Promoters are now developing the said Property as a common layout. The said Property was earlier In the "Industrial Zone" and wide an order dated 24th February 2010 from MCGM bearing No. CHE/1523/DPES it has been converted to the "Residential Zone";
- X. The Promoters are desirous of utilizing the entire available and permissible FSI of the said Property described in the Third Schedule, by constructing 1 residential building/s on North/East side of the said Property which is delineated on the layout plan annexed hereto and marked as Annexure 'D' and thereon shown surrounded by

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red colour boundary line to be known as "Panorama" having stilts, podium and 21 or more upper floors and 3 residential/s building on South/East side of the said Property delineated on the layout plan annexed hereto and marked as Annexure 'E' and thereon shown surrounded by blue colour boundary line to be known as "Vista" having stilts, podium and 21 or more upper floors and 4 residential/s buildings on North side of the said Property delineated on the layout plan annexed hereto and marked as Annexure 'F1' and thereon shown surrounded by Purple colour boundary line to be known as "Promenade" having stilts, podium and 21 or more upper floors and 4 residential/s building on North side of the said Property delineated on the layout plan annexed hereto and marked as Annexure 'G' and thereon shown surrounded by Green colour boundary line to be known as "Boulevard" having stilts, podium and 28 or more upper floors, "Panorama", "Vista", "Promenade", "Boulevard" together shall form a part of the project "THE ADDRESS" (hereinafter referred to as "the said Project") and the same is developed in accordance with the building rules and regulations and bye-laws of the MCGM and the provisions of the Development Control Regulations, 1991 and such other laws, rules and regulations as may be in force at present and/or at any time hereafter and also subject to such terms and conditions as may be imposed by the State Government or any other Competent Authority as may be permitted and sanctioned from time to time in accordance with the said plans and permissions;



- Y. The Promoters have got approved from the concerned local authority the plans, specifications, elevations, sections and details of the residential buildings and the MCGM has issued Intimation of Disapproval and Commencement Certificate (CC). Copies of the said I.O.D. and C.C. in respect of the said Project have been annexed hereto and marked Annexure "G" and "H", respectively;
- Z. The Promoters have entered into a prescribed Agreement with the Architect, Shakti Parmar & Associates and DSP Design Associates registered with the Council of Architects and also appointed M/s. Larsen & Tubro and Mr. Niranjana Pandya as Structural Engineers for preparing structural designs and drawings and specifications

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of the said Project to be constructed on the said Property and the Flat Purchaser/s accept the professional supervision of the said Architect and the said structural Engineer till the completion of the said buildings unless otherwise changed;

AA. The Promoters will be at liberty to get the benefit of Transfer of Development Rights (TDR) and also by purchasing the FSI of any other reserved plots/slums, nallas, public roads or any such rights to load, utilise and consume it in the proposed development on the said Project as permissible by the MCGM, D.C. Rules and Regulations and other applicable laws from time to time;



BB. The Promoters are entitled to and enjoined upon to construct the said buildings by availing the full permissible FSI, FSI by way of TDR, additional FSI purchased from government agencies, incentive/additional FSI on built-up Public-parking area or any FSI generated under any statutory regulations from time to time from the said Property and sell flats, duplex flats, units and hoarding spaces etc. and reference to the Flat Purchaser/s in this Agreement means Purchaser/s of such premises;

CC. The Flat Purchaser/s is/are informed and aware that, in accordance with Regulation No. 33(24) of the Development Control Regulations for Greater Mumbai, 1991, the Promoters propose to avail of the incentive/additional FSI on built-up public car parking area by constructing a 2 level basement and 2 level podium parking area under the RG side of the said Property with separate access apart from the access of the Residential Project and which is to be handed over to the MCGM, free of cost and is to be operated and maintained by the MCGM as per their discretion. The Promoters are intending to reserve Parking spaces to be used exclusively by the general public (excluding the Flat Purchaser/s) having an access without infringing the private access of the occupant/s of the said Project. Upon the execution of this agreement, the Flat Purchaser/s hereby consents and shall not object to the said intention of the Promoters to reserve Parking spaces for general public which shall be a part of the said Project.

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- DD. The Promoters are also intending / proposing to construct building/s consisting of units for shops and convenience activity which the Promoters shall have exclusive right to allot/dispose on such terms and conditions, as it may deem fit so. Such building/s consisting of units for shops and convenience activity shall be accompanied with separate entry and exit being isolated from the flat Purchaser/s' buildings in the said Project.
- EE. The Promoters are also intending/proposing to construct service apartment/ quarters/store room at such level of the respective building for the use by the domestic help/drivers/any other persons who are engaged in any kind of providing services to the flat Purchaser/s of the respective building/s, which the Promoters shall allot to the respective flat Purchaser/s on such terms and conditions, as the Promoters may deem fit so. The said service apartment/ quarters/store room allotted by the Promoters to the respective flat Purchaser/s shall be occupied / used by the said flat Purchaser/s restricted to the purpose as allotted by the Promoters. Any change in the use and occupancy of the said service apartment/quarters/store room shall deprive the relevant flat purchaser/s right towards the said space and in such an event, the Promoters/Society shall have a right to take such actions such as restricted entry to and seizure of the said space by the Promoters/Society, in order to restrain the such flat purchaser/s for continuous use of the said space along with legal recourse to rectify the such change of use and occupation. However, allotment of such service apartments shall not empower any such membership rights to the allottees other than rights attached to the said Premises.
- FF. The Flat Purchaser/s has/have demanded from the Promoters and the Promoters have given copies and inspection of originals available with them to the Flat Purchaser/s of all the documents of title relating to the said Property, the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promoters of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the rules made thereunder.



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



HH. The Promoters, while developing the said Property and constructing the new buildings thereon, have observed and performed all the terms and conditions of the concerned local authorities and/or the government and accordingly obtained (i) part Occupation Certificate bearing No. CE/6521/BPES/ AN dated 18th April, 2015 in respect of building "Vista", Wings 1, 2 and 3 (Tower "B"); (ii) part Occupation Certificate bearing No. CE/6521/BPES/ AN dated 6th November, 2015 in respect of building "Boulevard", Wings 3 and 4 (Tower "A"); (iii) part Occupation Certificate bearing No CE/6521/BPES/ AN dated 29th March 2016 in respect of building "Boulevard", Wings 1 and 2 (Tower "A"); and (iv) part Occupation Certificate bearing No CE/6521/BPES/ AN dated 16th July, 2016 in respect of building "Panorama" (Tower "C"). The copies of the aforesaid part occupation certificates are annexed as Annexure "M" collectively.

II. The Flat Purchaser/s being fully satisfied in respect of the title of the Promoters to the said Property including the right of the Promoters to develop the said Property, has/have approached the Promoters and applied for purchase of Flat No. "501" (bare and Shell) on the "5th" floor in the Wing "Panorama" (hereinafter referred to as "the said Premises") along with car parking space no. _____ in the basement/stilt/podium/open level No. — space in the compound of the building to be known as "Panorama" (hereinafter to be referred to as "the said Building") in the project "THE ADDRESS" to be constructed on the said Property.

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

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

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

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

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

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

1. It is agreed between the parties hereto that all the recitals of this Agreement shall form part and parcel of the operative part of this Agreement and shall be read accordingly.
2. The Promoters have constructed / shall construct 10 or more residential buildings on the area shown on the plan being Annexure 'A' hereto on the said Property more particularly described in Third Schedule hereunder written and more particularly delineated on the plan Annexure "B" hereto and thereon by blue coloured boundary line to be collectively known as the project "THE ADDRESS" as follows:-

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Company of all such flat Purchaser/s ("hereinafter referred to as "Common Organization").

The Promoters shall form individual organizations for "Panorama", "Vista", "Boulevard", Promenade to ensure the smooth functioning and proper maintenance of the said buildings. The individual organization for "Vista" and "Boulevard" shall further have sub committees as per the wings of the each building. The representatives of the sub committees and all the individual organizations shall form the committee of the Common



Organization. Flat Purchaser/s has paid to the Promoters the said purchase price of Rs. 6,43,80,000/- (Rupees. Six Crore Forty Three Lakh(s) Thirty Eight Thousand Only) as full and final payment towards the said Premises subject to deductions of Income Tax at source (TDS) under the applicable Law, (receipt whereof the Promoters do hereby admit and acknowledge):-

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

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

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

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not make any variations or modifications which may adversely be limited only to the affected area and floor of the said Premises of the Flat Purchaser/s. As per the present construction plan, the Promoters are constructing the 10 or more residential towers which shall form one common layout having a common recreation garden, club house and a Mandir at the top podium (common amenities to be provided on portion of the said Property defined in the layout plan annexed hereto as ANNEXURE "K" and thereon shown surrounded by yellow colour boundary lines.



3. The Flat Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Flat Purchaser/s a Flat No. "501" (Bureau Office) on the "5th" floor (04) BHK having carpet area admeasuring 334.45 sq. mtrs. as shown bounded by red colour boundary line on the typical floor plan thereof hereto annexed and marked Annexure "J" (hereinafter referred to as "the said Premises") along with allotment of 04 (Four) number of Car Parking Space No. — basement/stilt/podium/open level No. — in the said Building to be known as "Panorama" in the said Project and (hereinafter referred to as "the said Building") at and for the price Rs. 6,43,38,000/- (Rupees. Six Crore Forty Three Lakh(s) Thirty Eight Thousand Only). including the proportionate price of the common area and facilities appurtenant to the said Premises and forming part of the said Project. Hereinafter the building in which the said Premises is situated shall be individually referred to as "the said Building" and alongwith the other buildings collectively shall be referred to as "the said Project" wherever the context so requires. The percentage of the undivided interest of the Flat Purchaser/s in the common areas and facilities limited or otherwise pertaining to the said Premises shall be in proportion of the area of the said Premises agreed to be sold hereunder to the total area of the said Building and the said Project proportionately in which the said Premises is situated. The nature, extent and description of the common areas and facilities are more particularly described in the Fourth Schedule hereunder written.

4. It is expressly understood and agreed between the Promoters and the Flat Purchaser/s that the Promoters shall form a society/condominium/association/ Limited

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



7. The Flat Purchaser/s hereby undertake(s) to pay the amount of the Service Tax / VAT / GST/LBT along with each installment (if applicable) and further shall not dispute or object to payment of such statutory dues. In case the amounts of the Service Tax/VAT/GST/LBT are applicable to the Flat Purchaser/s and the Flat Purchaser/s delay in making the payment for the same, the Flat Purchaser/s shall be liable to pay an interest at the rate of 18% on all delayed payments from the due date till the date of payment thereof. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of Service Tax / VAT / GST/LBT along with interest applicable thereon and the Flat Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable Service Tax/VAT/GST/LBT. Provided further that if on account of change/amendment in the present statute or laws, rules, regulations and policies or enactment of new legislation by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Flat Purchaser/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by Authorities, the Flat Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Flat Purchaser/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoters and its successors-in-title and assigns in respect thereof.

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8. As an amenity alongwith the said Premises, the Promoters have reserved for the exclusive use of the Flat Purchaser/s, 04 (Four) parking space/slot in the basement/stilt/podium/open space in the compound of the said Building to be known as "The Address" (hereinafter referred to as "said Car Parking/s"). The said Car Parking/s are provided as irrevocable amenity without consideration, however the Flat Purchaser/s will be bound by the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoters and/or the new society/association to be formed by them and shall pay such outgoings in respect of the said Car Parking/s as may be levied by the new society/association to be formed by them. The Promoters have informed the Flat Purchaser/s and the Flat Purchaser/s agree and accept that the location and dimension of the said Car Parking/s will be decided after handing over possession of the said Flat to the respective flat purchaser/s.



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

- (a) the Flat Purchaser/s shall cease to have any right, benefits or interest under these presents and/or in the said Premises or any part thereof;
- (b) the Promoters shall be entitled to allot/sale the said Premises at such price and on the terms and conditions to such other person or party as the Promoters may in their absolute discretion deem fit;

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- (c) on the realization of the entire consideration from the Prospective New Flat Purchaser/s of the said Premises, the Promoters shall refund to the Flat Purchaser/s the amount paid by the Flat Purchaser/s to the Promoters in pursuance of this Agreement after deducting therefrom:-
- (i) Rs. 5,00,000/- out of the purchase price of the said Premises (which is to stand forfeited by the Promoters) along with applicable Service Tax to be paid by the Flat Purchaser/s to the Promoters.
 - (ii) service tax, VAT (if applicable), brokerage and all other taxes paid or payable on this Agreement as well as on the cancellation Agreement.
 - (iii) the taxes and outgoings, if any, due and payable by the Flat Purchaser/s in respect of the said Premises upto the date of termination of this Agreement;
 - (iv) the amount of interest payable by the Flat Purchaser/s to the Promoters in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid;
 - (v) in the event of the sale consideration of the New Prospective Flat Purchaser/s being less than the consideration mentioned herein, the amount of such deficit.
- (d) The Promoters shall, in the event of any shortfall, be entitled to recover the said amounts from the Flat Purchaser/s. The Promoters shall not be liable to pay to the Flat Purchaser/s any interest, compensation, damages or costs. The Promoters shall also not be liable to reimburse to the Purchaser/s any Government Charges such as Service Tax, VAT, GST, Stamp Duty, Registration Fees etc. The amount shall be accepted by the Flat Purchaser/s in full satisfaction of all his/her//their claim under this Agreement and/or in or to the said Premises.
- (e) The Flat Purchaser/s agree/s that receipt of the said refund by cheque from the Promoters by the Flat Purchaser/s by registered post acknowledgement due at the address given by the Flat Purchaser/s in these presents whether the Flat Purchaser/s



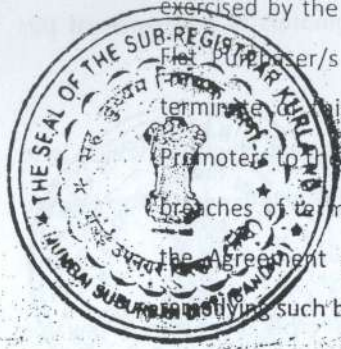
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accept/s or encashe/s the cheque or not, will amount to the said mutually agreed refund.

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



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

- (i) Rs. 2,35,170/- for legal costs and other Administrative Expenses and water meter and electric meter deposits;
- (ii) Rs. 600/- for share money and entrance fees.
- (iii) Rs. 40,000/- for formation and the registration of the said Common Organisation.
- (iv) Rs. 13,16,952/- towards Purchaser/s' share towards ad-hoc deposit for maintenance charges, excluding Property Tax, ("Adhoc Maintenance Deposit")
- (v) Rs. 50,000/- for Club House charges.
- (vi) Rs. 3,91,950/- towards proportionate share of development charges and LUC.
- (vii) Rs. 1,56,780/- towards corpus fund for upkeep and maintenance of common facilities like recreation garden etc.

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Rs. 21,91,452/- Total

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

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

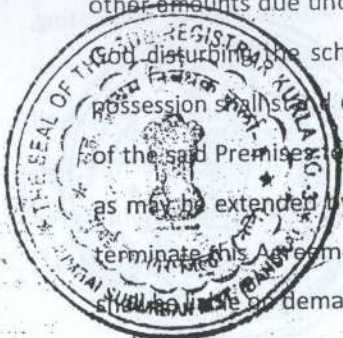


12. The fixtures, fittings and amenities to be provided by the Promoters in the said Premises and the said Building in which the said Premises is situated are those that are set out in ~~Annexure "L"~~ annexed hereto, the same is subject to change. It is hereby expressly agreed and understood by the Flat Purchaser/s that the amenities provided in the building Panorama shall exclusively be used and enjoyed by the Flat Purchaser/s of Panorama building only and the same shall not be used by the other Flat Purchaser/s or persons of other Building/s. The Flat Purchaser/s have a right to use the Common amenities and facilities provided across the remaining portion of the Property irrespective of their wing or building save and except the amenities of Panorama building as aforesaid and however, subject to the compliance of Rules, Regulations and Bye-Laws of the Common Organization and on payment of regular maintenance charges. The Flat Purchaser/s agree that the aforesaid common amenities and facilities shall be used only by his/her/their family member/s and their servants are not permitted to use the same. As it is a large layout, the infrastructure development including the facilities and the amenities to be provided shall continue to be under construction/development even after the Flat Purchaser/s have taken possession of the Flat. The Flat Purchaser/s hereby agrees and confirms that they shall not object the same and shall not intervene into the smooth functioning of the construction/development activity. It is clarified that in the event the flats are ready to be handed over for possession the Promoters shall not be obliged to hand over the amenities

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



13. The Promoters shall give possession of the said Premises to the Flat Purchaser/s within 15 days from the date of receipt of the entire sale consideration and any other amounts due under this agreement, subject to any Force Majeure conditions or Act of God disturbing the schedule of construction and in which case the date of handing over possession shall be extended pro-rata. If the Promoters fail or neglect to give possession of the said Premises to the Flat Purchaser/s on the aforesaid date subject to a grace period as may be extended by mutual consent then the Flat Purchaser/s shall have the option to terminate this Agreement after giving 15 days' notice in writing, whereupon the Promoters shall be bound to refund to the Flat Purchaser/s amounts already received by It In respect of the said Premises alongwith simple interest @ 9% per annum from the date of the receipt of the respective amounts by the Promoters till payment. It is agreed that upon the termination of this Agreement by the Flat Purchaser/s, the claim of the Flat Purchaser/s shall be restricted to refund of monies paid with simple interest @ 9% p.a. thereon and that the Flat Purchaser/s shall neither be entitled to claim nor claim for loss and/or damages and/or mental trauma or otherwise howsoever. Till the entire amount alongwith interest thereon is refunded by the Promoters to the Flat Purchaser/s the same shall subject to prior encumbrance if any, be a charge on the said Premises but only to the extent of the amount so due to the Flat Purchaser/s and the Promoters shall be entitled to allot and/or deal with and dispose off the said Premises/Flat to any third party without reference or recourse to the Flat Purchaser. The amount so refunded shall be full and final satisfaction and final settlement of all the claims of the Flat Purchaser/s under this Agreement. The Flat Purchaser/s agree that receipt of the said refund by cheque from the Promoters by the Flat Purchaser/s by registered post acknowledgement due at the address given by the Flat Purchaser/s in these presents whether the Flat Purchaser/s accept/s or encash/es the cheque or not, will amount to the said mutually agreed refund.

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

15. The Flat Purchaser/s are aware that the Promoters are constructing the said Property in a phasewise manner and to construct the said Property in phasewise manner, the Promoters shall be entitled to enter upon or use any access of the said Property to ingress or egress and shall be entitled to have all right to pass repairs in any part areas of the said Property with trucks, machines, cranes, drillers, JCB/earthmovers, etc. and all other vehicles required for carrying out development and construction on the said Property. Upon the said Flat being handed over to the Purchaser, the Promoters shall be entitled to continue to carry on all construction activities for all or any other part of the said Property which are to be developed/ constructed by the Promoters, and which may cause inconvenience / disturbance to the Flat Purchaser however, the Flat Purchaser/s has/have hereby unconditionally and irrevocably consented for the same and agree, undertake and confirm that the Flat Purchaser/s shall not raise any objection for any of the construction activity/ies or any ingress /egress upon the said Property or any part thereof by the Promoters alongwith any vehicles, etc. and the Flat Purchaser shall not raise any objection or make any claim, demand, damages, etc. from the Promoters and/or obstruct the Promoters or any of its construction activities of the building/s on the said Property or part thereof in any manner and for any reason whatsoever, and based on this clear understanding the Flat Purchaser has agreed to acquire the said Premises.

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

- (a) non-availability of labour, steel, cement, other building materials, water or electric supply/connection, or drainage/ sewage connection;

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(c) any notice, order, rule, regulation, notification or directive of the Government and/or any local or public or private body or authority or any other competent authority or any court or tribunal or any quasi-judicial body or authority;

(d) delay on the part of Government and/or any local or public or private body or authority or any other competent authority in granting any permits/sanctions/licenses for construction of the said Building;

(e) force majeure circumstances or conditions or other causes beyond the control of or unforeseen by the Promoters or their agents;



(f) non-availability of TDR;

(g) any strikes or agitation by the workers, employees or labourers of the Promoters or the contractors or sub-contractors or suppliers, etc.; and/or

(h) any change in law, notifications and/or regulations levying any onerous condition on the Promoters; and /or

(i) Promoters required to comply with conditions or additional conditions as may be required by any statute or government body or authority.

(j) Delay in issue of Commencement Certificate or Occupation Certificate

(k) for any reason beyond the control of the Promoters as per the provisions of section 8 of the MOFA

or any other reasonable cause and the Flat Purchaser/s agree/s to automatic extension of date of possession of the said Premises.

17. Notwithstanding anything contained anywhere else in this Agreement, it is agreed by and between the parties hereto that the Promoters shall be liable to handover possession of the said Premises to the Flat Purchaser/s only upon the Flat Purchaser/s

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having paid in full all amounts/consideration/society deposit/interest free interior deposit/service tax/interest (if any) or any other amount due and payable under this Agreement to the Promoters without any deduction, delay, demur or protest.

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



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

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drawings with all specifications before starting interior work of the said Premises and approval shall be obtained from the Promoters. At the time of being handed over possession of the said Flat for fitouts the Flat Purchaser/s shall deposit Rs. 3,00,000/- (Rupees Three Lakh Only) ("Fitout Deposit") towards the interest free deposit for carrying out interior work in the said Flat, irrespective whether he/she/they carry out the fitout work or not at that particular time. The said Fitout Deposit shall be forfeited in the event of non-compliance with any of the terms and conditions as stated in the Promoters' approval, by the Flat Purchaser/s. The said Fitout Deposit shall be refunded by the Promoters to the Flat Purchaser/s at the time of hand over of the said Building to the Adhoc committee and/or to the Society subject to the terms set out in this Agreement.



In the event the flats are ready to be handed over for the possession the Promoters shall not be obliged to hand over the amenities and facilities in the Project fully completed and the same shall be completed by the Promoters at the time of completion of the entire Project. The Flat Purchaser/s have agreed not to raise any objection in this regard, whatsoever.

21. If within a period of 1 (one) year from the date of handing over the said Premises to the Flat Purchaser/s, the Flat Purchaser/s bring to the notice of the Promoters any defect in the said Premises, then, wherever possible such defects shall be rectified by the Promoters at the Promoters' own cost and in case it is not possible to rectify such defects, then the Flat Purchaser/s shall be entitled to receive from the Promoters reasonable compensation for such defect. However, if the Flat Purchaser/s carry out any alteration or addition or change as regards columns, beams, slabs, and/or ceiling or outer walls any other structural change/alteration in the said Premises or any part thereof in the said Premises, the liability of the Promoters shall come to an end and the Flat Purchaser/s alone shall be responsible to rectify such defect or change at their own cost/s.

22. The Flat Purchaser/s have taken inspection of all relevant documents and have satisfied themselves fully in respect of the Promoters' title to the said Property described in the Schedules hereunder written prior to the execution of this Agreement and

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doth hereby accept the same and agree not to raise any requisition or objection/s relating thereto any time hereafter.

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

- (a) All agreements, negotiations, commitments, writings between Flat Purchaser/s and the Promoters prior to the date of execution of this agreement;
- (b) All the representation, warranties, commitments, etc. made by the Promoters in any documents, brochure, hoarding, etc. and /or through any other medium;
- (c) The Promoters shall not be bound by any such agreement, negotiations, commitments, writings, discussions, representations, warranties and/or compliance thereof other than expressly agreed by the Promoters under this Agreement;
- (d) The Flat Purchaser/s agree and acknowledge that the sample flat constructed by the Promoters and all furniture, items, electronic goods, amenities, etc. provided therein are only the purpose of show casing the flat and the Promoters are not liable/required to provide any furniture, items, electrohic goods, amenities, etc. as displayed in the said sample flat, other than as expressly agreed by the Promoters under this Agreement.



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

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

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ii. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the said Premises is situated, including entrances of the building in which the said Premises is situated and in case any damage is caused to the building in which the said Premises is situated on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach;



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

iv. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said Premises is situated and shall keep the portion, sewers, drains pipes in the said Premises and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Premises in which the said Premises is situated and shall not chisel or in any other manner damage the columns, beam,

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walls, slabs or RCC Partis or other structural changes in the said Premises without the prior written permission of the Promoters and/or the said Common Organization. The Flat Purchaser has been informed by the Promoters that the construction of the said Building is done with mivan technique and hence any kind of structural change will not be allowed to the said Building.

v. Not to shift windows of the said Premises and/or carry out any changes in the Premises so as to increase the area of the said Premises and/or put any grill which would affect the elevation of the building and/or carryout any unauthorized construction in the said Premises. In the event if any such change is carried out, the Flat Purchaser/s shall remove the same within 24 hours of notice in that regard from the Promoters/Common Organization. In the event if the Flat Purchaser/s fail to remove the same within the period of 24 hours, then the Promoters shall be entitled to enter upon the said Premises and remove such unauthorized construction and the Flat Purchaser/s hereby agree, undertake not to raise any objection for the same and/or demand any damages for the same from the Promoters/Common Organization.



vi. The Flat Purchaser/s shall not use the area of flower bed for any purpose except for the purpose of keeping planters/flower bed failing which the Flat Purchaser/s shall be liable to pay Rs.10,000/- (Rupees Ten Thousand Only) per day till such time he/she/they continue/s to use the said area of flower bed for any other purpose.

vii. The Flat Purchaser/s shall fix/fit only split A/c and fix compressors only in area provided for that purpose, failing which the Flat Purchaser/s shall be liable to pay Rs.5,000/- (Rupees Five Thousand Only) per day till such time the Flat Purchaser/s has removed the A/c Compressor from any other place other than area provided for the same.

viii. The Flat Purchaser/s shall not dry clothes in any area visible on the outside, else the Flat Purchaser/s shall be liable to pay to the Promoters Rs.5,000/- (Rupees Five Thousand only) per day. The Flat Purchaser/s shall not place, keep or install exhaust

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fan or any other devices in Deck area (if any), and further, the Flat Purchaser/s shall do not do any act that spoils the external elevation of the building in which the said Premises is situated;



ix. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the building in which the said Premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;

x. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Portion and the building in which the said Premises is situated;

xi. Not to use the said Premises as guest house or letout for the purpose of Guest House or setup office or the likes or any other purpose other than for residential;

xii. The said Premises shall be used only for the "Residential Purpose" and for no other purposes whatsoever by the Flat Purchaser/s / licenses / lessees / assignees / beneficiaries / their respective successors and assignees of the said Premises;

xiii. No unlawful (or) illegal activities (or) as opposed to public policies (or) against the moral turpitudes (or) activities offending the sentiments of any particular cast, creed or community, shall be carried on at any point of time, now or at any future date and throughout the use, occupation and enjoyment of the said Premises by the Flat Purchaser/s/licenses/lessees/assignees/beneficiaries/ their respective successors and assigns of the said Premises, space(s)/parking space(s) as the case may be;

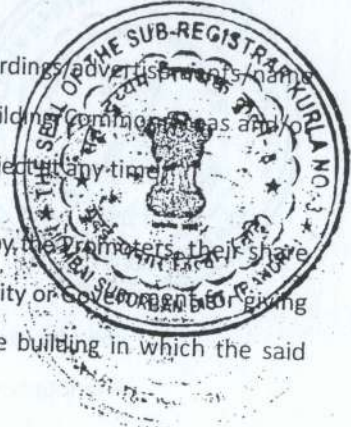
xiv. Not to enclose upon or cover any open area including the terrace area appurtenant to the said Premises at any time whether with or without the permission of the Municipal Corporation of Greater Mumbai;

xv. Not to make any application for change of user of the said Premises to any other use other than the residential at any point of time;

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- xvi. Not to conduct any meeting/s or have any kind of gathering/assembly/ies in any of the areas of the said Building/said Premises and/or common areas and/or club house or any part of the Project whatsoever for the purpose of any political affairs or any issues relating thereto;
- xvii. Not to put/install/display any kind of signage/hoardings/advertisements/signs/plates/board etc. whatsoever on any part of the said Building (common areas and/or outside the said Premises or any part/portion of the Project) at any time;
- xviii. Pay to the Promoters within 7 (seven) days of demand by the Promoters, their share of security deposit demanded by concerned local authority or Government or providing water, electricity or any other service connected to the building in which the said Premises is situated;
- xix. To bear and pay increase in local taxes, water charges, insurance and such other levies; if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Premises by the Flat Purchaser/s viz. user for any purposes other than purpose for which the same is allotted;
- xx. To bear and pay the proportionate maintenance charges and other outgoings, save and except the municipal taxes, in respect of the said Premises from the date of being granted permission to enter upon the said Premises for the purpose of carrying out fit outs therein;
- xxi. The Flat Purchaser/s shall not let, sub-let, transfer, assign or part with the Flat Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said Premises until
- (i) all the dues payable by the Flat Purchaser/s to the Promoters under this Agreement are fully paid-up;
 - (ii) hand over possession of the said Premises to the Flat Purchaser/s by the Promoters;



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- (iii) the Flat Purchaser/s had not been guilty for any breach or non-observance of any of the terms and conditions of this Agreement; and
- (iv) the prior written permission from the Promoters or the said Common Organization as the case may be, along with a payment of the charges to the Promoters or the said Common Organization, as the case may be.



However, the Flat Purchaser shall be liable to pay the administration fees to the Promoters until the conveyance is executed and registered in favour of the Common Organization) in respect of any such transfer/s.

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

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

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situated and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization regarding the occupation and use of the said Premises the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



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

xxiv. The Flat Purchaser/s have been handed over with the FitOut and Maintenance Manual which shall be strictly observed and followed by the Flat Purchaser/s and the occupants of the said Premises. In the event there is any default and violation of any such guidelines as directed in following the terms and conditions and the responsibilities of the Fit Out and Maintenance Manual, either by the Flat Purchaser/s/ occupant or the interior designer or any such person, the Flat Purchaser/s shall be solely responsible of the consequences and shall be penalized for the appropriate loss caused along with any such fine that shall be imposed by the Promoters as defined therein till such default/violation of Fit-Out and Maintenance Manual guidelines has not been rectified and the gravity of the loss is continued, without prejudice to the Promoters right to initiate any such legal action in order to seek remedy in the event of continuous violation as aforesaid.

25. It is agreed between the parties that, if the Flat Purchaser/s intend to visit the under construction project then it shall make a written request to the Promoters for a site visit and the Promoters shall within 7 (seven) working days from receipt of the request intimate the Flat Purchaser/s the date and time for such visit. The Flat Purchaser/s shall accordingly be entitled to site visit on the date and the time as intimated by the Promoters

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accompanied by site staff of the Promoters and the Flat Purchaser/s agree to follow all the safety precautions during the site visit. It is further clarified that, no children below the age of 15 years shall be allowed to enter the site. The Flat Purchaser/s hereby undertake not to hold the Promoters responsible for any loss or damage or harm incurred or suffered by the Flat Purchaser/s or any person accompanying the Flat Purchaser/s, due to negligence or wrongful act or otherwise, during the site visit.



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

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

28. The Flat Purchaser hereby covenants to keep the said Premises, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good and tenantable repair and condition and in particular so as to support shelter and protect the parts of the

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



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

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

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Party. In the event, the third party, deriving the occupancy right from the said Flat Purchaser/s, shall have the right to enjoy the facilities of the Club House as per the rules and guidelines of the said Club and the rights of the said Flat Purchaser/s as a member of the Club house shall be seized and restricted in the event of transfer of occupancy rights as aforesaid.



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

The Promoters hereby agree that it shall before handing over the possession of the said Premises to the Flat Purchaser/s as also before execution of conveyance of the said Property in favour of the Common Organization make full and true disclosure of the nature of its title to the said Property as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said Property and shall, ensure that the said Property is free from all encumbrances so as to enable it to cause to convey in favour of the said Common Organization such clear and marketable title on the execution of a conveyance.

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

32. The Flat Purchaser/s has been explained and it has been clearly understood and agreed that the spaces left open to the sky appurtenant/adjacent to his/her/their respective flats shall belong to the Promoters and its shall be the Promoters' right and discretion to deal with the same on such terms and conditions as it may deem fit so, to

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which the said Flat Purchaser/s/Common organisation shall not raise any objection hereinafter.

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



34. The Flat Purchaser/s shall have no claim, (save and except the right to exclusive use flower bed, dry area, balcony area, which is the part of the said Premises and the said Premises), in respect of common area and facilities and limited common areas and facilities appurtenant thereto and hereby agreed to be acquired, i.e. all other areas including terraces, etc. will remain the property of the Promoters until the whole of the said Property is transferred to the said Common Organization as herein provided subject to the rights of the Promoters as contained in this Agreement.

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

(a) The Flat Purchaser/s shall join in forming and registering the said Common Organization to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Common Organization and for becoming a member, including the bye-laws of the proposed Common Organization and duly fill in, sign and return to the Promoters within ten days of the same being forwarded by the Promoters to the Flat Purchaser/s, so as to enable the Promoters to register the Common

objection to the same, and without charging/recovering from them any and other necessary documents in their favour, without raising any dispute or member/s and shareholder/s, and shall forthwith issue share certificate/s shall forthwith accept and admit such purchaser/s and acquirer/s as their acquirer/s of such unsold flats, premises, etc., the said Common Organization the said Common Organization the name or names of the purchaser/s or units nor shall object to or dispute the same. On the Promoters intimating Promoters to become the member of the Society in respect of the unsold Purchaser/s herein, nor the said Common Organization shall constrain the Flat proper, to any person or party of their choice, and neither the Flat and conditions as they may in their sole and absolute discretion deem fit and the same in any manner and for such consideration, and on such terms and unconditionally entitled to deal with and to sell, let or otherwise dispose of Promoters shall have full right, absolute power and authority, and shall be member of the said Common Organization in respect thereof, and the property of the Promoters, and the Promoters may if they so desire, become favour of the said Common Organization, be and remain in the absolute demise of the said Property together with the said buildings thereon in formation and registration of the said Common Organization and/or after the compound, etc. in the said Building shall at all times, including after the are between the parties hereto that the unsold flats and other premises

It is expressly and specifically clarified, agreed, understood and confirmed by (B) and when they are ready and Common Organisation is formed. Phased handover of the operations by the Promoters to the respective be, or any other Competent Authority. The Flat Purchaser/s shall not object Registrar of Co-operative Societies/ Registrar of Companies, as the case may the Memorandum and/or Article of Organization, as may be required by the Purchaser/s if any changes or modifications are made in the draft bye-laws or Organization of the Flat Purchaser/s. No objection shall be taken by the Flat



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(a) The Flat Purchaser/s shall join in forming and registering the said Common Organization to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the said Common Organization and for becoming a member, including the bye-laws of the proposed Common Organization and duly fill in, sign and return to the Promoters within ten days of the same being forwarded by the Promoters to the Flat Purchaser/s, so as to enable the Promoters to register the Common

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

34. The Flat Purchaser/s shall have no claim, (save and except the right to exclusive use flower bed, dry area, balcony area, which is the part of the said Premises and the said Premises), in respect of common area and facilities and limited common areas and facilities appurtenant thereto and hereby agreed to be acquired, i.e. all other areas including terraces, etc. will remain the property of the Promoters until the whole of the said Property is transferred to the said Common Organization as herein provided subject to the rights of the Promoters as contained in this Agreement.



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

which the said Flat Purchaser/s/Common organisation shall not raise any objection hereinafter.

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premium, fees, donation or any other amount of whatsoever nature in respect thereof. The Promoters shall not be liable to pay any maintenance charges, etc. neither they will pay any transfer charges subsequently in respect of the unsold flats, shops, offices, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of occupation/completion certificate. Provided however in the event the Promoters occupy or permit occupation of any premises or Promoters as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof. It is hereby agreed and understood by the Flat Purchaser/s that anytime now or in future if the Flat Purchaser/s for his/her/their convenience combines two separate flats into one then in that case two separate Agreements shall be executed and registered and shall forthwith be issued by separate share certificate/s and other necessary documents for each Flat.



36. Unless it is otherwise agreed to by and between the parties hereto the Promoters shall within Six months of registration of the said Common Organization as aforesaid of all the said buildings comprising the said Project, cause to be transferred to the said Common Organization all the right, title and interest of the Promoters in the said Property together with the said Building in favour of the Common Organization.

37. The Flat Purchaser/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said Building in which the said Premises is situated, irrespective of the said Premises being occupied by the Flat Purchaser/s on receipt of Occupation Certificate/ on taking possession (as the case may be). The common expenses in respect of the said Property, shall be shared by the Purchaser/s of flats and premises of the said Building in which the said Premises is situated in proportion to the area of their respective premises.

38. At the time of execution of conveyance in favour of the said Common Organization, the Flat Purchaser/s shall pay to the Promoters the Flat Purchaser/s' share of stamp duty and registration charges payable, if any, by the said Common Organization on

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the conveyance document in respect of the said Property and the said Building to be executed in favour of the said Common Organization.



39. The Purchaser and the person to whom the said Premises is permitted to transfer with the written consent of the Promoters shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the said Common Organization as and when required and/or all the provisions of the Memorandum and Articles of the Common Organization of the Limited Company, when incorporated and/or the Condominium Apartments and the addition alterations or amendments thereof for the observance and carrying out the Building Rules and Regulations, Bye-Laws and the Development Control and Regulations for the time being of the Corporation and other local and/or public bodies. The Purchaser and persons to whom the said Premises are allowed to be transferred shall observe and perform all the stipulations and conditions laid down by such said Common Organization as the case may be regarding the occupation and use of the said Premises and the said Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings.

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

41. (a) It is understood and agreed by and between the parties hereto that the terrace space/s in front of or adjacent to the flat/s in the said building in which the said

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Premises is situated, if any, shall not belong to the respective purchaser/s of such flat/s and such terrace space/s shall exclusively belong to the Promoters. The said terrace/s shall not be used/occupied/enclosed by such flat purchaser/s till the permission in writing is obtained from the concerned local authority and the Promoters or the said Common Organization, as the case may be. Provided, however that the open spaces in the building common to the Promoters on the top floor, etc. of the said buildings, shall belong exclusively to the Promoters and they alone shall have right to allot, use or create third party right with respect to such spaces.



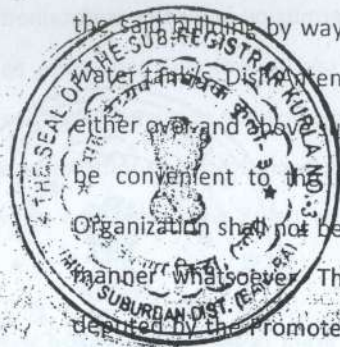
(b) The Flat Purchaser/s hereby consent/s to the grant of exclusive right of the said attached terrace/s to the said Promoters to deal with the same as they may think fit so and hereby state/s, declare/s and covenant/s that neither the Flat Purchaser/s nor the said Common Organization will have any right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

42. It is further expressly clarified, agreed and understood by and between the parties hereto that notwithstanding what is contained herein to the contrary the common terraces above the topmost floors of the said buildings, shall always absolutely and exclusively belong to the Promoters and the Promoters shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon, or putting up any overhead water tank/s thereon to store and supply water to the occupants of the said buildings. The Promoters shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Flat Purchaser/s, or the said Common Organization, and neither the Flat Purchaser/s nor the said Common Organization shall at any time raise any dispute or objection in this regard. Use of the said common terraces may also be allowed to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. for which

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purpose the Promoters shall be entitled to enter into suitable arrangement/s or agreement/s with any person/s on such terms and conditions as the Promoters deems fit and to receive/collect such contract monies/rents as consideration thereof from such person/parties/ allottees. It is hereby expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the Promoters shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. either over and above such additional floor/s and/or extension or such other place/s as may be convenient to the Promoters and the Flat Purchaser/s and/or the said Common Organization shall not be entitled to raise any objection and/or create any hindrance in any manner whatsoever. The Flat Purchaser/s will permit the authorized representative/s deputed by the Promoters/said Common Organization to go to the said common terraces to install, check up and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tank/s and/or such other common facilities, at all reasonable times. It is agreed that the aforesaid rights in favor of the Promoters shall be covenants running with the land and shall form part of the conveyance when executed in favour of the said Common Organization.

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

44. (a) The Promoters hereby declares that no part of the FSI relating to the said Property has been utilised' by the Promoters elsewhere for any purpose whatsoever; and

(b) In the event of any further or additional FSI becoming available in respect of the said Property before execution of conveyance of the said Property in favour of the said Common Organization then the Promoters herein shall be

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entitled to the same. Any further or additional FSI becoming available in respect of the said Property after execution of conveyance of the said Property in favour of the said Common Organization shall belong to the said Common Organization absolutely and the Promoters shall have no right to utilize the same.

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



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

- (a) The entire unconsumed and residual F.S.I., if any in respect of the said Property and the entire increased, additional, incentive and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, D.P. Plan, Rules, Regulations and bye-laws governing the FSI as also the F.S.I. which may be available on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, nalla FSI and/or due to any change in law, rules or regulations shall at all times absolutely and exclusively belong to and be available to the Promoters, free of all costs, charges and payments whether before execution of conveyance in respect of the said Portion, together with the said buildings, unto and in favour of the said Common Organization of flat Purchaser/s, acquirers of flats, units, premises etc. in the said buildings to be constructed on the said Property and neither the Flat Purchaser/s herein, nor the said Common Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;

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The Promoters alone shall have the full right, absolute authority and unfettered discretion to use, utilize and consume the aforesaid FSI and TDR, respectively for construction on the said Property, including additional building/s on the large layout as may be permitted by law till execution of conveyance in favour of the said Common Organization. The Promoters alone have the full right for further development by utilizing the additional FSI available at any time in the present agreement along with the access through the said Building under this agreement and the consent of the same shall be deemed to be given by the Flat Purchaser/s upon the execution of this presents.



The lift machine room and water tank shall be located at an earmarked area on the common terrace adjoining the Pent House terrace, having separate access from the building, above the topmost floor of the said building. The said common terrace is agreed to be left open to the sky for further and additional constructions thereon by the Promoters in future at any stage and/or time in terms of this Clause. Neither the Flat Purchaser/s nor the said Common Organization nor its members will have any right to use or have any claim, right, title or interest of whatsoever nature in the said common terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks;

- (d) The said Common Organization shall admit as its members all Purchaser/s of such new and additional premises/tenements/flats/ floors/terraces whenever constructed on the said buildings or any of them;
- (e) The right to deal with and allot all such new and additional tenements, flats, premises, floors, extensions, buildings and structures shall absolutely and exclusively belong to the Promoters, and neither the Flat Purchaser/s herein, nor the said Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Promoters shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and

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conditions as they may in their sole and absolute discretion deem fit and proper, and neither the Flat Purchaser/s nor the said Common Organization shall raise any dispute or objection thereto and the Flat Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;

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



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the Promoters then the decision shall be sole discretion of the Common Organization. Similarly the Gymnasium operator, Spa Operator, if any, shall be managed by the Promoters or the Common Organisation if they so deem fit or as the case may be.



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

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

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

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

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

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

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

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

52. The Flat Purchaser/s hereby agree/s, undertake/s and covenant/s with the Promoters that neither he/she/they, nor the said Common Organization shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Promoters under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Promoters as mentioned herein, and the Flat Purchaser/s and the said Common Organization shall be bound and liable to render to the Promoters, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

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

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301, kailas Tower "A" R.N. Narkar Marg,

Ghatkopar- East, Mumbai -400075



54. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) whichever may be adopted by the Promoters and the rules made thereunder.

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

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

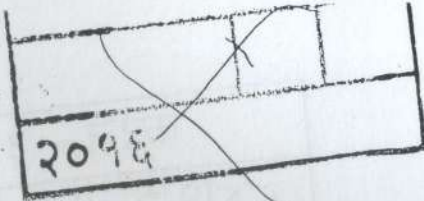
THE FIRST SCHEDULE ABOVE REFERRED TO
(Part A Property)

ALL THOSE five pieces or parcels, comprising several pieces or parcels, of land or ground together with all buildings and structures standing thereon situate lying and being off and to the East of Bombay-Agra Road (now known as L.B.S. Marg) in the Village of Vikhroli, in erstwhile Salsette Taluka and now in Ghatkopar Taluka, in the District Mumbai Suburban containing an aggregate area of 26,226.75 square yards (Twenty-six thousand two hundred and twenty six and point seventy-five square yards) equivalent to 21,928.80 sq. meters (Twenty-one thousand nine hundred, twenty eight and point eighty square meters) or thereabouts and bearing the Survey, Pot and Falni numbers and admeasuring in acres and gunthas and square yards as under, namely:-

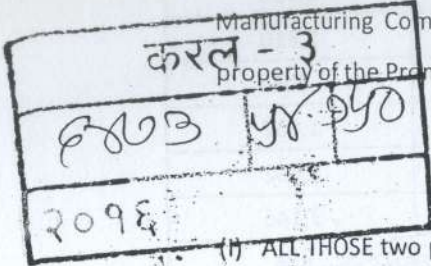
Survey No.	Pot No.	Falni No.	Area Acres-Gunthas Sq. Yds.	Area in Square Yards
81	1	-	0-11	1,331

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



**THE SECOND SCHEDULE ABOVE REFERRED TO
("Part B Property")**

(1) ALL THOSE two pieces or parcels, comprising several pieces or parcels, of land or ground out of government lease-hold land together with all buildings and structures standing thereon situate lying and being to the East of Bombay-Agra Road (now known as L.B.S. Road) in the Village of Vikhroli, Turuf Marols, in Salsette Taluka in the Registration Sub-district of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) containing an aggregate area of 58,439 $\frac{1}{4}$ square yards (Fifty-eight thousand four hundred and thirty-nine square yards and one-fourth of another square yard) i.e. 48,862 sq. meters (forty eight thousand eight hundred sixty two point forty five square meters) or thereabouts and bearing the Survey, Pot and Falni numbers and admeasuring in acres and gunthas and square yards as under namely:-



Survey No.	Pot No.	Falni No.	Area Acres-Guntas Sq. Yds.	Area in Square Yards
81	10 (part)	-	5 - 22 $\frac{1}{4}$ - 26 $\frac{1}{4}$	26,979 $\frac{1}{4}$
82	1	-	1 - 12 $\frac{1}{4}$ - 0	6,322 $\frac{1}{4}$
82	3	-	0 - 4 $\frac{1}{4}$ - 0	544 $\frac{1}{4}$
83	1 (part)	-	3 - 19 - 0	16,819
83	2	-	0 - 7 $\frac{1}{4}$ - 0	907 $\frac{1}{4}$
83	-	1	0 - 1 $\frac{1}{4}$ - 0	211 $\frac{1}{4}$
83	-	2	0 - 1 $\frac{1}{4}$ - 0	211 $\frac{1}{4}$
84	5 (part)	-	0 - 4 - 0	484
84	6	-	0 - 10 - 0	1,210
87	4	-	0 - 11 $\frac{1}{4}$ - 0	1,361 $\frac{1}{4}$

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 ६४७३ ५५०
 २०९६

110	52 (part)	-	0-28-0	3,388
	Total			58,439½

i.e. 48,862.45 sq. meters

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



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

THE THIRD SCHEDULE ABOVE REFERRED TO

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

2
 rom

[Handwritten signature]

कारल - 3

१४७३ ५६ ३५०

२०१६

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



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

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

On or towards South-East : By Central Railway Boundary

On or towards South-West : By Ghatkopar Village Boundary

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

RJM

करल - ३
६४७३ ५७ ९५५
००९६

THE FOURTH SCHEDULE ABOVE REFERRED TO

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

1) Clubhouse Activities:

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



2) Active Recreations:

- Lap Pool
- Jacuzzi Pool
- Children's pool
- Jogging & Walking Track
- Children's Play Area
- Multi-purpose Court

3) Recreational Facilities:

- Foot Reflexology Paths / Garden
- Reading Corners

R
RJM

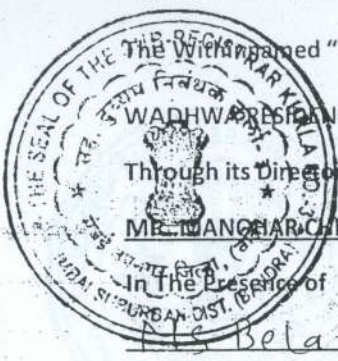
[Handwritten signature]

करल - 3
 ६४७३ ५८७५०
 २०१९ 4) Amenities:

- Garden Pavilions
- Herb Garden
- Old Folks Corner



Signed, Sealed And Delivered)



The Withinnamed "THE PROMOTERS"
 WADHWA RESIDENCY PRIVATE LIMITED
 Through its Director
 MR. ANAND C. HABRIA

WADHWA RESIDENCY PVT LTD

Anand C. Habria
 Director

In The Presence of)

Ms. Bela Shah

Signed, Sealed And Delivered)

The Withinnamed "FLAT PURCHASER/S")

In the presence of)

Mr. Pradip Jethalal Morbia



Through its POA Holder

Full Sign

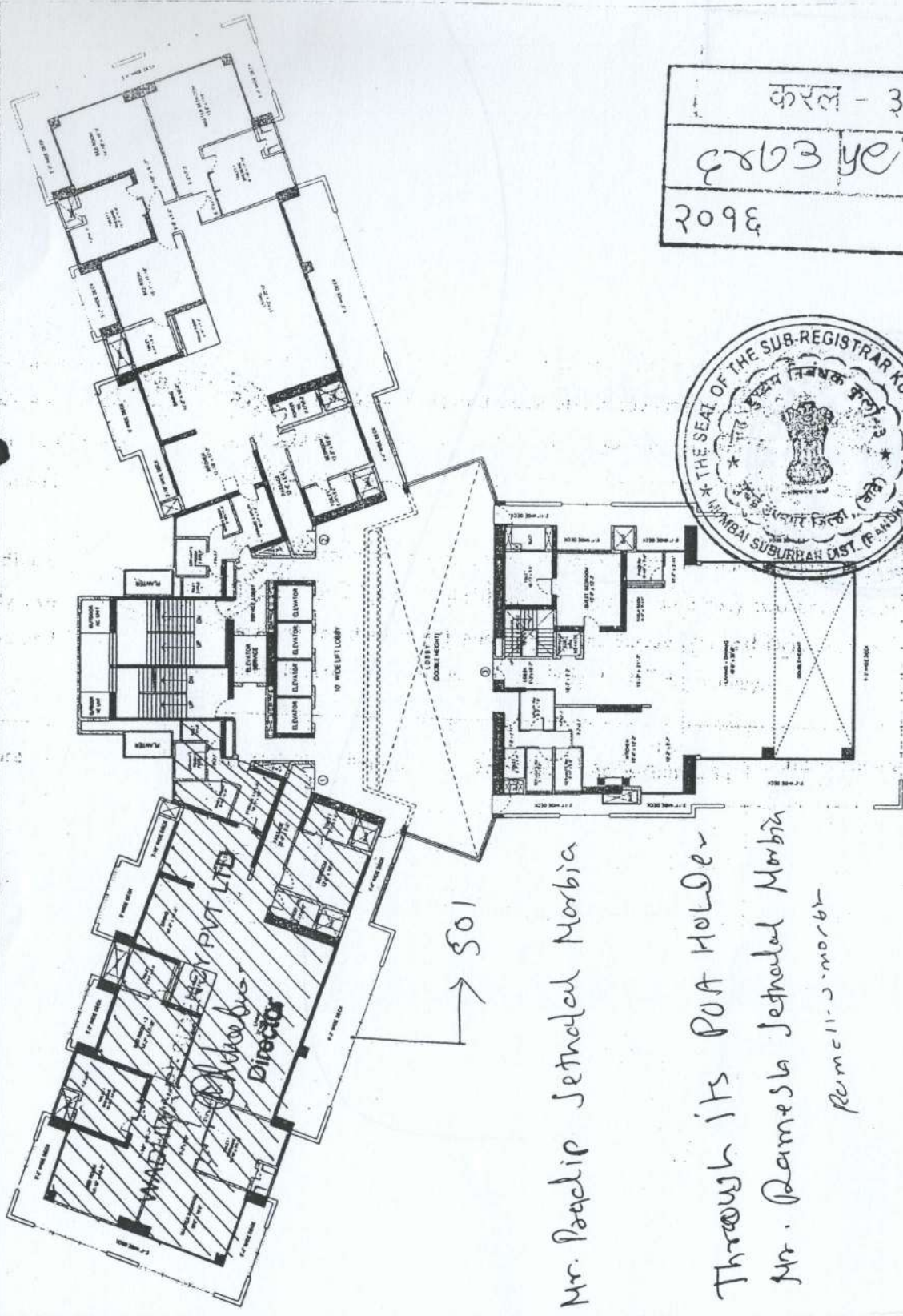
Mr. Ramesh Jethalal Morbia

Ramesh J. Morbia

In Presence of

Sateendra Gaurav
Sateendra

ANNEXURE J



करल - 3
 ६४७३ ५६९५०
 २०१६



PANAROMA
 TYPICAL FLOOR PLAN (3RD & 5TH FLOOR)
 LOWER LEVEL DUPLEX

THE ADDRESS
 Ghatkopar (w), Mumbai

Mr. Paadip Sethalal Morbia
 Through its PUA Holder
 Mr. Ramesh Sethalal Morbia
 Rem = 11.0 m or 6r

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

करल - ३	
६४७३	६९९४०
२०१६	

RECEIPT

RECEIVED OF AND FROM the within named Purchasers a sum of Rs. 6,43,38,000/- (Rupees. Six
Core Forty Three Lakh(s) Thirty Eight Thousand Only) on the execution of these Presents
 being the Full consideration within -Mentioned to have been paid by them to us .

WITNESSES:

WE SAY RECEIVED:

FOR WADHWA RESIDENCY PRIVATE LIMITED

Chhabra

Mandhar Chhabra

Director

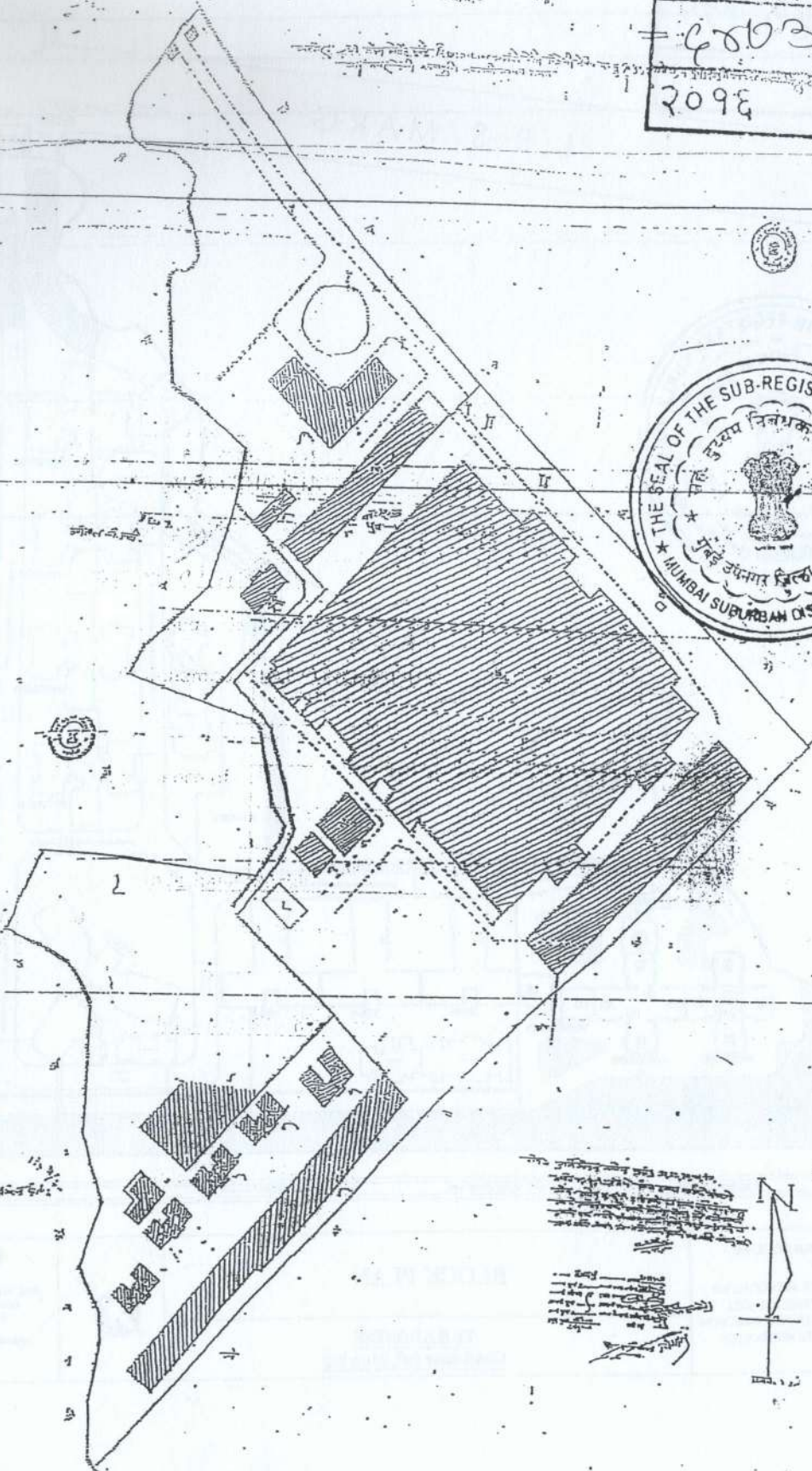


Annexure - n

करल - ३

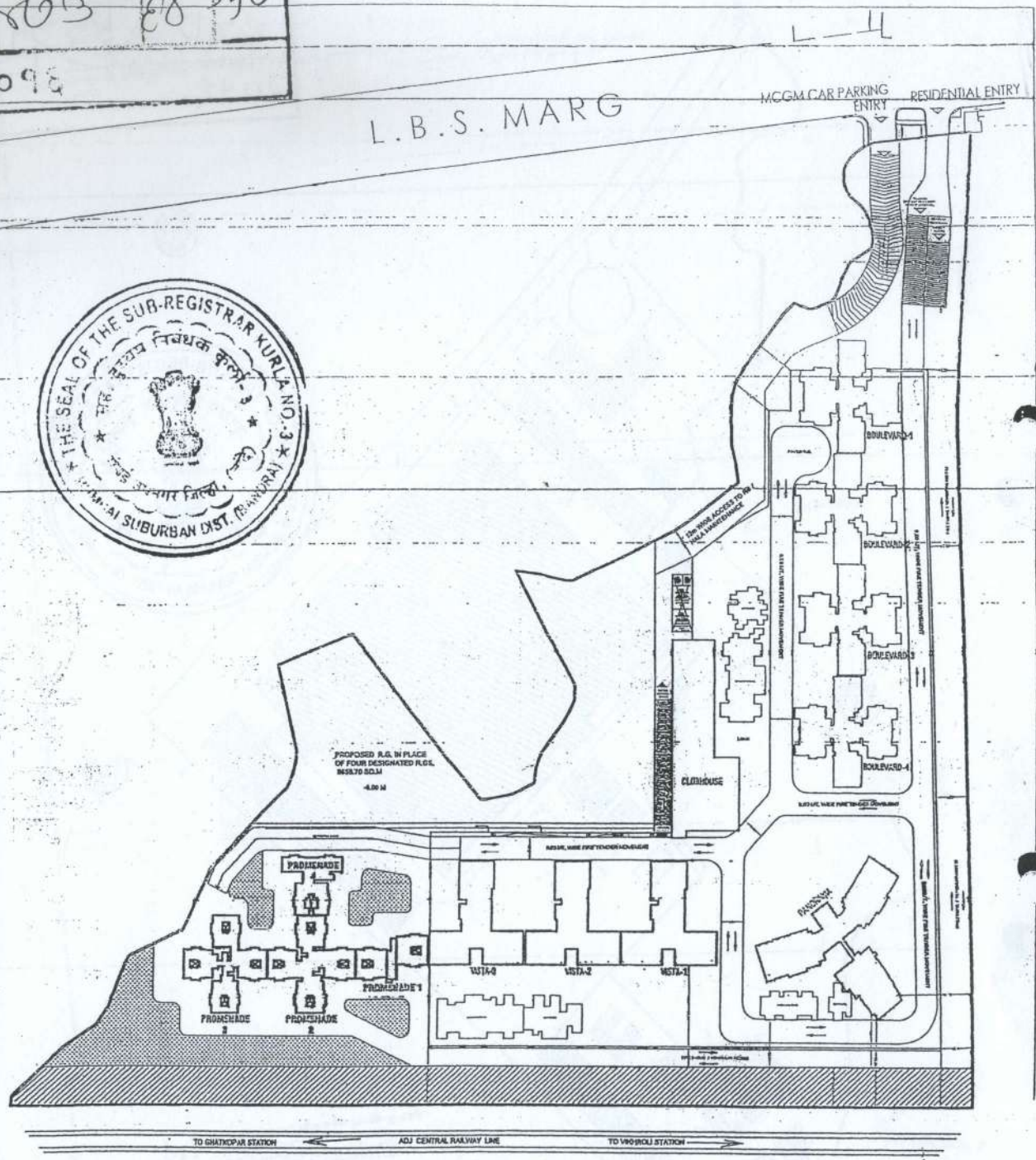
६४०३-६३९५०

२०९६



करल - ३
 २०१६

"Annepure-B"



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

BLOCK PLAN

THE ADDRESS
 Ghatkopar (w), Mumbai

मालमत्ता पत्रक

विभागाचे कार्यालय - विक्रोळी
 तालुका/न.भु.मा.का. -- न.भु.अ.घाटकोपर
 शिफ्ट नंबर प्लॉट नंबर क्षेत्र वारणाधिकार
 ५० ५० चौ.मी.

जिल्हा - मुंबई उपनगर जिल्हा

शासनाला दिलेला अर्जा क्र. १०३/१९७३ भांडोबा
 तपशील आणि त्यावर फिर तपशील दिल्याचे



[७४६६६.७]
 ४५९८४.०० [क-१]
 + २३००.३ (न.भु.क्र.५०/८
 ते ३४ व ५०/४५
 चे क्षेत्र)
 ४७४८४.३

विनशेती सारा दरमाल
 ३९७९.३० विनशेती सारा
 ४९६६.५५ ता.१.८.७९ ते
 पुढील आदेशापर्यंत

सुविधाधिकार

हफ्ताचा मुळ धारक
 वर्ष

[मिसर्स- एॅसचेसस्टॉस मॅग्रेसिवा एॅन्ड
 [फ्रिक्शन मटेरीयल्स लि.]

पट्टेदार

करल - ३
 ६४७३ ६५ ६५०
 २०९६

इतर शेरें

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (ग) किंवा धारक (घ)	सहायक न.भु.अ. घाटकोपर
०३/१२/१९७२	वि.शे. आदेश. मा.उप.जिल्हाधिकारी अंधेरी/मुंबई यांचा क्र.ए.डी.सी./एल.एन्.डी.सी./ए.५९९७ ता.२०.४.७० अन्वये विनशेती सान्याची नोंद केली. यांत सामिल सि.स.नं.५०, ५०/१ ते ३५ क्षेत्र (८६९८०.००) चौ.मी.			
११/०७/१९७२	विनशेती आदेश मा.उप.जिल्हाधिकारी अंधेरी/मुंबई यांचा क्र. ए.डी.सी./एल.एन्.डी. दि.१७.२.७२ अन्वये विनशेती सान्याची नोंद केली. क्षेत्र ९९३३९ चौ.मी. मुवत १.८.७९ ते पुढील आदेशापर्यंत.			सही- १९७२-०७-२२ न.भु.अ. घाटकोपर
२७/०४/१९७२	स्व.स. खरेदीने व फेरफार नं. ११६ व मा.न.भु.अ.क्र ३ यांचे कडील आदेश क्र.५०/घाटकोपर/१९६६ ता.११.३.७३ मुमाक		(H) हिन्दुस्तान फॅरोडो लि.	सही- १९७२-१०-२९ न.भु.अ. घाटकोपर
०८/११/१९७३	स्व.स. मा.न.भु.अ.क्र. ३ यांचे कडील आदेश क्र.५०/घाटकोपर/१९६६ ता.११.३.७३ मुमाक		दीत्र दुरुस्त	सही- १९७३-११-२९ न.भु.अ. घाटकोपर



मालमती पत्रक

करल - ३
 २०१६
 २५०

तालुका/न.भु.मा.का. - न.भु.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

क्षेत्र
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या अकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीचे निवट देऊ

दिनांक	व्यवहार	खंड क्रमांक	नविन घाक (भा) पट्टेदार (प) किंवा मार (मा)	साक्षार्कन
१३/१२/१९८५	या.जि.नि.भू.अ. तथा नगर भूमापन आधिकारी क्र.७ यांचे कडील आदेश क्र.न.भू.क्र.५०/५०/१ ते ४५ दि. १३/१२/८५ चे आदेशावरून क्षेत्र चौकी नोंद	-	न.भू.क्र.५० चे एकूण क्षेत्र ४५१८४.०० चौ.मी या क्षेत्रांत न.भू.क्र.५०/८ ते ३४ व ५०/४५ या मिळकती सामिल झालेले त्या मिळकतीचे एकूण २३००.३ चौ.मी. वरील क्षेत्रात सामिल करून न.भू.क्र.५० चे एकूण क्षेत्र ४७४८४.३ चौ.मी. असे कायम केले. व त्यामुळे न.भू.क्र.५०/८ ते ३४ व ५०/४५ च्या मिळकत पत्रिका रद्द करणेत आलेल्या आहेत.	सही - १९८६-०१-०७ न.भू.अ. घाटकोपर
३१/०८/२०१०	या. सह दुय्यम निबंधक कुर्ला ३ यांचे कडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		या "हिंदुस्तान कॅम्पोसिट्स लिमिटेड"	फेरफार क्र. १४ प्रमाणे सही - ३०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	या. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचे कडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विप्रो/कि.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिना लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		या. रघुलिना लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर
			या. वाघवा रिसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर



तपासणी करणारा -

खरी नकल ७३८
 ७८५
 ७२५

वध बालबाबा हा. ११/११
 वधकस हा. ११/११
 वधार हा. ११/११
 हा. ११/११
 हा. ११/११

न.भू.अ.घाटकोपर
 मुंबई उपनगर जिल्हा

११/११
 ११/११

क्रमांक / प्लॉट नं.

चौ.मी.

तपशील आणि त्यांच्या फेर तपसलीची प्रिप्युत वेळी

५०/१ ५०/१

८४४.०

[क-१]
क

सि.स.नं.५० पहा

सुविधाधिकार

हवकाचा मुळ धारक
वर्ष

[मॅसर्स- एंसेबेसस्टॉस मॅनेशिया एन्ड]
[फ्रिक्शन मटेरियल्स लि.]

शेदार

तर भार

तर शीरे

करले - ३
६४७३ ६७५१०
२०१६

नांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा नार (भा)	साक्ष्यकन
०३/१२/१९७९	विनशेती आदेश सि.स.नं.५० प्रमाणे			सही - १९७९-१२-०९
११/०७/१९७२	विनशेती आदेश सि.स.नं.५० प्रमाणे			सही - १९७२-०७-११
२७/०९/१९७२	स्व.सु. सि.स.नं.५० पहा		H हिन्दुस्तान फॅब्रिको लि.	सही - १९७२-०९-२७ न.भू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सुची	धा. हिन्दुस्तान कॅम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	भा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	भा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाघवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.



ऽण्णी करणारा -

खरी नककल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

क्रमांक/प्र. क्र. नं.

चौ.मी.

धारणाधारक

शासनालय, दिल्ली आकराच्या किंवा माध्यम
तयारीत घेणे (त्याच्या अंतर्गत प्रमाणित विलेक)

५०/२ ५०/२

१११.०

[क-२]
क

सि.स.नं. ५० पहा

सुविधाधिकाऱ्या

करल - ३

सुविधाधिकाऱ्या

वर्ष

२०१३

[मि.सि.स. नं. ५० प्रमाणे]
[कि.सि.स. नं. ५० प्रमाणे]

दिवस

२०१६

तर भार

तर सोरे



क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पहिले धारक (ध)	साक्षात्करण
२८/०७/२०००	सि.स.नं. ५० पहा	स्व.सुवि	H हिंदुस्तान फॅब्रिके लि.	सही - १९७१-१२-०७ न.मू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिड्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा हिंदुस्तान कॅम्पोसिड्स लि.	सही - १९७२-०७-३१ न.मू.अ. घाटकोपर
३१/०८/२०१०	मा. उपक्रमांनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A.७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.मू.अ. घाटकोपर/फि.नं. क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिता लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. रघुलिता लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.मू.अ. घाटकोपर
			धा. वाघवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.मू.अ. घाटकोपर

रणी करणारा -

खरी नक्कल -

न.मू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

क्रमांक/अ.प्री.नं. ५०/३ ५०/३ १८०.५ [क-१] क सि.स.नं.५० पहा

दिनांक चो.मो. भारणाधिकार शासनाला दिलेल्या आकारापासून किती भाड्याच्या तपशील आणि (२.१५) (३) (४) (५) (६) (७) (८) (९) (१०) (११) (१२) (१३) (१४) (१५) (१६) (१७) (१८) (१९) (२०) (२१) (२२) (२३) (२४) (२५) (२६) (२७) (२८) (२९) (३०) (३१) (३२) (३३) (३४) (३५) (३६) (३७) (३८) (३९) (४०) (४१) (४२) (४३) (४४) (४५) (४६) (४७) (४८) (४९) (५०) (५१) (५२) (५३) (५४) (५५) (५६) (५७) (५८) (५९) (६०) (६१) (६२) (६३) (६४) (६५) (६६) (६७) (६८) (६९) (७०) (७१) (७२) (७३) (७४) (७५) (७६) (७७) (७८) (७९) (८०) (८१) (८२) (८३) (८४) (८५) (८६) (८७) (८८) (८९) (९०) (९१) (९२) (९३) (९४) (९५) (९६) (९७) (९८) (९९) (१००)

विधाधिकार

क्रमाचा मुळ धारक [मेसर्स- एस्वेसस्टॉस मॅनेजिंग एंज्] [फ्रिवशन मटेरियल्स लि.]

द्वार

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६४०३ ६६१४०
२०१६

क्रि	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (घ) किंवा भार (भा)	साक्षात्करण
०३/१२/१९७१	बिनशेती आदेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	बिनशेती आदेश सि.स.नं.५० पहा.			
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा		ह हिंदुस्तान फॅब्रिको लि.	सहा - १९७२-१०-३१ न.भू.अ. घाटकोपर
८/०७/२०००	सि स नं ५० पहा	स्व.सुवि	घ हिंदुस्तान कम्प्युसिट्स लि. हिंदुस्तान कम्प्युसिट्स लि.	के रफर क्र. १४ प्रमाणे सहा - २०००-०७-२८ न.भू.अ. घाटकोपर
१०/८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी घेणार हिंदुस्तान कम्प्युसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा. रघुलिता लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रफर क्र. ६२ प्रमाणे सहा - ३१/८/२०१० न.भू.अ.घाटकोपर.
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिता लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा. वाघवा रेसिडेन्सी प्रायव्हेट लिमिटेड	के रफर क्र. ६३ प्रमाणे सहा - ३१/८/२०१० न.भू.अ.घाटकोपर.



किरणारा -

खरी नक्कल -

म.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

रक ३ भाग १ साट नंबर प्लाट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या अर्जासोबत किंवा अर्जाच्या तपशील आणि त्याच्या तपासणीची लिपत वेळ

५०/४ ५०/४

करल - ३ र३३०.२ [क-१] सि.स.नं.५० पहा
 विभागाचा ६४७३ ७०५०
 निकासाचा मुद्दा घारक [मिसस- एसविसस्टॉस मॅनेशिया एन्ड] [फ्रिक्शन मटेरियल्स लि.]
 २०१६
 दिनांक
 र मार
 र शरे

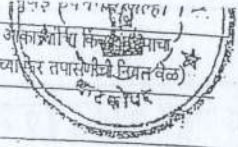


खंड क्रमांक	नविन घारक (धा) पट्टेदार (प) किंवा मार (मा)	साक्षार्कन
	H हिन्दुस्तान फॅरोडो लि.	सही - १९७१-१२-०७ न.भू.अ. घाटकोपर सही - १९७२-०७-३१ न.भू.अ. घाटकोपर सही - १९७२-१०-३१ न.भू.अ. घाटकोपर
स्व.सुवि	घा हिन्दुस्तान कम्पोसिट्स लि. हिन्दुस्तान कम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
	घा. रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर
	घा. वाघवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

गी करणारा - खरी नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

शासनाला दिलेल्या अकाउंटिंग किताबाचा तपशील आणि त्याच्यावर तपासणीचे निमत देऊन

५०/५ ५०/५ १६२०९.३ [क-१] क सि.स.नं.५० पहा



विधाधिकार

करल - ३

६४७३ ७९५४

२०१६

काचा मूळ धारक [मिसर्स- एसवेसस्टॉस मॅग्नेशिया एन्ड] [क्रिश्चन मटेरियल्स लि.]

दार

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क्र	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडेदार (ध) किंवा भार (धा)	सीसांकन
०३/१२/१९७१	विनशेती आदेश सि.स.नं.५० प्रमाणे.			
११/०७/१९७२	विनशेती आदेश सि.स.नं.५० पहा.			
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा		H हिन्दुस्तान फॅरोडो लि.	सही- १९७२-१०-३१ न.भू.अ. घाटकोपर
८/०७/२०००	सि.स.नं ५० पहा	स्व.सुचि	धा हिंदुस्तान कॅम्पोसिट्स लि. हिंदुस्तान कॅम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सही- २०००-०७-२८ न.भू.अ. घाटकोपर
१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणारा हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलाला लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर.
१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलाला लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६३ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर.

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

कारणारा - खरी नक्कल -

नगर भुमिपति शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
मोक/घा.पत्र.नं. चौ.मी.

शासनाला दिलेल्या आकॅरणीचा किंवा भाड्याच्या तपशील आणि त्याच्या फेरफार्याची प्रत

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करल - 3 2093.2 [क-1] सि.स.नं. 40 पहा
6863 62340
2096 काचा मुळ धारक [मिसर्स- एसबेस एसेस मॅनेज्मॅन्ट रेन्ड] [किशन मटारवेलस लि.]

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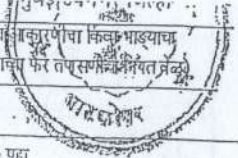


खंड क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा भार (भ)	साक्षार्कन
		सही - ११७१-१२-०७ न.भू.अ. घाटकोपर
		सही - ११७२-०७-३१ न.भू.अ. घाटकोपर
		सही - ११७२-१०-३१ न.भू.अ. घाटकोपर
		फेरफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
		फेरफार क्र. ६२ प्रमाणे सही - ३१/८/१० न.भू.अ. घाटकोपर.
		फेरफार क्र. ६३ प्रमाणे सही - ३१/८/१० न.भू.अ. घाटकोपर.
२७/०९/१९७२	स्व.सू. सि.स.नं. ५० पहा	
३८/०७/२०००	सि स नं ५० पहा	स्व.सूवि
१०/८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.	धा हिंदुस्तान फॅरोडो लि. धा हिंदुस्तान कॅम्पोसिट्स लि. हिंदुस्तान कॅम्पोसिट्स लि.
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावाला बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिहा लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.	धा. रघुलिहा लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड धा. वाघवा रिसिडेन्सी प्रायव्हेट लिमिटेड

कारणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

नगर पुराणन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या कारणांचा किंवा भाड्याचा तपशील आणि त्याचा फेर तपस्येने निवृत्त होणे

५०/७ ५०/७ २९७.६ [क्र-१] क सि.स.नं.५० पहा



विधाधिकार

काचा मुळ धारक वर्ग

[मिसर्स- एँसवेसस्टॉस मॅनेजिया एँड
[फ्रिक्शन मटेरियल्स लि.]

करल - ३
६४७३ ७३ ५०
२०९६

द्वार

र भार

र शोरे

शंक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)
०३/१२/१९७१	विनशेती आदेश सि.स.नं.५० प्रमाणे.		
११/०७/१९७२	विनशेती आदेश सि.स.नं.५० पहा.		
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा		H हिन्दुस्तान फॅब्रिको लि.
२८/०७/२०००	सि स नं ५० पहा	स्व.सुचि	घा हिन्दुस्तान कम्पोजिट्स लि. हिन्दुस्तान कम्पोजिट्स लि.
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुरला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/९/१० अन्वये खरेदी घेणार हिन्दुस्तान कम्पोजिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा. रघुलिला लेसर्स अँड डेक्लपर्स प्रायव्हेट लिमिटेड
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A.७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँड डेक्लपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा वाघवा रिसिडेन्सी प्रायव्हेट लिमिटेड



सही -
१९७२-१०-३१
न.भू.अ.
घाटकोपर

फेरफार क्र. १४ प्रमाणे
सही -
२०००-०७-२८
न.भू.अ.
घाटकोपर

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

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

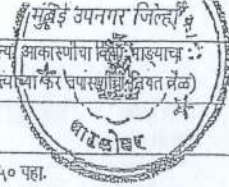
गौ करंगाटा -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

शहर भूभाग नं. ५०/३५ करल - ३

शासनाला दिलेल्या आकाश्याचा वि.सं. भाड्याचा तपशील आणि त्याचा फेर घेण्याबाबतचे नोंद



शहर भूभाग नं.	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र	घारणाधिकार	जिल्हा - मुंबई उपनगर जिल्हा
५०/३५	करल - ३				शासनाला दिलेल्या आकाश्याचा वि.सं. भाड्याचा तपशील आणि त्याचा फेर घेण्याबाबतचे नोंद
२०	६४७३	७४५०	४७.३	[क-१] क	सि.स.नं. ५० पहा.
विभागाधिकार					

नकाशाचा मुळ धारक
[मिसर्स एसवेसस्टॉस मॅनेशिया अँड फ्रिन्ड्स लि.]
[मटेरीयल्स लि.]

द्वार

र भार

र शेर



२७/०४/१९७२ सि.स.नं. ५० पहा

२८/०७/२००० सि.स.नं. ५० पहा

३१/०८/२०१०

३१/०८/२०१०

मा. सह दुय्यम रीजिस्टर कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले

मा. उपकंपनी रीजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A1660006104 दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.

खंड क्रमांक

नविन धारक (धा)
पट्टेदार (प) किंवा भार (भा)

साक्षात्कृत

सही -
१९७२-१२-०७
न.भू.अ.
घाटकोपर

सही -
१९७२-०७-३१
न.भू.अ.
घाटकोपर

सही -
३१/१०/१९७२
न.भू.अ.घाटकोपर

फेरदार क्र.१४ प्रमाणे
सही -
२०००-०७-२८
न.भू.अ.
घाटकोपर

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

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

H
हिंदुस्थान फॅरोडो लि.

ख सु

धा
हिंदुस्तान कॅम्पोसिट्स लि.

धा.
रघुलिला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड

धा.
वाषवा रेसिडेन्सी प्रायव्हेट लिमिटेड

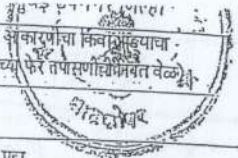
शणी करणारा -

खरी नककल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

नगर पुरकार संक/१३ प्लॉ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार सामनाला दिलेल्या अकरपाचा किंवा मिळविल्याचा तपशील आणि त्याच्या फेर तपासणीची मर्यादा वेळी

५०/३६ ५०/३६ १०७.३ [क-१] सि.स.नं. ५० पहा.



विधाधिकार

काचा मुळ धारक [मिसर्स एसवेसटोस मॅनेजिंग अँड फ्रिवरान] [मटेरीयल्स लि.]	करल - ३
दार	६०७३ ५५५०
र भार	२०१६
शेरे	

क्र	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण
०३/१२/१९७१	विनशोती आदेश सि.स.नं. ५० प्रमाणे			
११/०७/१९७२	विनशोती आदेश सि.स.नं. ५० पहा.			
१७/०९/१९७२	सि.स.नं. ५० पहा		H हिंदुस्थान फॅब्रोडे लि.	
८/०७/२०००	सि स नं ५० पहा	स्व सु	धा हिंदुस्थान कॅम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.प.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रंघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाटविक्रोळी/फि.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रंघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐकणी पुढीलप्रमाणे नांव दाखल केले.		धा. वाषवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

करणार - खरी नक्कल -

नगर पुणेपत्र शिट नंबर प्लेट नंबर क्षेत्र धारणाधिकार गिल्हा -- मुंबई उपनगर गिल्हा शासनाला दिलेल्या अकारपी वा किंवा भाड्याचा तपशील अगि त्याच्या फेर तपसणीची निवत वेळ)

५०/३७ ५०/३७ ७२.६ [क-१] क सि.स.नं. ५० पहा.

करल - ३
 २०१६
 [मिसर्स एसवेसस्टॉय मॅनिफेक्चरिंग अँड क्रिक्शन लि.]

वार
 र भार
 र शेर



खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
		सही - १९७१-१२-०७ न.भू.अ. घाटकोपर
		सही - १९७२-०७-२९ न.भू.अ. घाटकोपर
	H हिंदुस्थान फॅब्रोडे लि.	सही - ३१/१०/१९७२ न.भू.अ. घाटकोपर
स्व.सु	धा हिंदुस्थान कम्प्यूसिड्स लि.	फेरफार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
	धा रघुलिला लेसर्स अॅण्ड डेक्लपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर
	धा वाषवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर

ी करणारा - खरी नवकल - न.भू.अ.घाटकोपर मुंबई उपनगर गिल्हा

शा. पु. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार	शासनाला दिवस/धुकरणाचा किंवा मोह्याचा तपशील आदि/त्याच्या फेर तपशीलाची निमित्तवेळ
५०/३८	५०/३८		७२.६	[क-१] क	सि.स.नं. ५०/३८



[मिसर्स-एसवेसस्टॉय मॅगॅझिया अँड फ्रिक्शन]
[मिटरियल्स लि.]

करल - 3
६४७३/५०१५०
२०१६

र शीरे

नांफ	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पहेदार (ध) किंवा धार (धा)	
०३/२२/१९७९	विनशोती आदेश सि.स.नं. ५० प्रमाणे	-	-	-
११/०७/१९७२	विनशोती आदेश सि.स.नं. ५० पहा.	-	-	-
२७/०९/१९७२	सि.स.नं. ५० पहा	-	H हिंदुस्थान फॅब्रिको लि.	सि.स.नं. ५०-३१ न.भू.अ. घाटकोपर सही - ३१/१०/१९७२ न.भू.अ.घाटकोपर.
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	धा हिंदुस्थान कम्पोजिटीव्ह लि.	फेरफार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक मुंबई ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/१०/२०१० अन्वये खरेदी देणार हिंदुस्तान कम्पोजिटीव्ह लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा रघुलिला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाघवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.



जणी करणारा -

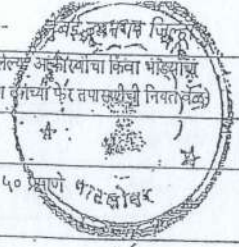
खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

सं. भू.मा.नं. शिट नंबर, सल्ट नंबर

क्षेत्र धारणाधिकार

शासनाला दिलेल्या अटी/शर्तीचा किंवा भविष्यात तपशील आणि त्यांच्या फेर तपासणीची निवतलेली



क्रमांक/घा.प्लॉ.नं. ५०/३१
करल - ३

७२.६ [क-१]
क

सि.स.नं. ५० घाणे धाटकोपर

६४७३ ७८१५०
विधाधिकार

२० वर्षांचा मुळ धारक आहे
विद्यमान पंजीनंतरातून मॅनशिपा ऑड क्रिक्शन
[पटोरियल लि.]

द्वार

र भार



खंड क्रमांक	नविन धारक (घा) पट्टेदार (घ) किंवा भार (भा)	साक्षात्करण
		सही - १९७९-१२-०७ न.भू.अ. घाटकोपर
		सही - १९७९-०७-३१ न.भू.अ. घाटकोपर
	H हिंदुस्थान फॅरोबो.लि.	सही - ३१/१०/१९७२ न.भू.अ.घाटकोपर
स्व.सु	धा हिंदुस्थान कम्प्युसिड्स लि.	फेरफार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
	धा. रघुलिला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर
	धा. वाषवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर

जे करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

(पान नं १)

नगर भुगतान प्रमाण/क्र.पत्र.नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा - मुंबई उपनगर जिल्हा शासनाला दिलेल्या नगर भुगतान प्रमाण तपशील आणि खर्च फेर तपशीलची निलंबी करणे
५०/४०	५०/४०		७२.६	[क-१] क	सि.स.नं. ५० प्रमाणे
विधाधिकार					



विकाचा मुळ धारक र्ष	[मिसर्स-एसबेसस्टॉय मॉनोशिया अँड फ्रिक्शन] [मटेरियल्स लि.]	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">करल - ३</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">६४७३ ७९९०</div> <div style="border: 1px solid black; padding: 5px;">२०१६</div>
दार		
र मार		
र शी		

क्र.	व्यवहार	खंड क्रमांक	नविन चालक (घा) पट्टेदार (प) किंवा मार (भा)	साक्षिकीन
०३/२२/१९७१	विनशेती आदेश सि.स.नं. ५० प्रमाणे			सही - १२-१२-७६
११/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.			सही - १४-०७-७६
२७/०९/१९७२	सि.स.नं. ५० पहा		हिंदुस्थान फॅरोबो लि.	सही - १४-०९-७६
८/०७/२०००	सि.स.नं ५० पहा	स्व.सु	हिंदुस्तान कम्पोसिट्स लि.	फेरफार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.मू.अ. घाटकोपर
१०/८/२०१०	म्मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील रे.व.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा. रघुलाला लेसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.मू.अ.घाटकोपर.
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.मू.अ. घाटकोपर/फि.नों.क्र. ६२३ ६३/२०१० दि. ३१/८/१० अन्वये रघुलाला लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा. वाघवा रिसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.मू.अ.घाटकोपर.



कारणारा - खरी नक्कल -

न.मू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

नगर भूमापन शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेले/आकाशवाणी भाड्याच्या तपशील आणि त्याच्या फेर तपासण्याची नियता विले



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करल
6863 60 946
विभाषकार
20 कच्चा मूळ धारक
वर्ष [मिस्टर. मंगेशचंद्र मनोशिवी अँड फ्रिक्शन]
[मिटेरीयल्स लि.]

७२.६ [क-१] क सि.स.नं. ५० प्रमाणे

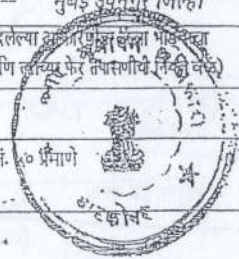
हेतार



खंड क्रमांक	नविन घटक (धा) पट्टेदार (प) किंवा मार (भा)	साक्षात्करण
		सही - १९७१-१२-०७ न.भू.अ. घाटकोपर
११/०७/१९७२	विनरोती आदेश सि.स.नं. ५० पहा.	सही - १९७२-०७-३१ न.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा	सही - ३१/१०/१९७२ न.भू.अ.घाटकोपर.
२८/०७/२०००	सि स नं ५० पहा	फेर कर क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुरला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१० अन्वये खरेदी देणार हिंदुस्तान कमोर्सिड्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.	फेर कर क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. उपनगरीन रजिस्टर गहाराष्ट्र गुणवत्ता यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६२०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाट/विक्रोळी/फ.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिता लेसर्स अँड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.	फेर कर क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ.घाटकोपर.

अग्नी करणारा - खरी नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/क्र. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	जिल्हा - मुंबई उपनगर जिल्हा शासनादाला दिलेल्या अंकात मुंबई नगरपालिका तपशील अर्थात सर्व्हेर तपशीलाने (मिती वरून)
५०/४०	५०/४०		७२.६	[क-१] क	सि.स.नं. ५० प्रमाणे
विधाधिकार					



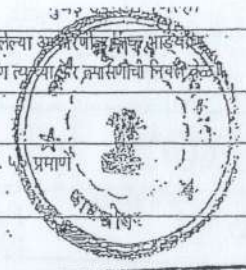
स्काचा मुळ धारक	[मिसर्स-एसवेसस्टॉय मॉनेशिया व्हॅंडे फ्रिक्शन] [मटेरिवल्स लि.]	<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>करल - ३</p> <p>६४७३ ७९५०</p> <p>२०१६</p> </div>
दार		
र भार		
र शीरे		

क्र	व्यवहार	खंड क्रमांक	नविन चास्क (घा) पट्टेदार (प) किंवा भार (भा)	साक्षिकांक
०३/१२/१९७९	विनशेती आदेश सि.स.नं. ५० प्रमाणे			सर्व १३-१३-०७
१९/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.			सर्व १३-१३-०७
१७/०९/१९७२	सि.स.नं. ५० पहा		H हिंदुस्थान फॅरीडो लि.	सर्व १३-१३-०७
१०/७/२०००	सि.स.नं ५० पहा	स्व.सु	घा हिंदुस्थान कम्युनिस्ट्स लि.	के रफार क्र.१४ प्रमाणे सर्व - २०००-०७-२८ न.पू.अ. घाटकोपर
१०/८/२०१०	म्या. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.व.क्र. ६५०/२०१० दि. १८/९/१० अन्वये खरेदी देणार हिंदुस्थान कम्युनिस्ट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले:		घा. रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	के रफार क्र.६२ प्रमाणे सर्व - ३१/८/२०१० न.पू.अ.घाटकोपर
१०/८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.पू.अ. घाटकोपर/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐकवी पुढीलप्रमाणे नांव दाखल केले.		घा. वाघवा रॅसिडेन्सी प्रायव्हेट लिमिटेड	के रफार क्र.६३ प्रमाणे सर्व - ३१/८/२०१० न.पू.अ.घाटकोपर



करणारा - खरी नक्कल - न.पू.अ.घाटकोपर मुंबई उपनगर जिल्हा

नार भुगतन क्रमंक / फ्र. प्लो. नं.	शिट नंबर	प्लट नंबर	सं. चौ.मी.	धारणाधिकार	शासनाला दिल्या असलेल्या अंतिम मालकी दाखल्यात तपशील आणि त्या मालकी प्रमाणाची नोंद घेतली आहे.
५०/४२	५०/४२				
			७२.६	[क-१] क	सि.स.नं. ५० प्रमाणे



सुविधाधिकार	
जवकाचा मुळ धारक वर्ग	[मिसस-एसवेसस्टॉय मॅग्नेशिया अँड फ्रिक्शन] [मटेरियल्स लि.]
हिवार	
तर भार	
तर शरे	

करल - ३
६४७३ १९ ५५०
२०१६

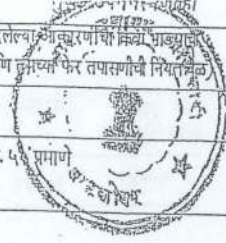
नां	व्यवहार	खंख क्रमांक	नविन धारक (धा) पट्टेदार (ध) किंवा भार (भा)	साक्षातकन
०३/१३/१९७१	विनशेती आदेश सि.स.नं. ५० प्रमाणे			सही - ११/१२-७६
११/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.			सही - ११/०७-७२ न.भू.अ. घाटकोपर
२७/०१/१९७२	सि.स.नं. ५० पहा		ह हिंदुस्थान फॅब्रिको लि.	सही - ३१/१०/१९७२ न.भू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सु	घा हिंदुस्थान कम्पोजिट्स लि.	फे रफार क्र. १४ प्रमाणे सही - २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुला ३ याचेकडील र.द.क्र. ६५०/२०१० दि. १८/१० अन्वये खरेदी देणार हिंदुस्तान कम्पोजिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला लोसर्स अँड डेव्हलपर्स प्रायव्हेट लिमिटेड	फे रफार क्र. ६२ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई याचेकडील नावात बदल प्रमाणपत्र GSR No. A ७०००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाटकोपर/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लोसर्स अँड डेव्हलपर्स प्रा. लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. वाषवा रिसिडेन्सी प्रायव्हेट लिमिटेड	फे रफार क्र. ६३ प्रमाणे सही - ३१/८/२०१० न.भू.अ. घाटकोपर



संपूर्ण करणारा - खरी नककल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा (पान न- 1)

श्री ३ भागन शॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या धारणाची किंवा प्राड्याल तपशील आणि क्रमांक फेर तपसणीची नियत

५०/४३ ५०/४३



करल - ३	
६२०३	८२५०
२०	

७२.६ [कं-१] सि.स.नं. ५० प्रमाणे

मिसेस-एसबेसस्टॉय मनेशिया, अॅड फ्रिक्शन [मिटेरीयल लि.]

क्षेत्र
प्रकार
र शरी



खंड क्रमांक	नविन धारक (घो) पट्टेदार (घ) किंवा भार (भा)	साक्षात्करण
		सही - ११७१-१२-०७ न.मू.अ. घाटकोपर
		सही - ११७२-०७-२१ न.मू.अ. घाटकोपर
		सही - ३१/१०/११७२ न.मू.अ.घाटकोपर.
२७/०९/१९७२	सि.स.नं. ५० पहा	के रफार क्र.१४ प्रमाणे सही - २०००-०७-२८ न.मू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	के रफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.मू.अ.घाटकोपर.
११/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कमी करून खरेदी देणार यांचे नांव पुढीलप्रमाणे दाखल केले.	के रफार क्र.६२ प्रमाणे सही - ३१/८/२०१० न.मू.अ.घाटकोपर.
११/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.मू.अ. घाट/विक्रोळी/फे.नॉ.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.	के रफार क्र.६३ प्रमाणे सही - ३१/८/२०१० न.मू.अ.घाटकोपर.

गै करारा - खरी नकल - न.मू.अ.घाटकोपर मुंबई उपनगर जिल्हा

ची.मो. ५०/४४ ५०/४४

शासनाला दिलेल्या अकरापांचा मुंबई महानगरपालिका
तयारीत आणि त्याच्या फेर तयारीत नियतके

७२.६ [क-१]
क

सि.स.नं. ५० प्रमाणे

विषयवर्णना

कताचा मुळ धारक
[मिसर्स-एसवेसस्टॉय मॅग्नेशियाँ अँड फ्रिक्शन]
[मटेरीयल्स लि.]

करल - ३
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त धार

र शरे

दि.क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पहेंदर (प) किंवा धार
०२/२२/१९७२	विनशेती आदेश सि.स.नं. ५० प्रमाणे		
११/०७/१९७२	विनशेती आदेश सि.स.नं. ५० पहा.		
२७/०९/१९७२	सि.स.नं. ५० पहा		
२६/०७/२०००	सि.स.नं ५० पहा	स्व.सु	ह हिंदुस्थान फॅब्रिको लि.
१०/०२/०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.व.क्र. ६५७/२०१० दि. १८/१/१० अन्वये खरेदी वेगार हिंदुस्तान कॉम्पोसिट्स लि. यांचे नांव कमी करुन खरेदी वेगार यांचे नांव पुढीलप्रमाणे दाखल केले.		घा हिंदुस्तान कॉम्पोसिट्स लि.
१०/२/०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A७७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन मोदेश क्र.नं. भू.अ. घाट/विक्रोवी/फे.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलाला लेसर्स अँड डेक्लपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		घा. रघुलाला लेसर्स अँड डेक्लपर्स प्रायव्हेट लिमिटेड घा. नामवा रॅसिडेन्सी प्रायव्हेट लिमिटेड



सही -
३१/१०/१९७२
न.भू.अ. घाटकोपर

फेरफार क्र. १४ प्रमाणे
सही -
२०००-०७-२८
न.भू.अ.
घाटकोपर

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

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

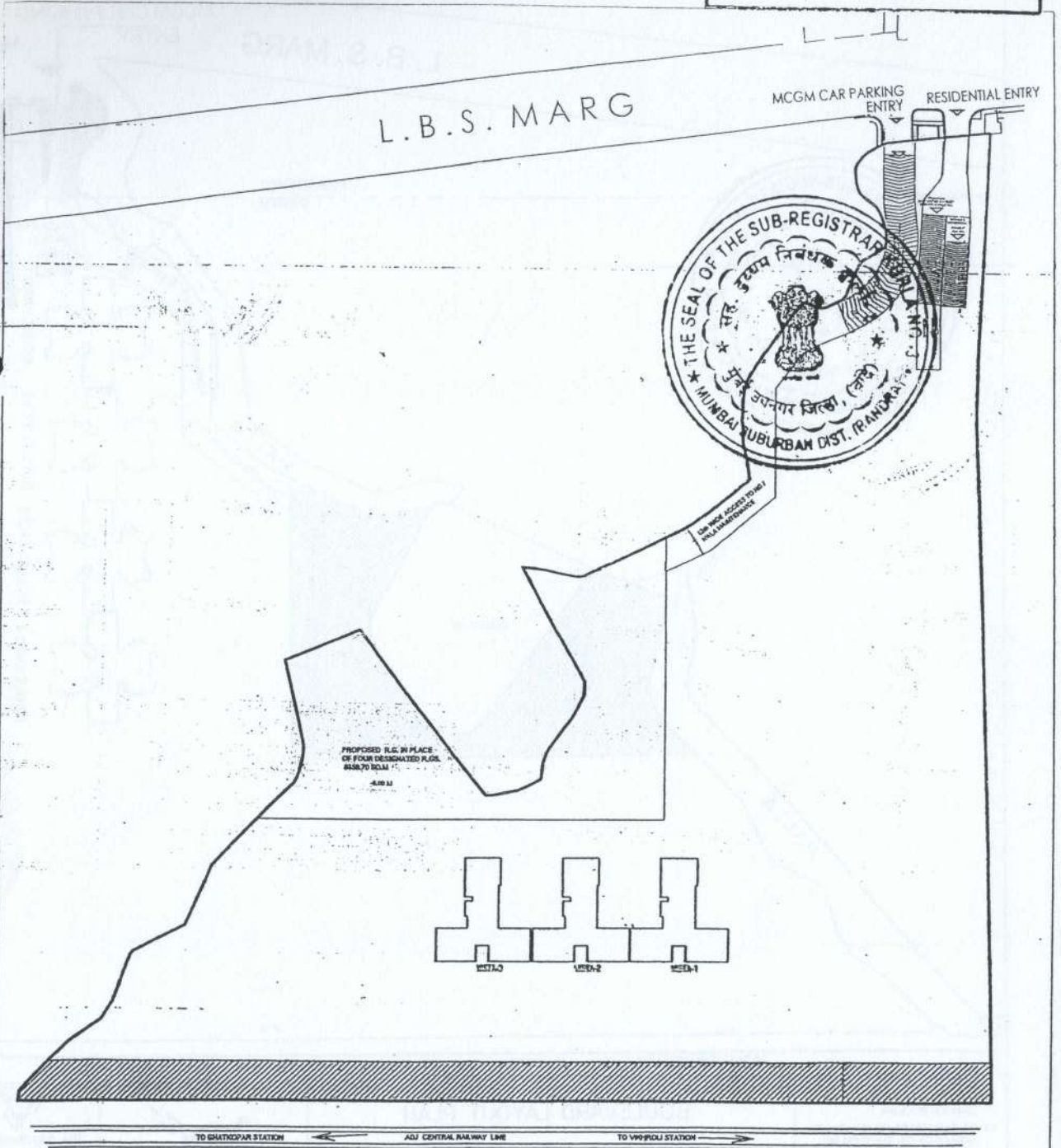
करणारा -

खरी नक्कल -

न.भू.अ. घाटकोपर
मुंबई उपनगर जिल्हा

"Annexure - E"

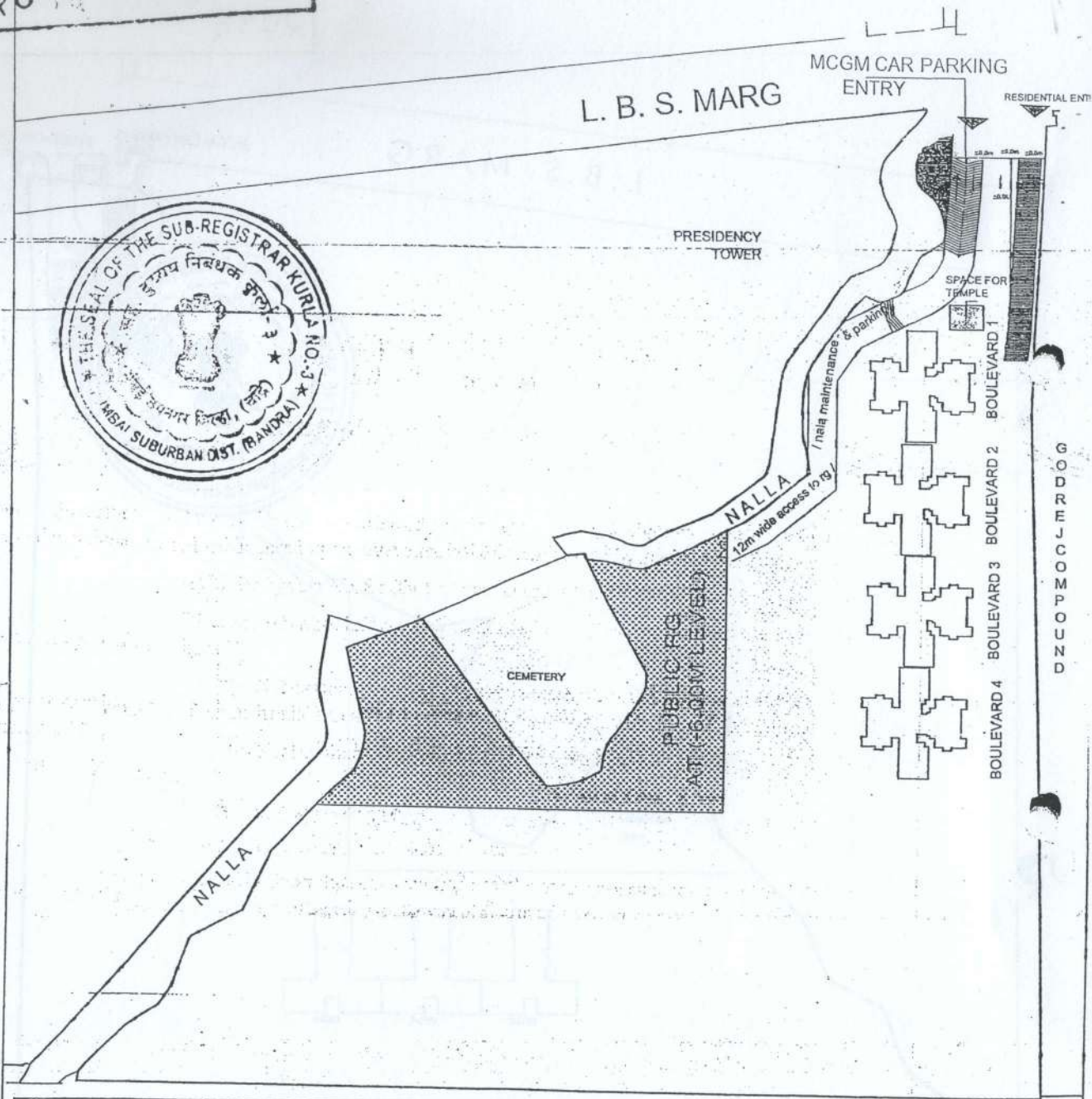
करल- ३
६४७३ ५९५०
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<p>1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M</p> <p>2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).</p>	<p>VISTA LAYOUT PLAN</p> <p>THE ADDRESS Ghatkopar (w), Mumbai</p>		<p>The Wadhwa Group Lubrizol India Pvt. Ltd. B-10, Sakinaka CHANDRAPUR MUMBAI - 400 072</p>
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करल - 3
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"Annexure-F"



<p>1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M</p> <p>2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).</p>	<p>BOULEVARD LAYOUT PLAN</p> <p>THE ADDRESS</p> <p>Ghatkopar (w), Mumbai</p>		<p>The Godrej Group Landmarks planned with precision</p> <p><small>Reliable. Interconnected. CONCEPT DESIGN PLANNING, I&M, O&M PROJECTS - 100% COMPLETE MUMBAI (W), GHATKOPAR PROJECT NO. 20000000 VISIT US AT www.godrejgroup.com</small></p>
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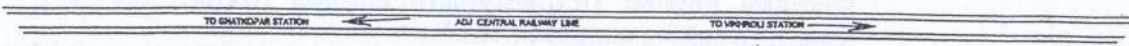
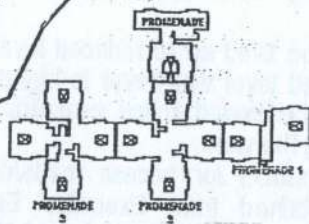
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करल - ३
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L.B.S. MARG



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

PROMENADE LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai




The Wadhwa Group
Incorporated in India
B-10, Market Street
MUMBAI - 400 025
INDIA

Form	346 3
E003	247950
2098	

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

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



No. E.B./CE/ 6521 /BPE/AN

of 200 - 200

30 APR 2010

Municipal Office,

Mumbai 200

M/S. Adhwa Residency Pvt. Ltd.

With reference to your Notice, letter No. 2428 dated 26.03.2010 200 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at 50/55 to 44 of village Viharoli (A) at L.R.S. Marg, Chhatkopar (W), Mumbai furnished to me under your letter, dated 200 I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Regulation No.38(27).
3. That the low lying plot will not be tilled up to reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
5. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.

TRUE COPY

For Spaceage Consultants

(Executive Engineer Building Proposal
(Eastern Suburbs.)

करल - ३

6803/10950

2098
in accordance with the Municipal

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal regulations.

to your so modifying your intention as to obviate the before mentioned objections and meet by requirements not otherwise you will be at liberty to proceed with the said building or work at anytime before the date of..... 2011 day of..... 200 , but not so as to contravene any of the provision of the said Act, as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

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



SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND BELONGING TO YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property 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 or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

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Brihanmumbai Mahanagarpalika

No.CE/ 6521 /BPES/AN

30 APR 2010

That the structural design and calculations for the proposed work considering seismic forces as per I.S.Code Nos.456-2000, 13920 - 1993, 4326 and 1893 - 2002 as per circular u.no.CE/PD/11945/1 dated 2.2.2006 for existing building showing adequacy thereof to take up additional load will not be submitted by him.

7. That the regular/sanctioned/ proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T&C)/E.E.(D.P./D.I.L.R. before applying for C.C.
8. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc.and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the existing structure proposed to be demolished will not be demolished or necessary phase programme with agreement will not be submitted and got approved before C.C.
That the requirements of N.O.C. of Chief Inspector of Factories / Chief Fire Officer / Reliance Energy Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
That the basement will not comply with the Basement Rules and regulations regarding height, ventilation users, etc and registered undertaking for not misusing the basement will not be submitted before C.C.
12. That the conditions mentioned in release letter of Executive Engineer (D.P.) for change of user and relocation of R.G. under no. CHE/1523/BPES dt. 24.2.2010 will not be complied with.
13. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.& his name and licence No.duly revalidated will not be submitted.
14. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works, 'N' Ward before C.C.
15. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
16. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remains from S.G. shall not be submitted.
17. That the notice under Sec 347 (1)(a) of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work
18. That this office will not be intimated in prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed
19. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
20. That the requirement of bye law 4© will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
21. That the copy of Intimation of Disapproval conditions & other layout or sub division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
22. That the N.A. permission from the Collector of Bombay shall not be submitted.



[Signature]
20/4/10
Executive Engineer Building Propose:
Factories Code No. 1

Brihanmumbai Mahanagarpalika

No.CE/ 6521 /BPES/AN

30 APR 2010

करल - 3

23. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction.
24. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
25. That the carriage entrance shall not be provided before starting the work.
26. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
27. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts from the District Inspector of Land Records, extracts from City Survey Record and conveyance used etc.
28. That separate P.R.Cards for each sub-divided plots, road etc will not be submitted.
29. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
31. That the registered undertaking agreeing to form Co-op. Housing society will not be submitted before starting the work.
32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout / sub-station shall not be submitted and get approved before starting the work and terms and conditions thereof will not complied with.
34. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
35. That the remarks from Asst Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
36. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
37. That the phase programme for infrastructure development will not be submitted and got approved and will not be developed as per phase programme.
38. That the undertaking for paying additional premium due to increase in land rate as and when demanded shall not be submitted.
39. That the NOC from Insecticide Officer shall not be submitted.
40. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
41. That the board mentioning the name of Architect/Owner shall not be displayed on site.



[Signature]
Executive Engineer, Building Department
Kurla No. 1

करल - ३	
२०९६	२२/४/१०

Brihanmumbai Mahanagarपालिका

No.CE/ 6521 /BPES/AM 30 APR 2010

42. That the requirements as per circular no. CE/PD/12387 of 17.3.2005 shall not be complied with during the execution of work.
43. That the necessary remarks for training of nalla/construction of S.W.D. will not be obtained from Dy.Ch.E.(S.W.D.)City & Central cell, before plinth. C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.
44. That the railway NOC for Central Railway buffer zone shall not be submitted.
45. That the P.R. Card in words shall not be submitted.
46. That the M.O.E.F. clearance shall not be submitted.
47. That the Architect's and Owners IOD copy shall not be handed over to the M.C.G.M.



CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
That the requirement of N.O.C. from C.A.U.L.C. & R. Act will not be complied with before starting the work above plinth level.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That some of the drains will not be laid internally with C.I pipes.
2. That the dust bin will not be provided as per C.E.'s circular No. CE/296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 10 ft wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C./B.C.C.
7. That the parking spaces shall not be provided as per D.C. Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termite, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That one set of plans mounted on canvas will not be submitted.

[Signature]
Executive Engineer Building Proposal