Bol | Notebook LT
1306

My address:

address

The Wadhwa Group
Landmarks planned with passion

ॐ

AGREEMENT FOR SALE

Flat No. 1306 on 13th floor of the building Boulevard ~~I, II~~, III, IV / Vista I, ~~II, III, IV, V~~ / Panorama in the project 'The Address'.

My address:

address

WADHWA RESIDENCY PVT. LTD.

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

Index-2(सूची - २)

21/01/2017

सूची क्र.2

दुय्यम निबंधक : सह दु नि कुर्ला ३
दस्त क्रमांक : 442/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) विक्रोळी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16290000
(3) बाजारभाव(भाडेपटट्याच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	21019000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट न 1306, माळा नं: 13, इमारतीचे नाव: बुलेवार्ड III,द एडेम, ब्लॉक नं: आर सिटी मॉल ममोरे,घाटकोपर पश्चिम मुंबई 400086, रोड नं: एल बी एस मार्ग, इतर माहिती: मोबत 1 कार पार्किंग स्पेस पोडियम मध्ये,सदनिचे क्षेत्रफळ 98.94 चौ मी कार्पेट((C.T.S. Number : 50, 50/1 TO 7 & 50/35 TO 44 ;))
(5) क्षेत्रफळ	1) 118.73 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वाडिया रेसिडेन्सी प्रा ली चे संचालक मनोहर छाब्रिया तर्फे मुखत्यार सलम - उलमन वय:-26, पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: प्लॅटीना , ब्लॉक नं: प्लॉट नं सी 59,जी ब्लॉक बांद्रा कुर्ला मुंबई, रोड नं: बी के सी , महाराष्ट्र, मुम्बई. पिन कोड:- 400098 पॅन नं:-AADCR0872M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ट्वीकल प्रेम मोरचिया वय:-40; पत्ता:-प्लॉट नं: 601-बी, माळा नं: -, इमारतीचे नाव: कैलास टॉवर, ब्लॉक नं: घाटकोपर पूर्व मुंबई , रोड नं: आर नारकर मार्ग, महाराष्ट्र, मुम्बई पिन कोड:-400075 पॅन नं:-AFGPM1987B
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2017
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2017
(11)अनुक्रमांक,खंड व पृष्ठ	442/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1051420
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा.

पावती

Original/Duplicate

Wednesday,January 18-,2017
7:12 PM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 487 दिनांक: 18/01/2017

गावाचे नाव: निकोळी
दस्तऐवजाचा अनुक्रमांक: करल3-442-2017
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: ट्वीकल रमेश मोरबिया

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2920.00
पृष्ठांची संख्या: 146	
एकूण:	रु. 32920.00

DELIVERED

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
7:27 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ला - 3

बाजार मुल्य: रु.21019000 /-
मोबदला रु.16290000/-
भरलेले मुद्रांक शुल्क : रु. 1051420/-

सह. दुय्यम निबंधक
कुर्ला-३ (क्रा-२)

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007280903201617M दिनांक: 02/01/2017
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 2920/-

DELIVERED

मूळ दस्त, स्कॅन प्रिंट

Index-2(सूची - २)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID करल3	201701183188				18 January 2017,07:06:49 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				
सर्वे नंबर /न. भू. क्रमांक	सि.टी.एस. नंबर850				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक: चौरस मीटर
69600	148900	164900	222600	151300	
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	118.73चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	6 TO 20वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.143400/-
उद्वाहन सुविधा-	आहे	मजला -	11th floor To 20th floor		
प्रकल्पाचे क्षेत्र-	2 to 10 hector				

(मूळ) प्रकल्पाचे क्षेत्रानुसार दर = ((वसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %)

प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs.156345/-

मजला निहाय घट/वाढ = 110% apply to rate= Rs.171980/-

वसा-यानुसार मिळकतीचा प्रति चौ.मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * वसा-यानुसार वाढीव दर) + खुल्या जमिनीचा दर)
= (((171980-69600) * (100 / 100))+69600)
=
Rs.171980/-

करल - ३
४४२ | १ | २४६
२०१७

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 171980 * 118.73
= Rs.20419185.4/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.95चौरस मीटर
बंदिस्त वाहन तळाचे मूल्य = 13.95 * (0 * 25 /100)
= Rs.519288.75/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + मलतल्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जागेवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
= A + B + C + D + E + F + G + H
= 20419185.4 + 0 + 0 + 0 + 519288.75 + 0 + 0 + 0
=Rs.20938474.15/-

Home | Print

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3 मुंबई उपनगर जिल्हा, (पश्चिम) MUMBAI SUBURBAN DIST. (BANDRA)

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

1. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :- २५ ब

2. सादरकर्त्याचे नाव :- ट्रिंकल रेमन मोरबिया

3. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला

4. गावाचे नाव :- विक्रोळी

5. नगरभूमापन क्रमांक / सर्वे क्र./ अंतिम भुखंड क्रमांक :- 50

6. मुल्य दरविभाग(झोन) :- 111 / 529 A

7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कार्यालय / दुकान / औद्योगिक

प्रति चौ. मी. दर :- 148900

करल - ३
४०२ | २ | १४९
२०१७

8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 118.73 अप चौ मीटर / फूट

9. कारपार्किंग :- 13.95 गच्ची :- — पोटमाळा :- —

10. मजला क्रमांक :- 13वा उदवाहन सुविधा आहे / नाही

11. बांधकाम वर्ष :- — घसारा :- — %

12. बांधकामाचा प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे

13. बाजार मुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र :- — लागू दिलेली घट / वाढ

14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्या [illegible] :- —
2. [illegible] क्षेत्र —
3. [illegible] रक्कम —

15. लिज अँड लायसन्सचा दस्त :- 1. प्रति[illegible] —
निवासी / अनिवासी :- 2. अनामत [illegible] रक्कम :- —
3. कालावधी :- —

16. निर्धारीत केलेले बाजार मुल्य :- 2,10,19,000

17. दस्तामध्ये दर्शविलेला मोबदला :- 1,62,90,000

18. देय मुद्रांक शुल्क :- 10,51,000 भरलेले मुद्रांक शुल्क :- 10,51,420

19. देय नोंदणी फी :- 30,000

लिपीक

सह दुय्यम निबंधक

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

118.73 X 148900 + 10% = 19446786 + 5% = 2,04,19,126
13.95 X 148900 X 0.25 + 10% = 571217 + 5% = 599778
2,10,18,904

CHALLAN
MTR Form Number-6

६२६१ - ३		
७७२	३	७४
२०१७		

GRN	MH007280903201617M	BARCODE	Date 02/01/2017-12:15:30	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID (If Any)	
	Registration Fee	PAN No. (If Applicable)	
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	TWINKLE RAMESH MORBIA
Location	MUMBAI		
Year	2016-2017 One Time	Flat/Block No.	FLAT NO 1306 BOULEVARD 3 THE ADDRESS
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	1051420.00	Road/Street	OPP R CITY MALL LBS MARG
0030063301 Registration Fee	30000.00	Area/Locality	GHATKOPAR WEST MUMBAI
		Town/City/District	
		PIN	0 0 8 6
		Remarks (If Any)	SecondPartyName=WADHWA RESIDENCY PV
		Amount In Words	Ten Lakh Eighty One Thousand Four Hundred Twenty Rupees Only
Total	1081420.00		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	03006172017010200092	020117M1355936
Cheque/DD No		Date		02/01/2017-16:08:48	
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

WADHWA RESIDENCY PVT LTD
Director

करल - ३

११२	४	१४६
२०१७		

CHALLAN
MTR Form Number-6

GRN MH007280903201617M	BARCODE	Date 02/01/2017-12:15:30	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	TWINKLE RAMESH MORBIA
Location	MUMBAI		
Year	2016-2017 One Time	Flat/Block No.	FLAT NO 1306 BOULEVARD 3 THE ADDRESS
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	1051420.00	Road/Street	OPP R CITY MALL LBS MARG
0030063301 Registration Fee	30000.00	Area/Locality	GHATKOPAR WEST MUMBAI
		Town/City/District	
		PIN	0 0 8 6
		Remarks (If Any)	SecondPartyName=VIRAJ ADHWANI SIDDHI INFRA LTD~
Total	10,81,420.00	Amount In Words	Ten Lakh Eighty One Thousand Four Hundred Twenty Rupees Only

DEFACED ₹1081420.00 DEFACED

THE SEAL OF THE SUB-REGISTRAR KURLA NO-3 उपनिबंधक कुर्ला क्र. ३ उपनगर जिल्हा, (मुंबई) SUMELAI SUBURBAN DIST. (MUMBAI)

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00306172017010200092 / 020117M1356936
Cheque/DD No.		Date	02/01/2017-16:08:48
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	1 , 03/01/2017

Mobile No. : Not Available

Challan Defaced Validity unknown

Digitally signed by DY. VIRTUAL TREASURY MUMBAI 01
Date: 2017.01.18 19:09:06 IST
Reason: Sc
Document
Location: India

Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-390-44	0004288766201617	18/01/2017-19:09:04	IGR199	30000.00
2	(iS)-390-47	0004288766201617	18/01/2017-19:09:04	IGR199	1051420.00
			Total Defacement Amount		10,81,420.00

Print Date 18-01-2017 07:09:05

करल - ३		
७४२	५	७४६
२०१७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3 MUMBAI SUBURBAN DIST. (BANDRA)

ARTICLES OF AGREEMENT made at Mumbai this 18th day of January ~~2016~~ 2017 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 – 400 098 (hereinafter referred to as **"the Promoters"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title) of the **ONE PART**

AND

(1) Ms. Twinkle Ramesh Morbia an Indian Inhabitant residing at/ having ~~his/her~~/their address at **601-B Kailas Tower, R-Narkar Marg, Ghatkopar (East), Mumbai – 400075** referred to as "the Flat Purchaser" (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.

करार - ३

WHEREAS:

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

करल - ३		
०२	७	१९९
२०९१९		

after referred to as "**Part B Property**"), and more particularly described in the **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 Kerotin 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

FORM - 3

hereunder for the consideration and subject to the terms and conditions more particularly setout therein.

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

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

F. Part A Property, Part B Property and Part C Property are hereinafter collectively referred to as **"the said Property"**. The said Property together constitute one composite property, which has been allotted CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44 and admeasure, as per City Survey Records, 71,145.50 sq. meters or thereabouts. A more particular description of the said composite property, is given in the **Third Schedule** hereunder written and is shown on the plan annexed hereto and marked as **Annexure "A"**.

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

करल - ३

७०२ | ९ ७४९

२०१७

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 setout therein.

J. Pursuant to an application made by HCL, the Commissioner of Labour, Government of Maharashtra, Mumbai has, by and under its Order dated 21 August 2006, granted permission under Section 25-O(1) of the Industrial Disputes Act, 1947 for closure of the HCL's factory / industrial establishment which was located on the said Property. Pursuant to the said Order, the Vendor has closed its factory/ industrial establishment. HCL has paid all the labour dues in accordance with the Minutes of the Order dated 21 November 2006 passed in Writ Petition No. 2112 of 2006 filed in the High Court at Bombay.

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

L. By a Deed of Mortgage dated 18th January 2010 made between Raghuleela Lessors and Developers Private Limited as the Mortgagor of the One Part and Indiabulls Financial Services Limited, therein and herein referred to as the "Mortgagee" of the Other Part and registered with the Sub- Registrar of Assurances, Kurla-3, under Serial No.BDR-13/00662/2010, Raghuleela Lessors and Developers Private Limited has in

कुर्ला - ३
७७२ १० ७९६
२०१५

consideration of the loan/financial assistance availed to the limit of Rs.460 Crores (Rupees Four Hundred and Sixty Crores Only) granted/sanctioned by the Mortgagee to Raghuleela Lessors and Developers Private Limited, mortgaged/charged the said Property, in the manner and on the terms and conditions therein contained.

M. By a Deed of Release of Mortgage dated 10th October, 2014 executed by and between Indiabulls Financial Services Limited, therein referred to as the Releaser and the Promoter herein, therein referred to as the Releasee, registered with the office of the Sub-Registrar at Kurla-3 bearing No.KRL3-8461-2014, the Promoter had paid entire loan amount stated in the aforesaid Deed of Mortgage dated 18th January, 2010.

N. By and under a Debenture Subscription Agreement (**"the DSA"**) dated 6th March, 2014 executed by and between Reliance Capital Limited (**"RCL"**), Wadhwa Group Holdings Private Limited, The Portfolio Management Clients of Reliance Capital Asset Management Limited – PMS Division represented by Reliance Capital Asset Management Limited (**"RCAM"**) and the Promoters herein, RCL and RCAM have invested an amount of INR 77,93,46,600/- (Rupees seventy seven crore ninety three lakh forty six thousand and six hundred) by subscribing to 77,93,466 senior fully secured non-convertible redeemable debentures of the face value of INR 100/- (Rupees 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

कुरला - ३		
४४२	११	११६
२०१७		

the manner provided in the DSA and the DTD, to sell inter-alia certain identified units ("**REL Mortgaged Premises**") (which excludes the said Flat which is the subject matter of this MOFA Agreement) as set out in the said DTD.

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

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

करला - ३

७७२ | १२ | २०१

२०६७

each in the manner and on the terms and conditions provided in the aforesaid Debenture Trust Deed.

S. By a Deed of Reconveyance dated 28th July, 2015 executed by and between IDBI Trusteeship Services Ltd, therein referred to as the Debenture Trustee, the Promoter herein, 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 Promoter has redeemed all the issued and allotted the debentures as per the terms and conditions more particularly setout in the Debenture Trust Deed dated 30th September, 2014 and accordingly the Debenture Trustees have reassigned, retransferred, reassured and released the Property setout in Debenture Trust Deed dated 30th September,

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

U. The Registrar of Companies, Maharashtra, Mumbai, has issued a change of name certificate dated 5th February 2010, certifying that the name of the aforesaid "Raghuleela Lessors and Developers Private Limited" has changed to "Wadhwa Residency Private Limited" (the Promoters herein) in pursuance of Section 23(1) of the Companies Act, 1956.

V. The Property Register Cards in respect of the said Property bearing CTS No.50, 50 /1 to 50 /7 and 50 /35 to 50/44 all of Vikhroli Division will reflect the name of Wadhwa

करल - ३

७४२	१३	७४६
२०१७		

Residency Private Limited, as the owner/holder thereof after the same has been updated by the concerned Municipal /Government Department/Authority, after the conveyance of the said Property to the Company under the aforesaid Indenture dated 18th January 2010.

W. The Promoters now developing the said Property as a common layout. The said Property was earlier in the "Industrial Zone" and wide an order dated [illegible] th 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 residential building/s on North/East side of the said Property which is delineated on the layout plan annexed hereto and marked as Annexure 'D' and thereon shown surrounded by red colour boundary line to be known as "Panorama" having basement, podium, stilt 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 basement, podium, stilt and 21 or more upper floors and 4 residential/s building on North side of the said Property delineated on the layout plan annexed hereto and marked as Annexure 'F1' and thereon shown surrounded by Purple colour boundary line to be known as "Promenade" having basement, stilts and 24 or more upper floors and 4 residential/s building on North side of the said Property delineated on the layout plan annexed hereto and marked as Annexure 'F' and thereon shown surrounded by Green colour boundary line to be known as "Boulevard" having basement, podium, stilt and 28 or more upper floors. As stated earlier the Promoters are developing the said Property by constructing the aforesaid buildings thereon to be known as Vista, Boulevard, Panoroma and Promenade, as more particularly shown in the Layout annexed hereto and marked as Annexure B. The buildings Vista, Boulevard and Panorama are completed and the Building

दस्त - ३

७४२/२४/७४२

२०१७

Proposal Department of the Municipal Corporation of Greater Mumbai has issued the Occupation Certificate of those buildings. The Promoters are constructing the building "Promenade" ' as is independently shown in Annexure D. The said building "Promenade"' shall have basement, stilt plus 24 or more upper floors as may be permissible by utilising the complete development potential and/or the remaining balance development potential of the said Property. The entire project consisting of the buildings Vista, Boulevard, Panorama and Promenade are part of the Project THE ADDRESS hereinafter referred to as "said Project").

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.Niranjan Pandya as Structural Engineers for preparing structural designs and drawings and specifications of the said Project to be constructed on the said Property and the Flat Purchaser/s accept the professional supervision of the said Architect and the said structural Engineer till the completion of the said buildings unless otherwise changed;

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

करल - ३

७४२ ७५ ७०६

२०१७

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

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

DD. The Promoters are also intending / proposing to construct building/s consisting of units for shops and convenience activity which the promoters shall have exclusive right to allot/dispose on such terms and conditions, as it may deem fit so. Such building/s consisting of units for shops and convenience activity shall be accompanied with separate entry and exit being isolated from the flat purchasers buildings in the said project.

EE. The Promoters are also intending/proposing to construct service apartment/ quarters/store room at such level of the respective buildings for the use by the domestic help/drivers/any other persons who are engaged in any kind of providing

करल - ३

७.१२ | १९ | ७१९

२०१७

services to the Flat Purchaser/s of the respective building/s, which the Promoters shall allot to the respective Flat Purchaser/s on such terms and conditions, as the Promoters may deem fit so. The said service apartment/ quarters/store room allotted by the Promoters to the respective Flat Purchaser/s shall be occupied / used by the Flat Purchaser/s restricted to the purpose as allotted by the Promoters. Any change in the use and occupancy of the said service apartment/quarters/store room shall deprive the respective flat Purchaser/s right towards the said space and this 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 said 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 security apartments shall not empower any such membership rights to the allottees other than rights attached to the said premises.

FF. The Flat Purchaser/s has/have demanded from the Promoters and the Promoters have given copies and inspection of originals available with them to the Flat Purchaser/s of all the documents of title relating to the said Property, the plans, designs and specifications prepared by the Promoters' Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promoter of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the MOFA") and the rules made thereunder.

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

HH. The Promoter, while developing the said Property and constructing the new buildings thereon, have observed and performed all the terms and conditions of the concerned local authorities and/or the government and accordingly obtained part Occupation Certificate bearing No. CE/6521/BPES/ AN dated 18th April, 2015 in

कुर्ला - ३
७८२ | ७६ | ७८८
२०१७

respect of building "Vista", Wings 1, 2 and 3 (Tower "B") and further part Occupation Certificate bearing No.CE/6521/BPES/ AN dated 6th November, 2015 in respect of building "Boulevard", Wings 3 and 4 (Tower "A"); further part Occupation Certificate bearing No CE/6521/BPES/ AN dated 29th March 2016 in respect of building "Boulevard", Wings 1 and 2 (Tower "A");the copies of which are annexed as **Annexure "A"** 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 the **"13th"** floor in the Wing **"Boulevard-III"** (hereinafter referred to as the said **Premises**") and car parking space no. in the ~~basement /stilt/~~podium/~~open~~ level No. _____space in the compound of the building to be known as **"Boulevard-III"** (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.;

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

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

फरल - ३

४४२	७८	७४
३०१७		

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:

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

2. The Promoters have constructed / shall construct the 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". The details of the said buildings are as follows

a) 1 residential building/s on North/East side of the said Property delineated on the layout plan annexed hereto and marked as Annexure D and thereon shown surrounded by red colour boundary line to be known as "**Panorama**" having stilts, podium and 21 or more upper floors;

b) 3 residential/s building on South/East side of the said Property delineated on the layout plan annexed hereto and marked as Annexure E and thereon shown surrounded by blue colour boundary line to be known as "**Vista**" having stilts, podium and 21 or more upper floors;

करार - ३		
७७२	१९	७७९
2029		

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

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

कलम - ३		
११२	२०	११२
२०२०		

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. **"1306"** on the **"13th"** floor **3 BHK** having carpet area admeasuring **98.94 sq.mtrs.** as shown bounced 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 **01 (One)** number of Car Parking Space No. – ~~basement~~ /~~stilt~~/podium/~~open~~ level No. – in the said Building to be known as **"Boulevard-III"** in the said Project and (hereinafter referred to as "**the said Building**") at and for the price of **Rs. 16,290,000/-** (Rupees **One Crore Sixty Two Lakh Ninety Thousand** Only) (hereinafter referred to as the "Sale Consideration") including the proportionate price of the common area and facilities appurtenant to the said Premises and forming part of the said 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 proportionate 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. The carpet area of the said Premises is approximate and the actual carpet area may vary from the carpet area mentioned hereinabove due to design and construction exigencies and/or physical variations due to column offsets, tiling, ledges, plaster, skirting and structural members. In the event of there being an increase or decrease upto the extent of 4% between the actual carpet area of the said Premises and the carpet area mentioned herein, then the Parties will have no claim or demand against each other. In the event of being an increase or decrease the carpet area of the said Premises mentioned hereinabove, then the Sale Consideration shall be proportionately reduced or increased (without any interest thereon).

कुर्ला - ३

७१२	२१	२०१८
१२०१९		

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

5. The Flat Purchaser have paid to the Promoters the entire Sale Consideration 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) ;

The Flat Purchaser/s shall submit the original tax deduction at source certificate and the amount mentioned in the certificate match with the Income Tax Department site. 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 upon the Flat Purchaser/s producing such certificate within 1 (one) month of the possession. Provided 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.

6. 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 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.

७४२	२२७४६

7. The Flat Purchaser/s hereby undertake(s) to pay the amount of the Service Tax / GST/LBT (if applicable) along with each installment and further shall not dispute or object to payment of such statutory dues. In case the amounts of the Service Tax/ 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 15% on such delayed payments from the due date till the date of payment thereof. The Promoters shall not be bound to accept the payment of any installment unless the same is paid along with the amount of Service Tax / GST/LBT and the interest thereon (if applicable) and the Flat Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder if such payment is not accompanied with the applicable Service Tax/ 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..

8. As an amenity alongwith the said Premises, the Promoters have reserved for the exclusive use of the Flat Purchaser/s, **01 (One)** 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 an irrevocable amenity without consideration, however the Flat Purchaser/s will be bound to abide with the rules and regulations as may be framed in regard to the said Car Parking/s by the Promoters and/or the new society/association to be formed by them and shall pay 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

फारम - ३

८८२	२३	०८
२०१७		

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 @ 15% 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 Sale Consideration and/or other payments under this Agreement 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;

(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. 10%/- 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

(d) [illegible] shall, in the event of any shortfall, be entitled to recover the said amounts from the Flat Purchaser/s. The Promoters shall not be liable to pay to the Flat Purchaser/s any interest, compensation, damages, costs or otherwise. Such [illegible]ng and shall also not be liable to reimburse to the Purchaser/s any Government Charges such as Service Tax, 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.

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

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

करल - ३		
७४२	२५	७४२
२०२०		

the Agreement and default shall have been made by the Flat Purchaser/s in remedying such breach or breaches within fifteen days after receiving of such notice.

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

(i)	Rs. 55,500/-	for legal costs and other Administrative Expenses and water meter and electric meter deposits;
(ii)	Rs. 600/-	for share money and entrance fee
(iii)	Rs. 20,000/-	for formation and the registration of the said Common Organization.
(iv)	Rs. 310,800/-	towards Purchaser/s' share towards ad-hoc deposit for maintenance charges, excluding Property Tax, ("Ad-hoc Maintenance Deposit").
(v)	Rs. 50,000/-	for Club House charges.
(vi)	Rs. 92,500/-	towards proportionate share of development charges and LUC.
(vii)	Rs. 37,000/-	towards corpus fund for upkeep and maintenance of common facilities like recreation garden etc.
(viii)	Rs. 36,000/-	towards Purchaser/s' share towards ad-hoc deposit for club house and other recreation facility

Rs. 6,02,400/- 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.

कलम - ३		
११२	२९	११९

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

12. The fittings and amenities to be provided by the Promoters in the said Premises and the said building in which the said Premises is situated are those that are set out in Annexure "L" annexed hereto, the same is subject to change. It is hereby expressly agreed and understood by the Flat purchasers that the amenities provided in the building Panorama shall exclusively be used and enjoyed by the Flat purchasers of Panorama building only and the same shall not be used by the other Flat Purchasers or persons of other Building/s. The Flat purchasers have a right to use the Common amenities and facilities provided across the remaining portion of the Property irrespective of their wing or building save and except the amenities of Panorama building as aforesaid and however, subject to the compliance of Rules, Regulations and Bye-Laws of the Common Organization and on payment of regular maintenance charges. The Flat purchasers 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 purchasers have taken possession of the Flat. The Flat Purchasers hereby agrees and confirms that they shall not object the same and shall not intervene into the smooth functioning of the construction/development activity. It is clarified that in the event the said premises is ready to be handed over for possession the Promoter shall not be obliged to hand over the amenities and facilities in the project fully completed and the same shall be

करल - ३		
११२	२८	१९६
२०१७		

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

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 stand extended pro-rata. If the Promoters shall neglect to give possession of the said Premises to the Flat Purchaser/s on the aforesaid date subject to a grace period of 6 months and if such period as may be extended by mutual consent then the Flat Purchaser/s [illegible] power to terminate this Agreement after giving 15 days' notice in writing [illegible] the Promoters shall be liable on demand to refund to the Flat Purchaser/s amounts already received by it in respect of the said Premises alongwith simple interest @ 9% per annum from the date of the receipt of the respective amounts by the Promoters till payment. It is agreed that upon the termination of this Agreement by the Flat Purchaser/s, the claim of the Flat Purchaser/s shall be restricted to refund of monies paid with simple interest @ 9% p.a. thereon and that the Flat Purchaser/s shall neither be entitled to claim nor claim for loss and/or damages and/or mental trauma or otherwise howsoever. Till the entire amount alongwith interest thereon is refunded by the Promoters to the Flat Purchaser/s the same shall subject to prior encumbrance if any, be a charge on the said Premises but only to the extent of the amount so due to the Flat Purchaser/s and the Promoters shall be entitled to allot and/or deal with and dispose off the said Premises/Flat to any third party without reference or recourse to the Flat Purchaser. The amount so refunded shall be full and final satisfaction and final settlement of all the claims of the Flat Purchaser/s under this Agreement. The Flat Purchaser/s agree that receipt of the said refund by cheque from the Promoters by the Flat Purchaser/s by registered post acknowledgement due at the address given by the Flat Purchaser/s in these presents

दस्त - ३		
११२	९८	१२६
२०२०		

whether the Flat Purchaser/s accept/s or encash/es the cheque or not, will amount to the said mutually agreed refund.

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

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

करल - ३

७४२	२९	७४९
२०१७		

part thereof in any manner and for any reason whatsoever, and based on this clear understanding the Flat Purchaser has agreed to acquire the said Flat.

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

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

(b) war, civil commotion or Act of God;

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

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

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

(f) due to non-availability of TDR;

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

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

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

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

करल - ३

४४२	३०	२४

२०६(७k) 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 Promoter shall be liable to handover possession of the said Flat to the Purchaser only upon the Purchaser having paid in full the amount of consideration/society deposit/interest free interior deposit/service tax/interest if any/ of any other amount due and payable under this Agreement to the Promoter without any ceduction, delay, demur or protest.

18. On the date of handing over possession of the said Premises, the Flat Purchaser/s shall 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 also pay to the Promoters the Adhoc Maintenance Deposit being a lumpsum amount towards initial outgoings expenses as setout above.

19. The Adhoc Maintenance Deposit so paid by the Flat Purchaser/s to the Promoter shall not carry any interest and shall be utilized by the Promoter for payments, taxes, outgoings from the date of possession. The Promoter has informed the Flat Purchaser/s that once the Adhoc Maintenance Deposit is about to get exhausted by the Promoter, the Promoter shall intimate the Flat Purchaser/s about the same and the Flat Purchaser/s has agreed to regularly pay the monthly maintenance charges on 5th of every month on actual without any objection, demur or protest as per the

करल - ३		
४०२	३१	१४६
२०१७		

invoice raised by the Promoter till the time the management and operation of the building has been handed over by the Promoter to the Adhoc Committee and/or to the Society, whoever earlier and shall not withhold the same for any reason whatsoever and non-payment for 3 (three) consecutive months shall be construed as default under this Agreement. The Promoter shall hand over the management and affairs of the new Building to the Adhoc committee and/or to the Society within a period of 24 months from the completion of the Project. The Flat Purchaser/s hereby agrees and declares that he/she/itself/themselves shall submit full design drawings with all specifications before starting interior work of the said Flat for approval shall be obtained from the Promoter. 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 Promoter's approval by the Flat Purchaser. The said Fitout Deposit shall be refunded by the Promoter to the flat Purchaser at the time of hand over of the said Property to the Adhoc committee and/or to the Society subject to the terms setout in this Agreement.

20. 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.

करता - ३		
४४२	३२	४६
२०१७		

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

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

(a) All agreements, negotiations, commitments, writings between the Flat Purchaser/s and the Promoters prior to the date of execution of this agreement;

(b) All the representation, warranties, commitments, etc made by the Promoters in any documents, brochure, hoarding, etc. and /or through on any other medium;

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

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

23. 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:-

करल - 3		
৮৪২	৩৩	৭৪৪
২০২৩		

(a) 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 building in which the said Premises is situated, staircase or any passages, which may be against the rules, regulations or bye-laws or concerned local or any other authority or change/alter or make addition in or to the said Premises itself or any part thereof;

(b) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of such 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 or the said premises on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach;

(c) To carry at his/her/their own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoters to the Flat Purchaser/s and in accordance with the Fit 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;

करार - ३
882 | 98 | 2018
२०१७

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

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

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

करत - ३

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

(h) The Flat Purchaser/s shall not dry clothes in any area visible on the outside, else the Flat Purchaser/s shall be liable to pay to the Promoters Rs. 5,000/- (Rupees Five Thousand only) per day. The Flat Purchaser/s shall not place, keep or install exhaust fan or any other devices in Deck area (if any) and, further, the Flat Purchaser/s shall do not do any act that spoils the aesthetic appearance of the building in which the said premises is situated;

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

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

(k) 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;

(l) 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

(m) 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

	फारम - ३	
४४२	३६	४६
२०१७		

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.

(n) 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;

(o) Not to make any application for change of user of the said Premises to any other purpose other than the residential at any point of time

(p) 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 issues relating thereto.

(q) Not to put/install/display any kind of signage/hoardings/advertisements/name 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;

(r) 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 for giving water, electricity or any other service connected to the building in which the said Premises is situated

(s) 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;

करार - ३

(t) To bear and pay the proportionate maintenance charges and other outgoings, save and except the municipal taxes, in respect of the said Premises as and when demanded

(u) 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;

(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.

and 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.

Further, the Flat Purchaser/s hereby agrees and confirms that the Flat Purchaser/s shall not sell and/or transfer the said Premises 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 Premises 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 the Flat Purchaser/s sells and transfers the said Premises 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

करल - ३
४४२ ४८ ४४२
२०१५

Flat Purchaser/s 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.

(v) The Flat Purchaser/s shall observe and perform all the rules and regulations which the said Common Organization may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building in which the said Premises is situated and the said Premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Common Organization regarding the occupation and use of the said Premises in the said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(w) 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 and others, at all reasonable times, to enter into and upon the portion and the said Building in which the said Premises is situated or any part thereof to view and examine the state and condition thereof.

(x) 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

कस्ल - ३		
४४२	३९	४४९
२०२७		

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.

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

25. 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.

26. After the Flat Purchaser/s is permitted to enter upon the said Premises for the purpose of fitouts or otherwise and/or possession of the said Premises is handed over to the Flat Purchaser/s, the Flat Purchaser/s shall not be permitted to carry out any additions or alteration in the said Premises or the said buildings and/or enclose or encroach upon any common area of the said Buildings in the nature of common passage or landing or mid landing areas and the Promoters shall not be responsible, if additions and alteration or encroachments are done in the said Premises or said

करार - ३

४४२ | ४० | ४६

२०१७

Buildings by the Flat Purchaser/s or occupier, in violation of the building regulations and/or any statutory rules and regulation then prevailing. The Flat Purchaser/s agree to indemnify and keep the Promoters and their executors, administrators, successors and assigns indemnified against all losses, claim, demands, actions, duties, penalties, prosecutions, actions, suits, proceedings, damages, costs, liabilities, expenses or payments of any nature whatsoever arising against the Promoters or their executors, administrators, successors and assigns in any way as a consequence of any additions and alterations or encroachments done in the said premises or said buildings by the Flat Purchaser/s or occupier, in violation of the building regulations..

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

28. The Flat Purchaser/s hereby agrees and confirms that he/she/itself/ themselves shall follow all rules and regulations of the statutory Authorities and the Promoters till the execution of Conveyance in favour of Common Organization, if the Flat

करल - ३

४४२	४१	४४६
२०१७		

Purchaser/s violates any rules and regulations the Promoters shall have pre-empted rights to imposed penalty to the Flat Purchaser/s.

29. 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 annual fees/maintenance charges as may be prescribed from time to time and [illegible] to abide by the rules and regulations of the club which may be prescribed by the Promoter or the Common Organization as the case may be and [illegible] be entitled to avail of the club facilities. The Flat Purchaser/s shall remain and [illegible] as a member of the Club House only till such time the Flat Purchaser/s is [illegible] the said premises and not after he has sold /assigned/transferred his/her/their occupancy rights in any manner to any third Party. In the event, the third party, deriving the occupancy right from the said Flat Purchaser/s, shall have the right to enjoy the facilities of the Club House as per the rules and guidelines of the said Club and the rights of the said Flat Purchaser/s as a member of the Club house shall be seized and restricted in the event of transfer of occupancy rights as aforesaid.

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

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

करल - ३

४४२ | ४२ | ४४९

२०१७

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/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/adjecent to his/her/their respective flats shall belong to the Promoters and its shall be the Promoters' right and discretion to deal with the same on such terms and conditions as it may deem fit so, to which the said Flat Purchaser/s/Common organization 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/use of the terrace area above the respective Penthouses/duplex, which shall be made through an isolated lift moving to and through, for Non-disturbed/Exclusive custody and right to use by the respective allottee of the respective Pent Houses/Duplex. However, the terrace space which shall be forming part of the Pent House, shall not be conveyed to the Common Organization of the occupants of the said building/s.

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

करल - ३

४४२ | ४३ | ४९

२०१७

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.

36. (a) The Flat Purchaser/s shall join in forming and registering the Common Organization to be known by such name as the Promoters may choose 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 fill in, sign and return to the Promoters within ten days of the same being forwarded by the Promoters to the Flat Purchaser/s, so as to enable the Promoters to register the Common Organization of the Flat Purchaser/s. No objection shall be taken by the Flat Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Article of Organization, as may be required by the Registrar of Co-operative Societies/ Registrar of Companies, as the case may be, or any other Competent Authority. The Flat purchasers shall not object on the phased handover of the operations by the Promoter to the respective Buildings as and when they are ready and Common Organisation is formed.

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

करत - ३

४४२	४४	४४२
२०१७		

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

37. Unless it is otherwise agreed to by and between the parties hereto the Promoters shall within Six months of registration of the said Common Organization as aforesaid of all the said buildings comprising the said entire project, cause to be transferred to

करल - ३
७१२/४५ ६१६
२०१७

the said Common Organization all the right, title and interest of the Promoters in the said Property together with the said Buildings in favour of the Common Organization.

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

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

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

करल - ३		
७४२	७९	२२९
२०१०		

premises and the said Property and shall pay and contribute regularly and punctually towards rates, cesses, taxes and/or expenses and all other outgoings.

41. 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 [illegible] ect of the said Premises and the flower bed, dry area, balcony area, which [illegible] nant 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 [illegible] hereinabove mentioned, which in any case shall be subject to the rights of the Promoters as agreed to and specified herein and of the other allottees/purchasers of said Premises as herein stated.

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

(b) The Flat Purchaser/s hereby consent/s to the grant of exclusive right of the said attached terrace/s to the said Promoters to deal with the same as it may think fit so and hereby state/s, declare/s and covenant/s that neither the Flat Purchaser/s nor

करल - ३

the said Common Organization will have any right, or 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.

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

करल - ३

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.

44. 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.

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

(b) In the event of any further or additional FSI becoming available in respect of the said Property before execution of conveyance of the said Property in favour of the said Common Organization then the Promoters herein shall be entitled to the same. Any further or additional FSI becoming available in respect of the said Property after execution of conveyance of the said Property in favour of the said Common Organization shall belong to the said Common Organization absolutely and the Promoters shall have no right to utilize the same.

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

करल - ३

२०१७

46. 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 belong to and be available to the Promoters, free of all costs, charges and payments whether before execution of conveyance in respect of the said Portion, together with the said buildings, unto and in favour of the said Common Organization of Flat Purchasers, acquirers of flats, units, premises etc. in the said buildings to be constructed on the said Property and neither the Flat Purchaser/s herein, nor the said Common Organization shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;

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

दस्त क्र.		
७४२	५०	७४८

२०१७

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

(d) The said Common Organization shall admit as its members all purchasers of such new and additional premises/tenements/flats/ floors/terraces whenever constructed on the said buildings or any of them;

(e) The right to deal with and allot all such new and additional tenements, flats, premises, floors, extensions, buildings and structures shall absolutely and exclusively belong to the Promoters, and neither the Flat Purchaser/s herein, nor the said Common Organization shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Promoters shall be entitled to deal with, sell, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as they may in their sole and absolute discretion deem fit and proper, and neither the Flat Purchaser/s nor the said Common Organization shall raise any dispute or objection thereto and the Flat Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;

(f) The Flat Purchaser/s shall not at any time hereafter raise any objection or dispute on any ground whatsoever to the provisions of this clause, or to the Promoters exercising their rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they

करल - ३

७४२ ५७ १४६

२०२६

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 appurtenant in hereinabove which it may have already purchased/acquired or which it may hereafter purchase/ acquire and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation and develop the said Property in accordance therewith. The Flat Purchaser/s shall not raise any objection to or dispute such amalgamation of the said Property by the Promoters;

(h) It is agreed and understood that the Promoters shall provide Refuge area in the said building and shall retained with the Promoters till the conveyance is executed in favour of the Common Organization.

(i) It is agreed and understood that the Common Security and Common Services provided by the Promoters to the Flat Purchaser/s in the said building only till the formation of the Common Organization and if the said Common Organization wants to continue with the Common Security and Common Services provided by the Promoters than the decision shall be sole discretion of the Common Organization. Similarly the Gymnasium operator, Spa Operator, if any, shall be managed by the Promoter or the Common Organisation if they so deem fit or as the case may be.

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

करल - ३
७४२ | ५२ | ७४२
२०२०

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

47. 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. 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.

48. The Flat Purchaser/s hereby declares and confirms that he/she/itself/ themselves shall not 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.

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

50. 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.

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

करल - ३		
८८२	५३	९४६
२०१७		

52. 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 [illegible] by the Flat Purchaser/s nor shall the same in any manner prejudice [illegible] rights of the Promoters.

53. 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 [illegible] 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.

54. 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):-

601-B Kailas Tower R-Narkar Marg
Ghatkopar (East) Mumbai -400075

55. 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.

कलम - ३		
४४२	५४	४४२
२०१०		

56. 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 Promoter the Serial No. under which and date on which this Agreement is lodged for registration to enable the Promoter to attend and admit execution of this Agreement before Sub-Registrar of Assurances.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Part A Property)

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

Survey No.	Pot No.	Falni No.	Area Acres – Gunthas Sq. Yds.	Area in Square Yards
81	1	-	0 – 11	1,331
81	2	-	0 – 5	605
81	3	-	0 – 16	1,936
81	4	-	0 – 10	1,210
81	5	-	0 – 5	605
81	6	-	0 – 12	1,452
81	7	-	0 – 12	1,452

करल - ३

81	8	-	0 – 26	3,146
81	9	-	0 – 4	484
84	1	-	0 – 3	363
84	2	-	0 – 3	363
84	3	-	0 – 2	242
84	-	4	0 – 7	[illegible]
85	1(part)	-	0 – 2¾	332 ¾
86	1	-	0 – 8¾	1,059 [illegible]
86	2	-	0 – 7¾	937 [illegible]
86	3(part)	-	0 – 5½	665 [illegible]
86	4(part)	-	0 – 1½	[illegible]
87	1(part)	-	0 – 14½	[illegible]
87	2	-	0 – 23	2,783
87	3	-	0 – 7¾	877¾
88	3(part)	-	0 – ¾	30 ¾
88	4(part)	-	0 – 12½	1,512½
88	5	-	0 – 1½	181 ½
88	6(part)	-	0 – 1¼	151¼
110	50(part)	-	0 – 2	242
110	53 (part)	-	0 – 12¾	1,542 ¾
	TOTAL			**26,226.75**

i.e. 21,928.80 sq. meters

("Part C Property")

ALL THAT piece or parcel of land lying and being off and to the East of the Bombay-Agra Road in the Village of Vikhroli (in Greater Bombay) Turuf Marole, Taluka Kurla, District Bombay Suburban, Registration Sub-district Bandra, containing by admeasurement 2,314 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 Promoter.

THE SECOND SCHEDULE ABOVE REFERRED TO

फरल - ३

४४२	५६	४४६

२०६७

("Part B Property")

(i) 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. Marg) in the Village of Vikhroli, Turuf Marols, in Salsette Taluka in the Registration Sub-District of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) containing in aggregate area of 58,439 ¼ square yards (Fifty-eight thousand four hundred and thirty-nine square yards and one-fourth of another square yard) i.e. 48,862.45 sq. meters (forty eight thousand eight hundred sixty two point forty five square meters) or thereabouts and bearing the Survey, Pot and Falni numbers and measuring 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 - 22¾ - 26½	26,979¾
82	1	-	1 – 12 ¼ - 0	6,322¼
82	3	-	0 – 4½ - 0	544½
83	1 (part)	-	3 – 19 – 0	16,819
83	2	-	0 – 7½ - 0	907½
83	-	1	0 – 1¾ - 0	211¾
83		2	0 – 1¾ - 0	211¾
84	5 (part)	-	0 – 4 – 0	484
84	6	-	0 – 10 – 0	1,210
87	4	-	0 – 11¾ - 0	1,361¾
110	52 (part)	-	0 – 28 – 0	3,388
	Total			**58,439¼**

i.e. 48,862.45 sq. meters

(ii) ALL THOSE three pieces or parcels of land or ground together with all buildings and structures standing thereon situate, lying and being to the East of Bombay-Agra Road in

करार - ३
४४२ ५६ ४४२
[illegible]

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**	1270½

THE THIRD SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of land situate, lying and being at 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, [illegible] having an area mentioned below, and admeasuring in aggregate, as per PR Cards, about 71,[illegible] sq. meters. (seventy one thousand one hundred forty five point fifty square meters) or thereabouts;

SR. NO.	C.T.S.NO.	AREA (SMTS)
1	50	47,484.30
2	50/1	8,44.00
3	50/2	111
4	50/3	980.5
5	50/4	2,330.20

6	50/5	16,209.30
7	50/6	2,093.20
8	50/7	297.6
9	50/35	107.3
10	50/36	107.3
11	50/37	72.6
12	50/38	72.6
13	50/39	72.6
14	50/40	72.6
15	50/41	72.6
16	50/42	72.6
17	50/43	72.6
18	50/44	72.6
	Total	**71,145.50**

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

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

On or towards South-East : By Central Railway Boundary

On or towards South-West : By Ghatkopar Village Boundary

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

करार - 3
१०२ ५९१०२
२०१७

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

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

फार्म - 3

4) Amenities:

Garden Pavilions

Herb Garden

Old Folks Corner

Signed, Sealed And Delivered)

The Withinnamed "THE PROMOTERS)

THE WADHWA RESIDENCY PRIVATE LIMITED)

Through its Director / Authorized Signatory)

MR. Manohar Chhabria)

In The Presence of)

MS Geeta Chhabria)

WADHWA RESIDENCY PVT LTD

Director

Signed, Sealed And Delivered)

The Withinnamed "FLAT PURCHASER/S")

Ms. Twinkle Ramesh Morbia)

In The Presence of

Jitendra Gaikwad

करल - 3
882 E9 988
२०१७

RECEIPT

RECEIVED OF AND FROM the within named Purchasers a sum of Rs. 16,290,000/- (Rupees **One Crore Sixty Two Lakh Ninety Thousand** Only) on the execution of these Presents being the full and final consideration within mentioned to have been paid by them to us the details of which are as under:-

Date	Drawn	Cheque / Challan No	Amount (Rs.)
13/09/2010	Axis Bank Ltd.	974703	500,000.00
24/02/2011	Axis Bank Ltd.	396224	1,000,000.00
21/04/2011	Axis Bank Ltd	396235	1,000,000.00
13/09/2011	Axis Bank Ltd.	154341	2,285,000.00
14/09/2011	Axis Bank Ltd.	396204	715,000.00
17/03/2012	AXIS BANK LTD	154342	1,742,917.00
18/02/2015	Axis Bank Ltd.	717850	1,000,000.00
18/11/2015	AXIS BANK	717855	2,475,000.00
11/01/2016	RTGS	UTIBR520160111000315	3,454,899.00
21/11/2015	TDS	15280	25,000.00
21/11/2015	TDS	15127	10,101.00
15/01/2016	TDS	10505	35,000.00
28/04/2016	RTGS	AXISF161190[illegible]682	990,000.00

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (BANDRA)

30/04/2016	TDS	01699	10,000.00
22/06/2016	RTGS	UTIBR52016062200016 4	1,036,612.00
25/06/2016	TDS	01499	10,470.83
TOTAL			Rs.16,290,000/-

WITNESSES:

कुरला - ३
४४२ | ६२ | ४४९
२०१७

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

WE SAY RECEIVED

FOR WADHWA RESIDENCY PRIVATE LIMITED

Mr. Manohar Chhabria

(Director/ Authorized Signatory)

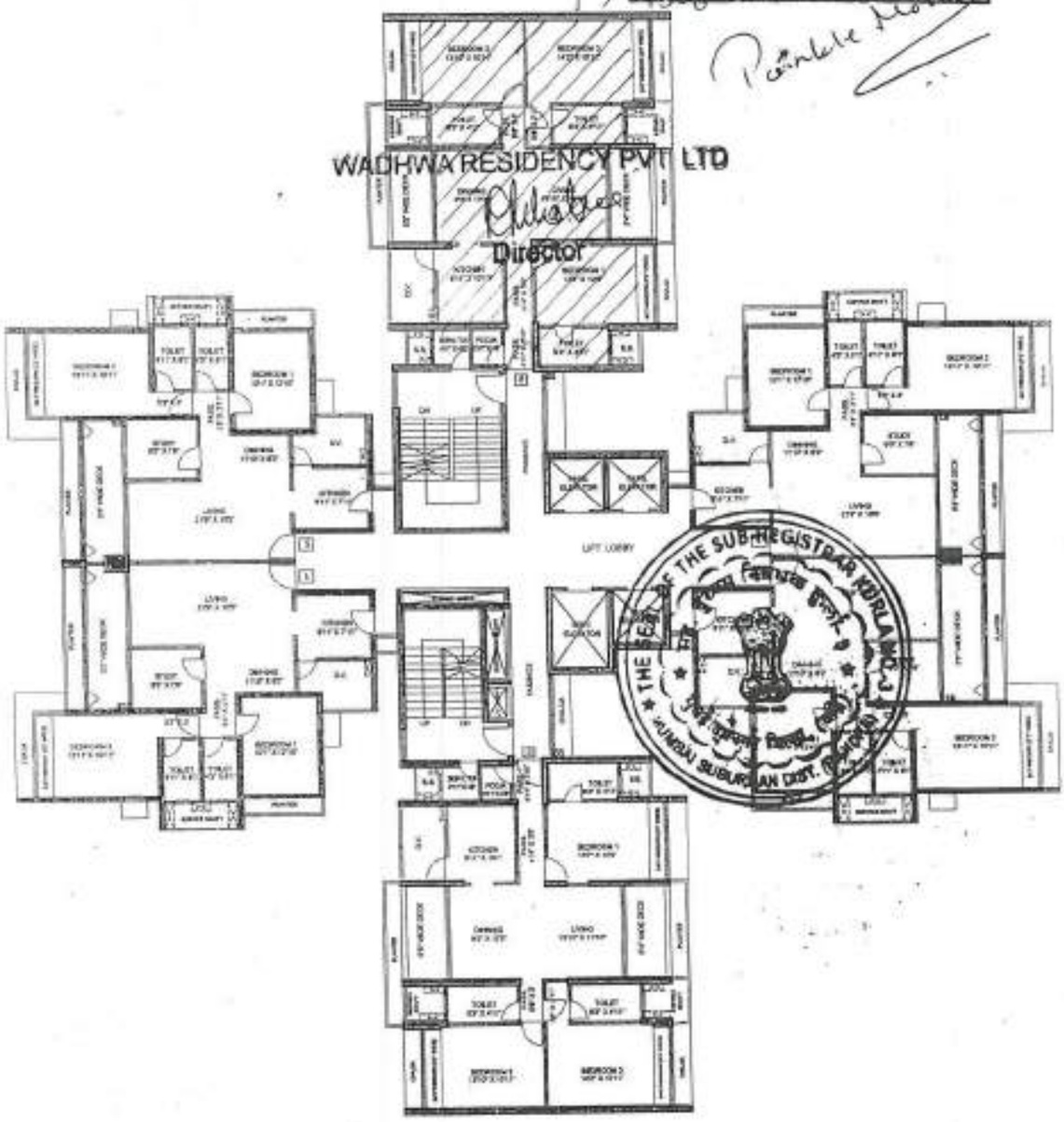
ANNEXURE-I

करल - ३		
४४२	६३	४४६

Twinkle Ramesh Mahia

WADHWA RESIDENCY PVT LTD

Director



1. THE 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).

BOULEVARD - 3

TYPICAL FLOOR PLAN (2ND TO 6TH, 8TH TO 13TH & 15TH TO 20TH FLOOR)

THE ADDRESS

Ghatkopar (w), Mumbai

N

The Wadhwa Group

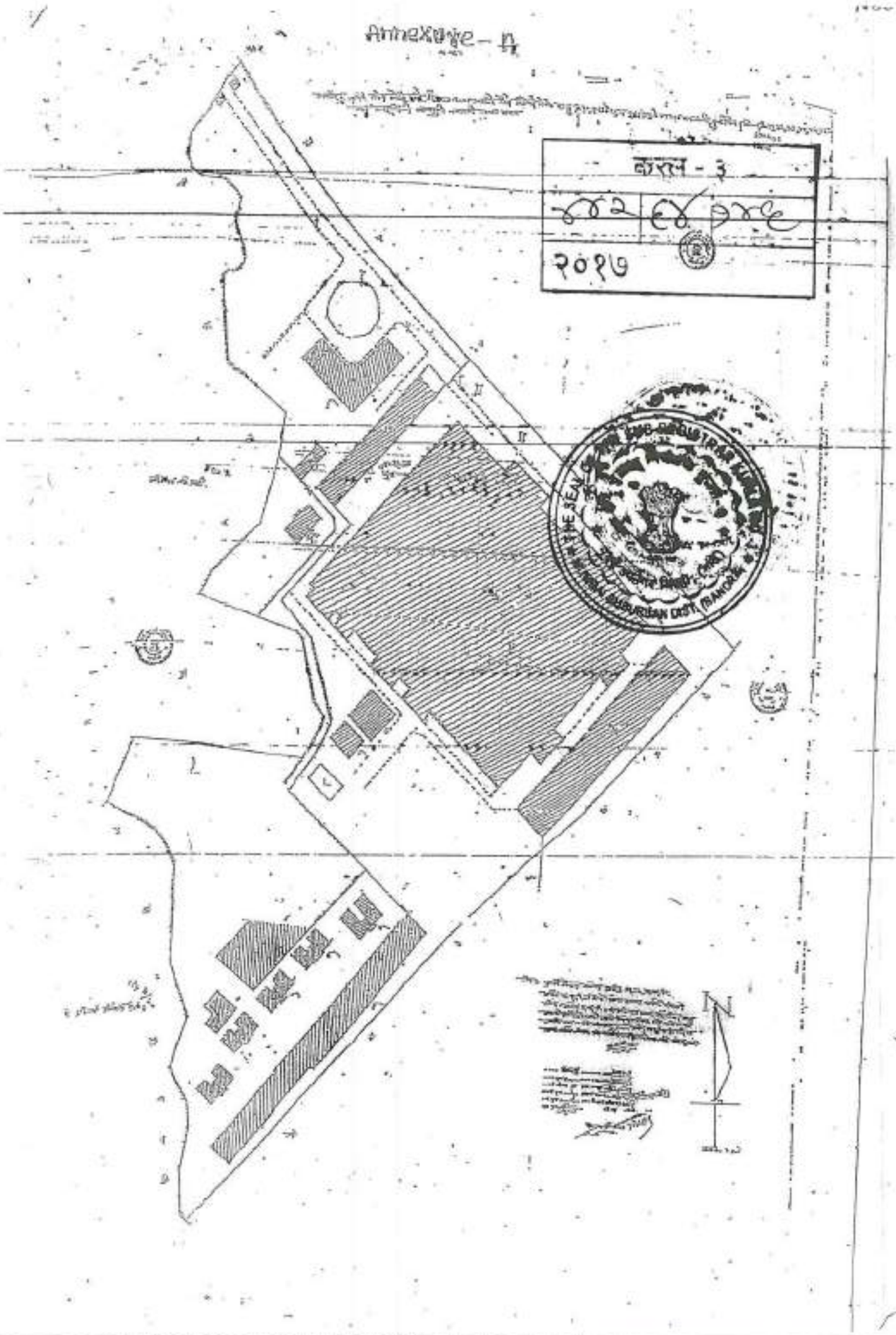
Landmarks planned with precision
Realty. Infrastructure

CORPORATE OFFICE :
PUNE, dial no. [illegible]
BANGALORE - [illegible]
MUMBAI [illegible], MUMBAI 400 051
HYDERABAD-[illegible]
VISIT US AT www.wadhwagroup.com

	वहही - ३	
৮৪২		৮৪৫
२०१७		

THE SEAL OF THE SUB-REGISTRAR

Annexure - A

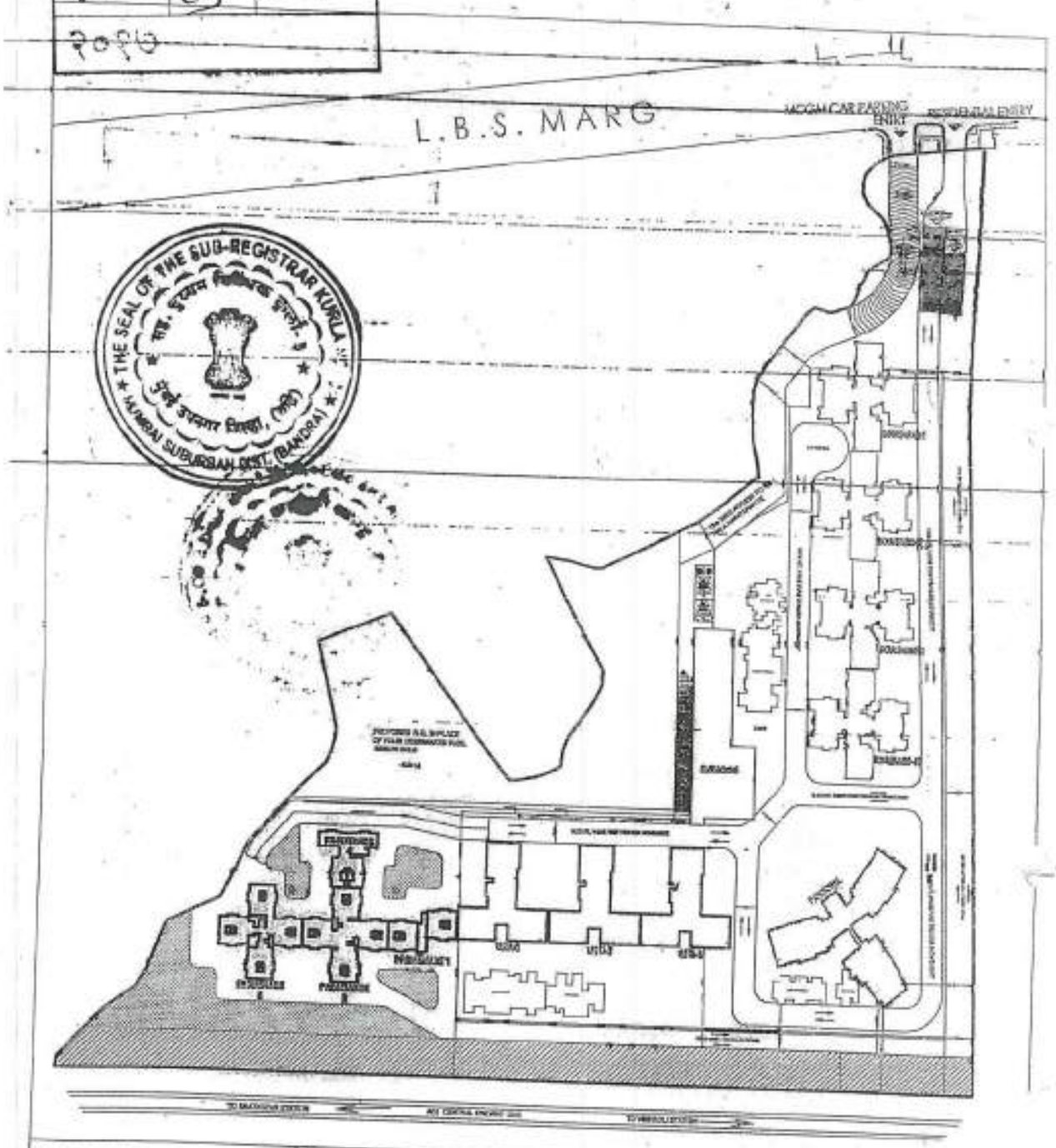


करल - ३

४४२ | ८५ | ४४२

२०१७

Annexure – 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 DEDUCED).

BLOCK PLAN

THE ADDRESS
Ghatkopar (w), Mumbai

The Wadhi

गाव नमुना नंबर ७

विभाग/पेठ विलोली तालुका/उप.मु.का. – न.मु.अ.घाटकोपर जिल्हा – मुंबई उपनगर जिल्हा

सर्व्हे नंबर/ह.नं./ह.भा.	हिस्सा नंबर	पोट नंबर	क्षेत्र चौ.मी.	आकारणी	
५०	५०				
—			[७४६६५.७] ४५१८४.०० + २६०.३ (ले.मू.८५/८ ते २४ व ५०/४५ ——चौ क्षे) ४७४८४.३	[फ-१] ७	विनोती सत्ता प्रकार ३१७९.३० विनोती सत्ता क्षे. ४१६६.५५ ता.१.८.७१ ते पुढील आदेशापर्यंत

भूमिधारक	—
सध्याचा मुळ धारक वर्ग	[मेसर्स- एंसनीसर्टोज मॉडेशिया ऐंच] [जिल्हाधिकारी मुंबई जि.]
पोटहिस्सा	—
( )	—
इतर हक्क	—

करल - 3

४४२ [illegible]

२०४३

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक पोटहिस्सा [illegible]	शेरा
०७/१२/१९७६	दि.ते. आदेश. मा.जमिनविक्रीची मंबेरी मुंबई यांचा क्र.एडीसी./एल्.एल्.डी.सी./ए ५९१० ता.२०.४.७० नन्वये विनोती सत्ताची नोंद केली. पोट खाता हि.स.नं.५०, ५०/१ ते ३५ क्षेत्र (८६१८०.०) चौ.मी.			सही- [illegible] न.मु.अ. घाटकोपर
१९/०७/१९७२	विनोती आदेश मा.उप-जि.मिळकती मंबेरी/मुंबई यांचा क्र. एडीसी/ एल्.एस्.डी. दि.१७.२.७२ नन्वये विनोती सत्ताची नोंद केली. क्षेत्र ११३४२ चौ.मी. मुदत १.८.७१ ते पुढील आदेशापर्यंत.			सही- [illegible] न.मु.अ. घाटकोपर
२७/०७/१९७२	सर्व.मु. बरोबरीने व फेरफार नं. [illegible]	—	(३) बिन्दुलाल फॅब्रीकेटर्स लि.	सही- [illegible] न.मु.अ. घाटकोपर
०८/११/१९७३	सर्व.सुनि [illegible]	—	सौर दुरूस्ती	सही- [illegible] न.मु.अ. घाटकोपर

THE SEAL OF THE SUB REGISTRAR KURLA NO. 2 मुंबई उपनगर जिल्हा, (पश्चिम) MUMBAI SUBURBAN DIST. (BANDRA)

(चालू– 1)

मालमत्ता पत्रक

गाव/मौजे – विक्रोळी तालुका/न.मु.क्र. – न.मू.क्र.घाटकोपर जिल्हा – मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक/सिटी सर्व्हे नंबर/लोट नंबर ३०/चौ.मी.१ ते ३	क्षेत्र चौ.मी.	भारतीयकार	शासकीय विशेषण व्यवस्थापनाचा जिल्हा पाहणाचा तपशील व जि लाभाचा फेर व्यवस्थापनी जिल्हा फेर

दिनांक	व्यवहार	चौरस क्रमांक	मिळकत मालक (भ) संहिता (२) किंवा पक्ष (भ)	साक्षांकन
१३/१२/१९८५	मालिनी मू.क. तथा नार भूमापन कार्यालयी क्र.७ यांचे कडील आदेश क्रमांक मू क्र.५०५०/१ दि ४५ दि. ९.१२.८५ चे आदेशाकडून क्षेत्र दुरुस्ती नोंद	–	न.मू.क्र.५० चे एकूण क्षेत्र ४५१८४.०० चौ.मी. या क्षेत्रात न.मू.क्र.५०/८ ते ३४ व ५०/४५ या मिळकती सामिल झालेने तया मिळकतीचे एकूण २४००.२ चौ.मी. वगळे क्षेत्रात सामिलकरण न.मू. क्र.५० चे एकूण क्षेत्र ४४४८४.३ चौ. मी. असे करून वेगळेच त्याकडे न.मू.क्र.५०/८ ते ३४ व ५०/४५ ला मिळकत धारिका म्हणून मानण्या आलेला.	सही- १८/१२/९७ न.मू.क. घाटकोपर
[illegible]	[illegible] "हिंदुस्तान कंपोझिटस् लिमिटेड"	–	[illegible]	[illegible]
	[illegible] हिंदुस्तान कंपोझिटस् लि. यांचे नवीन नावाची नोंद केली. तपशील खालील न.मू.क्र.५०/१ ते ७, ५०/२५ ते ४४.			
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला २ यांचेकडील दस्त क्र. ६५०/२०१० दि. १८/९/२००७ अन्वये खरेदी देणार हिंदुस्तान कंपोझिटस् लि. यांचे नांव कायदेशीर कारण खरेदी घेणार यांचे नांव पूर्वीप्रमाणे दाखल केले.		मा. रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	[illegible] सही- ३१/८/२०१० न.मू.क.घाटकोपर.
३१/०८/२०१०	मा. उपकलेक्टर रजिस्टर महाराष्ट्र मुंबई यांचेकडील नायत पत्रात प्रमाणपत्र GDR. No.A७७००६१०४ दि. ५/३/१० अन्वये न कार्यालयीन आदेश क्रम.मू.अ. महाविभाग/फेरनोंद क्र. ४२, ४३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पूर्वीप्रमाणे नांव दाखल केले.		मा. आस्था रेसिडेन्सी प्रायव्हेट लिमिटेड	[illegible] सही- ३१/८/२०१० न.मू.क.घाटकोपर.

सहाय्यक दस्तऐवज-

सही नकलेवर [illegible] न.मू.अ.घाटकोपर
[illegible] मूल्य [illegible] [illegible] प्रमाण शुल्क [illegible] मुंबई उपनगर जिल्हा
[illegible] [illegible] [illegible] [illegible]
[illegible] मूल्य [illegible] [illegible] [illegible]
[illegible] मूल्य [illegible] [illegible] [illegible]
[illegible] मूल्य [illegible] [illegible] [illegible]

[illegible]

पान न–

क्रमांक / दुय्यम नं. चौकी

५०/१ ५०/१

८४४.०

[क-१]
क

सि.स.नं.५० पा

मुद्रांक शुल्क भारत वर्ष

[पेपर्स- एंसेसरीज मॅन्युफॅक्चरिंग एंड]
[मिनरल प्रोडक्ट्स लि.]

करल - ३

७४२ | ६८ | १४६

२०१७

मुद्रांकाचा प्रकार

[illegible]

तपशील

[illegible]

तारीख	प्रकार	खंडक्रमांक	नमित भरक (रु) पोटहिस्सा (चौ) किंवा भाग (भा)	शेरा
०३/१२/२१७२	मिनमोहो आदेश सि.स.नं.५० प्रमाणे.			सही- १७०१-१२-४७ न.मू.अ. घाटकोपर
१४/०७/२१७२	मिनमोहो आदेश सि.स.नं.५० प्रमाणे.			सही- १७०१-०७-२१ न.मू.अ. घाटकोपर
२७/०९/२१७१	सर्व.मू. सि.स.नं.५० पा	—	मे. हिंदुस्तान कंपोसिट्स	सही- १७०१-१०-२१ न.मू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पा	रद्दसूची	मा. हिंदुस्तान कंपोसिट्स	दि.१४.७.२००० प्रमाणे सही- २०००-०७-२८ न.मू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील द.ह.क्र. ६५०/२०१० दि. १८/९/१०अन्वये खरेदी देणार हिंदुस्तान कंम्पोसिट्स लि. यांचे नांव कायदेशीर बदलून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		मा. रुपलिला लेसर्स जॉय डेव्हलपर्स प्राय्हेट लिमिटेड	दि.१४.७.२००० प्रमाणे सही- ३१/८/२०१० न.मू.अ.घाटकोपर
३१/०८/२०१०	मा. उपसंचालक रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र CIN No.A1a0006१०४ दि. ५/३/१० अन्वये व महाराष्ट्र शासन आदेश क्र.न.मू.अ. घाटकोपर/फि.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रुपलिला लेसर्स जॉय डेव्हलपर्स प्रा.लि. यांचे नावाची पुढीलप्रमाणे नोंद दाखल केली.		मा. नायका रॅडिएन्सी प्राय्हेट लिमिटेड	दि.१४.७.२००० प्रमाणे सही- ३१/८/२०१० न.मू.अ.घाटकोपर

THE SEAL OF THE SUB-REGISTRAR, KURLA NO. 3
MUMBAI SUBURBAN DIST. (BANDRA)

उर्वरीत परंपरा -

खरी नकल -

न.मू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

गाव नमुना	सिटी सर्वे	सिटी सर्वे	क्षेत्र	धारणाधिकार
६०/२	५०/५		चौ.मी.	
			११६०	[क-१] क

सिमांकनाचा

कलम - ३

अ.क्र. [illegible] [मेसर्स ऐसरोज टॉस मानीलिया इंक्व] [किलाज मर्चेंटाइज लि.]

केवळ

२०१७

सद्यःस्थिती

तपशील

तारीख	व्यवहार	गंज क्रमांक	नमित धारक (१) खरेदार (२) किंवा मार (३)	साक्षांकन
	[illegible] सि.स.नं.५० प्रमाणे			सही- [illegible] न.मु.अ. - [illegible]
	[illegible] सि.स.नं.५० प्रमाणे.			सही- [illegible] न.मु.अ. [illegible]
	सि.स.नं.५० पहा	—	अ हिंदुस्तान फोटो लि.	सही- [illegible] न.मु.अ. [illegible]
२८/०७/२०००	सि स नं ५० पहा	स.सूचि	ब हिंदुस्तान कंम्पोसिट्स लि.	[illegible] सही- [illegible] न.मु.अ. [illegible]
[illegible]	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील दस्त क्र. ६५०/२०१० दि. २८/७/१० अन्वये खरेदी देणार हिंदुस्तान कंम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पूर्वीप्रमाणे दाखल केले.		क. रहेजा लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	[illegible] सही- [illegible] न.मु.अ. [illegible]
३१/०८/२०१०	मा. उपसंचालक रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A/[illegible]६१०४ दि. ५/२/१० अन्वये व खरीदीमध्ये आदेश क्र.न.मु.अ. घाट/जिओडी/फा.नो.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रहेजा लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पूर्वीप्रमाणे नांव दाखल केले.		म. माधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	[illegible] सही- [illegible] न.मु.अ. [illegible]

सही करणारा -

खरी नकल -

न.मु.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(नमुना - 1)

१

संख्या/क्र.सं.ई	नोंदी	पावतीपत्र	शासनाच्या विशेष जनरल कोर्टाच्या [illegible]
५०/१	५०/१		
—	१८०५	[illegible]	सि.स.नं.५० पहा
विषयचिठ्ठी	—		करल - ३
करणाचा मुख्य मालक	[मेसर्स- ऐसमेसरटेस मॅनेजिंग ऐन्ड] [बियशार प्रोपेरिअल्स लि.]		४४२ 100 ११४
प्रकार	—		२०१७
रुपांतर	—		
रक्कम	—		

क्र.	व्यवहार	संकेत क्रमांक	नावे मजकूर (भा) खोडक (२) किंवा गहाण (ग)	सही/शिक्के
०३/१२/१९०१	विनंतीवरुन आदेश सि.स.नं.५० प्रमाणे			सही- [illegible]
१९/०७/१९७२	विनंतीवरुन आदेश सि.स.नं.५० पहा.			सही- [illegible]
३०/०६/१९७२	स्वं.सू. सि.स.नं.५० पहा	—	अ हिन्दुस्तान कंस्ट्रोल्स लि.	सही- १७/१-१-२१ न.मू.अ. पाळकोर
८/०५/२०००	सि.स.नं.५० पहा	स्वसूचि	ब हिंदुस्तान कम्पोजिट्स लि. हिंदुस्तान कम्पोजिट्स लि.	दि.रद्दबा.क्र.१४ प्रमाणे सही- १०००-०७-२८ न.मू.अ. पाळकोर
४/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला २ यांचेकडील र.रु.क्र. ६५०/२०१० दि. २८/६/१०अन्वये खरेदी देणार हिंदुस्तान कंम्पोसिट्स लि. यांचे नांव कमी करुन खरेदी घेणार यांचे नांव पुढीलप्रमाणे घालण्ण केले.		ब. रुपलिता होलर्ड वॅण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	दि.रद्दबा.क्र.१२ प्रमाणे सही- २०/०१/२०१० न.मू.अ.पाळकोर
०८/२०१०	मा. उपनिबंधक रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र CIR. No.A/७००६१०४ दि. ५/९/१० अन्वये व न्यायालयीन आदेश क्र.न.मू.अ. पाळ/विक्रोळी/दि.नो.प्र. १२, ६३/२०१० दि. ३१/८/१० अन्वये रुपलिता होलर्ड वॅण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव घालण्ण केले.		ब. मायरा रेसिडेन्सी प्रायव्हेट लिमिटेड	दि.रद्दबा.क्र.१६ प्रमाणे सही- २०/०१/२०१० न.मू.अ.पाळकोर

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA) मुं.उ.नि.कुर्ला क्र. २ मुंबई उपनगर जिल्हा (बांद्रा)

प्रतवारी - सही नकल - न.मू.अ.पाळकोर
मुंबई उपनगर जिल्हा

(क्रम क्र.— 1)

सर्व्हे नंबर / पोट नंबर	पोट नंबर	हद्दी	चारहद्दीवर
५०/४	५०/४		

करार - ३

दिनांक २०/१७

[illegible]

[illegible]

दिनांक		खंड क्रमांक	अलिन मजकूर (अ) वहिवाट (ब) किंमत (क)	सादरकर्ता
	[illegible]			सही - [illegible] न.मु.अ. घाटकोपर
	[illegible]			सही - [illegible] न.मु.अ. घाटकोपर
२७/०९/१९७१	स्वा.मु. सि.स.नं.५० पहा	—	अ हिंदुस्तान फेरोओ लि.	सही - [illegible] न.मु.अ. घाटकोपर
२८/०७/२०००	सि.स.नं.५० पहा	स्थ.मुदि	ब हिंदुस्तान कम्पोजिट्स लि. हिंदुस्तान कम्पोजिट्स लि.	[illegible] सही - [illegible] न.मु.अ. घाटकोपर
[illegible]/०८/२०१०	म. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील [illegible] ५५०/२०१० दि. १८/७/१० अन्वये खरेदी देणार हिंदुस्तान कंपोजिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुकौलमध्ये दाखल केले.		क. रुपलिला लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	[illegible] सही - ३०/८/२०१० न.मु.अ.घाटकोपर
[illegible]/०८/२०१०	म. उपसंचालक रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नामांतर प्रमाणपत्र CSR No.A/[illegible] दि. ५/७/१० अन्वये व कार्यालयीन आदेश क्र.न.मु.अ. माटुंगा/[illegible] दि. ३०/७/१० अन्वये रुपलिला लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुकौलमध्ये नांव दाखल केले.		ब. नमन रेसिडेन्सी प्रायव्हेट लिमिटेड	[illegible] सही - ३०/८/२०१० न.मु.अ.घाटकोपर

दी चरणारा - खरी नकल - न.मु.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(फिल नं.- 1)

गाव/ भू.क्र.		धारणाधिकार	
५०/५	५०/५		
		१६१०९३	[क-१] ब
विषयविवर			
नोंदणी मुद्रांक शुल्क	[सेल्स- डेलसेलर्स कॅम्प्रेहेन्सिव्ह फंड] [किंमत नोंदविण्यास नि.]		
पार			
९ भार			
९ शेरे			

क्र.	व्यवहार	खेत प्रकार	पक्षकार (१) पहेला (२)	दस्तऐवज
०३/१२/१९०९	निवडणी आदेश सि.स.नं.५० प्रमाणे.			
१९/०७/१९७२	निवडणी आदेश सि.स.नं.५० पहा.			
३०/०९/१९७२	स्पे.सु. सि.स.नं.५० पहा	—	II हिन्दुस्तान फेरोडो लि.	खो- १२०१-१०-३१ न.भू.अ. घाटकोपर.
८/०७/२०००	सि.स नं ५० पहा	स.सुवि	ब हिंदुस्तान कॅम्पोसिट्स लि. हिंदुस्तान कॅम्पोसिट्स लि.	के.स.मु.क्र. १४ प्रमाणे खो- २००००-०-२८ न.भू.अ. घाटकोपर
९/०८/२०१०	मा. रक्ष मुख्या निबंधक कुर्ला २ यांचेकडील स.द.क्र. ६५०/२०१० दि. १८/९/१०अन्वये खरेदी देणार हिंदुस्तान कॅम्पोसिट्स लि. यांचे नांव कंपनी कलम खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		ब. रुस्तिला लेबर्स कॅम्प डेव्हलपर्स प्रायव्हेट लिमिटेड	के.स.मु.क्र.१२ प्रमाणे खो- २०/८/२०० न.भू.अ.घाटकोपर.
१०८/२०१०	मा. उपसंचालक नगरपरिषद महाराष्ट्र मुंबई यांचेकडील नगरपालिका प्रमाणपत्र GBR. No.A/०७००६१०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/ई.नोंद.क्र. ६२, ६३/२०१० दि. १२/८/१० अन्वये रुस्तिला लेबर्स कॅम्प डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		ब. वाशना डेव्हलपर्स प्रायव्हेट लिमिटेड	के.स.मु.क्र.१३ प्रमाणे खो- २१/८/१० न.भू.अ.घाटकोपर

३ चलपत्र -

खरी नकल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(पान क्र.— 1)

उप मुख्य नं. | शिट नंबर | प्लट नंबर | क्षेत्र चौ.मी. | मालमत्तेचा प्रकार | जिल्हा -- मुंबई उपनगर जिल्हा

५०/६ ५०/६

२०१३.२ [क-१] क शिल्लक ५० पाह

नियमिकार

[पक्षकार- इंसवेलस्टोन मॉलीकाव ऐन्ड] [प्रतिवादान मोटेरियल लि.]

कारल

११२	७३	१४

२०१७

दिनांक	व्यवहार	संदर्भ क्रमांक	नोंदणी झाल्या (अ) पहिला (ब) किंवा पहा (क)	समाप्तीचे
०३/१२/				सही- १७०१-१२-०७ न.मु.अ. घाटकोपर
६/०७/१००				सही- १७०१-०७-१९ न.मु.अ. घाटकोपर
२४/०९/१९		—	अ हिन्दुस्तान फिनोबो लि.	सही- १७०२-१०-१९ न.मु.अ. घाटकोपर
१८/०७/२०००	सि.स.नं.५० पाह	२०.सुधि	ब हिंदुस्तान कंम्पोसिट्स लि. हिंदुस्तान कंम्पोसिट्स लि.	क्रमांक १४ प्रमाणे सही- २००० -०७-१८ न.मु.अ. घाटकोपर
१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.ए.क्र. ६५०/२०१० दि. १८/६/१० अन्वये खरेदी देणार हिंदुस्तान कंम्पोसिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुर्वीप्रमाणे दाखल केले.		ब रघुलिला लेसर्स ॲन्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	क्रमांक ४२ प्रमाणे सही- १/८/२०१० न.मु.अ.घाटकोपर
१/०८/२०१०	मा. उपकंपनी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A1a००६२०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.मु.अ. घाट/डिओडी/पि.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स ॲन्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुर्वीप्रमाणे नांव दाखल केले.		ब नाथवा रेसिडेन्सी प्रायव्हेट लिमिटेड	क्रमांक ४२ प्रमाणे सही- ३१/८/२०१० न.मु.अ.घाटकोपर

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)

टीप करणारा -

सही तलाठी -

न.मु.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(क्रमांक- 1)

सर्व्हे नंबर / हि.नं.	पोट हिस्सा	एकूण क्षेत्र	धारा चौ.मी.	भाटक/अधिकार	गावाचे नाव
५०/७	५०/७				
--			२१७.६	[क्र-१] क	सि.स.नं.५० पहा

मिळकतीचा प्रकार	--
धारण करणाऱ्याचे नाव	[मेसर्स- रॅसपोसस्टीस मॅनेजिंग प्रा.लि.] [जिवान मल्टीप्लस लि.]
क्षेत्र	--
आकार	--
दर्जा	--

करले - ३
४४२/७४/२०१
२०१७

तारीख	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पहेदार (प) किंवा भार (भा)	साक्षांकन
०३/१२/१९७९	विनशेती आदेश सि.स.नं.५० प्रमाणे.			सही- १९७९-१२-०३ न.भू.अ. घाटकोपर
१९/०७/१९७२	विनशेती आदेश सि.स.नं.५० पहा.			सही- १९७२-०७-१९ न.भू.अ. घाटकोपर
२७/०९/१९७२	स्व.सू. सि.स.नं.५० पहा	--	भा हिन्दुस्तान फॅक्टरीज	सही- १९७२-०९-२७ न.भू.अ. घाटकोपर
२८/०७/२०००	सि स नं ५० पहा	स्व.सूचि	धा हिंदुस्तान कम्पोसिट्स लि. हिंदुस्तान कम्पोसिट्स लि.	फेरफार क्र. १४ प्रमाणे सही- २०००-०७-२८ न.भू.अ. घाटकोपर
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील दु.क्र. ६५०/२०१० दि. १८/४/१० अन्वये खरेदी पेकार हिंदुस्तान कंम्पोसिट्स लि. यांचे नांव कमी करून खरेदी पेकार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.५२ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर
१८/०८/२०१०	मा. उपनिबंधक रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A७७००६१०४ दि. ५/२/१० अन्वये व केंद्रीयवीन आदेश क्रमांक भू.अ. घाट/मिक्रोझी/फे.नोंद.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा कामधा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.५३ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर

THE SEAL OF TAHSILDAR REGISTRAR, KURLA NO.-3 MUMBAI SUBURBAN DIST. (BANDRA)

सी करणारा -

खरी नकल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

गाव नमुना -- १ खतावणी

तालुका/न.मु.क. -- न.मु.अंबरनाथ/कल्याण

सर्व्हे नंबर / भूमापन क्रमांक / ह.नं. | हिस्सा नंबर | पोट हिस्सा | क्षेत्र चौ.मी. | आकारणी

जिल्हा -- मुंबई उपनगर जिल्हा

करार - ३

[क-१]
क

सि.स.नं. ५० पा.

[नोंदणीकृत दि.]

तपशील

तारीख	तपशील	जोड क्रमांक	नवीन धारक (१) पहिला (२) किंवा मार (३)	साक्षांकन
[illegible]	विनासी [illegible] सि.स. [illegible]	-	-	सही- [illegible] न.मु.क. [illegible]
[illegible]		-	-	सही- [illegible] न.मु.क. [illegible]
२०/०१/१९०२	सि.स.नं. ५० पा.		H हिंदुस्तान कॅरोसो लि.	सही- [illegible] न.मु.क.अंबरनाथ
२८/०७/२०००	सि स नं ५० पा	रद्द	ब हिंदुस्तान कम्पोसिट्स लि.	फे.फा.क्र.१४ प्रमाणे सही- [illegible] न.मु.क. अंबरनाथ
३१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.ह.क्र. ६५०/२०१० दि. १८/२/१० अन्वये करारी देणार हिंदुस्तान कम्पोसिट्स लि. यांचे नांव कमी करून करारी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले		मा. रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फे.फा.क्र.१२ प्रमाणे सही- [illegible] न.मु.क.अंबरनाथ
३१/०८/२०१०	मा. उपनिबंधक रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A/९७००६१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.मु.अ. घटनिकोडी/पै.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		मा. लक्ष्मा रॅसिडेन्सी प्रायव्हेट लिमिटेड	फे.फा.क्र.१२ प्रमाणे सही- [illegible] न.मु.क.अंबरनाथ

सही पदनाम -

सही पदनाम -

न.मु.अ.अंबरनाथ
मुंबई उपनगर जिल्हा

[illegible]	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
५०/३६	५०/३६			
—			१०७.३	[illegible] क

शासकीय विधिज्ञ व जिल्हा सरकारी वकील
जोगेश्वरी [illegible]

सि.स.नं. ५० पहा

करल - ३

[illegible]	[illegible]	[illegible]

२०१७

विषयनिकार	—
सध्या मुख्य धारक	[सेसर्स एसबेसस्टोस मॅन्युफॅक्चरिंग कंपनी लिमिटेड] [[illegible] लि.]
धारा	—
[illegible] धारा	—
[illegible]	—

दि.	व्यवहार	चलन क्रमांक	नवीन धारक (५) पहिला (५) किंवा मृत	शेरा
०३/१२/१९७१	- विनशेती आदेश सि.स.नं. ५० इमारत	-		सही- [illegible] न.भू.अ. घाटकोपर
१९/०७/१९७२	- विनशेती आदेश सि.स.नं. ५० पहा.	-		सही- [illegible] न.भू.अ. घाटकोपर
१७/०९/१९७२	सि.स.नं. ५० पहा -	-	H हिंदुस्थान [illegible]	सही- [illegible] न.भू.अ.घाटकोपर
८/०७/२०००	सि.स.नं. ५० पहा	स्वसु	मा. हिंदुस्तान कम्पोसिट्स लि.	फेरफार क्र. [illegible] प्रमाणे सही- [illegible] न.भू.अ. घाटकोपर
[illegible]/०८/२०१०	मा. उच्च न्यायालय निर्णय मुंबई खंडपीठ [illegible] नामांत [illegible] प्रमाणपत्र GSR No.A[illegible] दि. [illegible] आदेश [illegible] घाटकोपर/फे.नं.क्र. ५१, ५३/२०१० दि. [illegible] रघुलिला लेसर्स वॉण्ड डेव्हलपर्स प्रा.लि. [illegible]		मा. रघुलिला लेसर्स वॉण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. [illegible] प्रमाणे सही- [illegible] न.भू.अ.घाटकोपर
/०८/२०१०	मा. उच्च न्यायालय महाराष्ट्र मुंबई खंडपीठ [illegible] नामांत [illegible] प्रमाणपत्र GSR No.A[illegible] दि. [illegible] आदेश [illegible] घाटकोपर/फे.नं.क्र. ५१, ५३/२०१० दि. [illegible] रघुलिला लेसर्स वॉण्ड डेव्हलपर्स प्रा.लि. [illegible]		मा. [illegible] रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र. [illegible] प्रमाणे सही- [illegible] न.भू.अ.घाटकोपर

THE SEAL OF THE SUBURBAN CENTRAL COLLECTOR MUMBAI SUBURBAN DIST. (BANDRA)

[illegible] -	[illegible] -	न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

(नमुना- I)

तालुका/न.भू.मा.का. --न.भू.अ.घाटकोपर

जिल्हा -- मुंबई उपनगर-जिल्हा

गाव कुळाचे नांव / सर्व्हे नं.	शिट नंबर	प्लाट नंबर	सन	भारधारकाचे	राजकीय विभाग अकृषक वापर किंवा महापालिका क्षेत्र, नगर परिषद, नगर पंचायत पैकी एखाद्याचे नाव (सेक)
५०/३७	५०/३७				
—			५२.६	[illegible]	सि.स.नं. ५० पहा

विषय क्रमांक

करल - ३

नकाशा मूळ भाडक	[illegible]
८८	६६
२०१७	—

रस्ता —

रस्ते —

दिनांक		फेरफार क्रमांक	भोगवटादार (धा) पोटदार (ध) निबंधक (न)	शेरा
[illegible]	[illegible]			सही - [illegible] न.भू.अ. घाटकोपर
२२/०७/१९८२	सि.स.नं. ५० पहा		H हिंदुस्थान फॅनोडो लि.	सही - [illegible] न.भू.अ.घाटकोपर
१८/०७/२०००	सि.स.नं. ५० पहा	रद्द	धा. हिंदुस्थान कम्पोजिट्स लि.	[illegible] सही - [illegible] न.भू.अ. घाटकोपर
१/०८/२०१०	मा. उच्च न्यायालय निबंधक कुर्ला २ यांचेकडील र.न.क्र. ६५०/२०१० दि. १८/१/१० अन्वये खरेदी देणार हिंदुस्थान कंम्पोजिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुर्वीलप्रमाणे दाखल केले.		धा. रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	[illegible] सही - [illegible] न.भू.अ.घाटकोपर
१/०८/२०१०	मा. उपकंपनी रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील पत्रावा बाबत प्रमाणपत्र GSR. No.A/[illegible]१०४ दि. ५/२/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाट/मिक्रोफिल्म/क्र. ६३, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रा.लि. यांचे नांव पुर्वीलप्रमाणे दाखल केले.		धा. दाखवा रेसिडेन्सी प्रायव्हेट लिमिटेड	[illegible] सही - [illegible] न.भू.अ.घाटकोपर

टिप्पणी -

खरी नकल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(नमुना नं.- 1)

सर्व्हे नंबर / पो. नं.	हिस्सा नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाने दिलेल्या परवानगीचा किंवा पोटहिस्सा तपशील आणि त्याची पैकी विक्रीसाठी उपलब्ध क्षेत्राचे तपशील
५८/३८	५०/३८				
--			७२.६	[फ-१] अ	सि.स.नं. ५० [illegible]

दुय्यम धारक -

मूळ मुद्रांक धारक	मेसर्स-एसमेसस्टॉव मॅन्युफॅक्चरिंग जॉइंट [illegible]. [मॅटेरियल्स लि.]
हेतूचा	--
प्रकार	--
दस्त क्रमांक	--

करल - ३

७४२ | ७८ | ४४

२०१७

तपशील	व्यवहार	खंड क्रमांक	नवीन धारक (ध) मोबदला (रु) किंवा भाडे (भा)	साक्षांकन
०३/१२/१९७१	- निबंधकी शेरा सि.स.नं. ५० प्रमाणे	-	-	सही- १९७१-१२-०४ न.मु.अ. [illegible]
१९/०७/१९७२	- निबंधकी शेरा सि.स.नं. ५० फा.	-	-	सही- १९७२-०७-१२ न.मु.अ. [illegible]
२७/०९/१९७२	सि.स.नं. ५० फा -	-	ध हिंदुस्तान [illegible]	सही- १९/१०/१९७२ न.मु.अ.[illegible]
२८/०७/२०००	सि.स.नं. ५० फा	स्वतः	ध हिंदुस्तान कन्सॉलिडेटेड लि.	फेरफार क्र.१४ प्रमाणे सही- २०००-०७-२८ न.मु.अ. [illegible]
३१/०८/२०१०	मा. उच्च न्यायालय निर्णयाच्या कलम ३ अन्वेकडील र.ध.क्र. ६५०/२०१० दि. १८/९/१०अन्वये खरेदी देणार हिंदुस्तान कन्सॉलिडेटेड लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		ध रमणिका लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.५२ प्रमाणे सही- ३१/८/२०१० न.मु.अ.[illegible]
३१/०८/२०१०	मा. कंपनी रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र (ISSR. No.A.[illegible]६२०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.मु.अ. [illegible]/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रमणिका लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		ध. वाधवा रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.५३ प्रमाणे सही- ३१/८/२०१० न.मु.अ.[illegible]

नं नकलाप्रत -

खरी नकल -

न.मु.अ.घाटकोपर
मुंबई उपनगर जिल्हा

तालुका/न.भू.मा.का. — न.भू.अ.घाटकोपर

जिल्हा —

न.भू.क्रमांक अंतिम/भू.खं.क्र.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
५०/३१	५०/३१		७२.६	[क-१]	

सि.स.नं. ५० प्रमाणे घाटकोपर

दस्त - ३

२०२२ ८० ६७८

२०१७

[illegible] [मेसर्स]

सुविधाधिकार

हक्काचे मूळ धारक

वर्ष

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१९/०७/१९[illegible]	[illegible]			सही- १९७१-१२-०७ न.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. [illegible]			सही- १९७२-०९-२९ न.भू.अ. घाटकोपर
८/०४/२०००	सि.स.नं. ५० पहा-	स.न.पु.	ह. हिंदुस्तान फेरोडो लि.	सही- ३०/१०/२००० न.भू.अ.घाटकोपर
			धा. हिंदुस्तान कम्पोझिट्स लि.	फेरफार क्र.१८ प्रमाणे सही- २०००-०४-२८ न.भू.अ. घाटकोपर
१०/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील द.क्र. ६१०/२०१० दि. १८/३/१० अन्वये खरेदी देणार हिंदुस्तान कंपोझिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला लेझर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.६२ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर
१/०८/२०१०	म. उपसंचालक [illegible] महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No.A9/[illegible] दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फेरफार/नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेझर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. माधव रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६३ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर

हे नकल -

खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

सेल युक्त क्षेत्र/ब.चौ.मी.	प्लिंथ क्षेत्र	प्लाट क्षेत्र	क्षेत्र चौ.मी.	मालमत्ता	ठिकाण — मुंबई उपनगर जिल्हा
५०/४०	५०/४०				
--			७२.६	[कर] क	

विभागिकार --

सावा मुळ धारक व --

[मेसर्स-एसवेसस्टीव मॅन्युफॅक्चरिंग प्रॉडक्ट प्रिव्हेट लिमिटेड] [मर्सेलस लि.]

हार --

रभार --

रशी --

करल - ३

७१२	८०	७१६
२०१७		

कि	व्यवहार	बंध क्रमांक	नमित वाटा (मा) मोबदला (प)	शेरा
०३/१२/१९०१	- निशेधी आदेश सि.स.नं. ५० प्रलंबित	-		सही - [illegible] चुकवीत
१९/०७/१९०२	- निशेधी आदेश सि.स.नं. ५० पहा.	-		सही - १९०२-०७-२२ न.मू.अ. घाटकोपर
१७/०१/१९०२	सि.स.नं. ५० पहा	-		सही - २७/१/१९०२ न.मू.अ.घाटकोपर.
८/०७/२०००	सि.स.नं ५० पहा	स्व.सु	मा हिंदुस्तान कम्पोझिट्स लि.	दि.स.सु.क्र.८४ प्रलंबित सही - २०००-०७-२८ न.मू.अ. घाटकोपर
९/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील र.न.क्र. ६५८/२०१० दि. १८/९/१० अन्वये खोटी देणगी हिंदुस्तान कॅम्पोझिट्स लि. यांचे नांव कमी करून खरेदी भोगवट यांचे नांव पुढीलप्रमाणे दाखल केले.		मा. रहेजा लेसर्स अँण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	दि.स.सु.क्र.१२ प्रलंबित सही - १९/८/२०१० न.मू.अ.घाटकोपर.
/०८/२०१०	मा. उपनिबंधक रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नाव्हा नकल प्रमाणपत्र GER. No.A1010062०४ दि. ५/७/१० अन्वये व नगरविकास आदेश क्र.न.मू.अ. घाट/विकोडी/कि.नो.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रहेजा लेसर्स अँण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		मा. वाशना रेसिडेन्सी प्रायव्हेट लिमिटेड	दि.स.सु.क्र.६३ प्रलंबित सही - ३१/८/२०१० न.मू.अ.घाटकोपर

THE SEAL OF THE SUB-REGISTRAR GHAT KOPAR ... DIST. (RAJASTHAN)

प्रकरणात - खरी नकल - न.मू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

मुंबई शहर — [illegible]

तालुका/न.भू.क्र. — न.भू.क्र.घाटकोपर

जिल्हा —

गाव नमुना नं. १२ पीक पाहणी

सिटी सर्वे नंबर

प्लॉट नंबर

गाव चौकी

तलाठी/कारकून —

५०/४१ ५०/४१

करार - ३

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
२४/०९/१९७२	सि.स.नं. ५० पहा		म हिंदुस्थान कैरोल्स लि.	सही - [illegible] न.भू.क्र. घाटकोपर
२८/०७/२०००	सि.स.नं. ५० पहा	स.नं.	मा हिंदुस्थान कम्पोझिट्स लि.	सही - [illegible] न.भू.क्र. घाटकोपर
३१/०८/२०१०	मा. उच्च न्यायालय निकाल दुर्ला २ मार्फतीकडील एम.अ. ६५०/२०१० दि. १८/५/१० अन्वये खोटी देणार हिंदुस्थान कॉम्पोझिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		मा. रुतिता लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	[illegible] सही - ३१/०८/२०१० न.भू.क्र.घाटकोपर
३१/०८/२०१०	मा. उपनिबंधक रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावाचा नमुना प्रमाणपत्र CERT. No.A/७७००६१०४ दि. ५/२/१० नाव बदलणे व कार्यालयीन आदेश क्र.न.भू.क्र. माटुंगा/[illegible] दि. ३१/८/१० अन्वये रुतिता लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		मा. मारुना रेसिडेन्सी प्रायव्हेट लिमिटेड	[illegible] सही - ३१/०८/२०१० न.भू.क्र.घाटकोपर

[illegible] -

खरी नकल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(नाव न.— 1)

जि.भू.क्र. / सर्व्हे नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	भाग/शिवार	
५०/४२	५०/४२				
—			७१.६	[क्र-१] क	सि.स.नं. ५० प्रमाणे

सुविधाधिकार —

प्रकाशा मुळ धारक वर्ग [रिसर्स-डेव्हलपमेंट मॅनोरिया] [प्रोपोसल्स लिमि]

डोंगर —

तर घर —

तर शेत —

करल - ३

४४२ | ८२ | ४४६

२०१७

तारीख	व्यवहार	खंड क्रमांक	संपादन धारक (१) / खरेदार (२) / [illegible] (३)	मुद्रांकन
०३/१२/१९०१	— विनशेती आदेश सि.स.नं. ५० प्रमाणे	—	—	सही- १९०१-१२-०५ उ.भू.अ. घाटकोपर
१९/०७/१९७३	— विनशेती आदेश सि.स.नं. ५० पहा.	—	—	सही- १९७३-०७-१९ उ.भू.अ. घाटकोपर
२७/०९/१९७२	सि.स.नं. ५० पहा	—	—	सही- २७/९/१९७२ उ.भू.अ.घाटकोपर.
२८/०७/२०००	सि स नं ५० पहा	स्वतः	ह्या हिंदुस्तान कम्पोझिट्स लि.	फेरफार क्र.१४ प्रमाणे सही- २०००-०७-२८ उ.भू.अ. घाटकोपर
३१/०८/२०१०	मा. उच्च दुय्यम निबंधक कुर्ला ३ यांचेकडील र.द.क्र. ६५०/२०१० दि. १८/९/१०अन्वये खरेदी घेणार हिंदुस्तान कम्पोझिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		ह्या. रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र.५२ प्रमाणे सही- ३१/८/२०१० उ.भू.अ.घाटकोपर.
३१/०८/२०१०	मा. उपकोषागारी रजिस्टर महाराष्ट्र मुंबई यांचेकडील नागपा करार प्रमाणपत्र GSR. No.A/१७००६१०४ दि. ५/९/१० अन्वये व कार्यालयीन आदेश क्र.न.भू.अ. घाटकोपर/फे.नं.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स अँण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		ह्या. यामना रेसिडेन्सी प्रायव्हेट लिमिटेड	फेरफार क्र.६४ प्रमाणे सही- ३१/८/२०१० उ.भू.अ.घाटकोपर.

THE SEAL OF THE SUB-REGISTRAR KURLA SUBURBAN SUBURBAN DIST. (BANDRA)

सत्यी करणाचा - खरी नकल - न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(पान न.— 1)

सदर मुल्यांकन : सिटी सर्वे नंबर : प्लॉट नंबर : गाव : नौपाडा : मुल्यांकनकार :

५०/४३ : ५०/४३

करल - ३

[किंमत]

[मेसर्स रॉयल्टी मॅन्युफॅक्चरिंग प्रा. लि. विरुद्ध]

[मोबदला]

विचार –

दंड भार –

एकूण रुपये –

क्रमांक	व्यवहार	खरेदी क्रमांक	मालमत्ता धारक (घ) पहिला (प) किंवा गट (ग)	सहाक्षरी
२७/०७/१९७२	[illegible]			सही- [illegible] न.मू.अ. घाटकोपर
२७/०९/१९७२	[illegible]			सही- [illegible] न.मू.अ. घाटकोपर
			II हिंदुस्थान कॅरोसे लि.	सही- [illegible] न.मू.अ.घाटकोपर
२८/०७/२०००	सि स नं ५० पा	स्वतः	घा हिंदुस्थान कम्पोसिट्स लि.	नोंदणी क्र.४४ प्रमाणे सही- [illegible] न.मू.अ. घाटकोपर
१/०८/२०१०	न.मू.अ घाटकोपर मुंबई यांचेकडील र.न.क्र. ६१०/२०१० दि. २८/६/१० अन्वये खरेदी मेसर्स हिंदुस्थान कंम्पोसिट्स लि. यांचे नांव कमी करून खरेदी ये गार यांचे नांव पुढीलप्रमाणे घातल केले.		घा. रॉयल्टी लेसर्स मॅन्ड ठेवतपर्स प्रायव्हेट लिमिटेड	नोंदणी क्र.४२ प्रमाणे सही- [illegible] न.मू.अ.घाटकोपर
३/०८/२०१०	म. उपकोषाध्यक्ष रजिस्टर महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र CER. No. A1[illegible] दि. ५/७/१० अन्वये व कार्यालयीन आदेश क्र.न.मू.अ. घाट/विशेष/दि.नों.क्र. ६२, ६३/२०१० दि. ३०/८/१० अन्वये रॉयल्टी लेसर्स मॅन्ड ठेवतपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव घातल केले.		घा. अथवा रेसिडेन्सी प्रायव्हेट लिमिटेड	नोंदणी क्र.४२ प्रमाणे सही- [illegible] न.मू.अ.घाटकोपर

दै करणारा- खरी नकल- न.मू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(पान क्र.-1)

चौ.मी -

५०/४४ ५०/४४

शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

घाटकोपर

५२६ [फर] रु

नि.सा.नं. ५० प्रमाणे

करल - ३

८०२ | ८८ | ११६

२०१७

निमधिकार -

ज्याला मूळ धारक, र्थ [मेसर्स एक्सेलसियर फिल्म्स्‌ हिंदुस्तान] [फेरोडो लि.]

भार -

र भार -

र शेरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
०४/१०/१९६८	निरंतरी आदेश हि.स.नं. ५० प्रमाणे	-	-	
०१/०७/१९७१	- निरंतरी आदेश हि.स.नं. ५० प्रमा.	-	-	सही- न.भू.अ. घाटकोपर
२७/०५/१९७२	हि.सा.नं. ५० प्रमा -	-	H हिंदुस्तान फेरोडो लि.	सही- न.भू.अ. घाटकोपर
१८/०४/२०००	हि.स.नं ५० प्रमा	स्मसु	धा हिंदुस्तान कम्पोझिट्स लि.	सही- २४/०९/२०१४ न.भू.अ.घाटकोपर
०१/०८/२०१०	मा. सह दुय्यम निबंधक कुर्ला ३ यांचेकडील दस्त.क्र. ६५४/२०१० दि. १८/६/१० अन्वये खरेदी देणार हिंदुस्तान कम्पोझिट्स लि. यांचे नांव कमी करून खरेदी घेणार यांचे नांव पुढीलप्रमाणे दाखल केले.		धा. रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रायव्हेट लिमिटेड	फेरफार क्र. ४ प्रमाणे सही- २०००-०४-२८ न.भू.अ. घाटकोपर
०१/०८/२०१०	मा. उपकंपनी रजिस्ट्रार महाराष्ट्र मुंबई यांचेकडील नावात बदल प्रमाणपत्र GSR No. A५६०००६०४ दि. ५/३/१० अन्वये व कार्यालयीन आदेश क्र. न.भू.अ. घाटकोपर/फे.नों.क्र. ६२, ६३/२०१० दि. ३१/८/१० अन्वये रघुलिला लेसर्स ॲण्ड डेव्हलपर्स प्रा.लि. यांचे ऐवजी पुढीलप्रमाणे नांव दाखल केले.		धा. भावना रिॲल्टी प्रायव्हेट लिमिटेड	फेरफार क्र.१ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर फेरफार क्र.२ प्रमाणे सही- ३१/८/२०१० न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

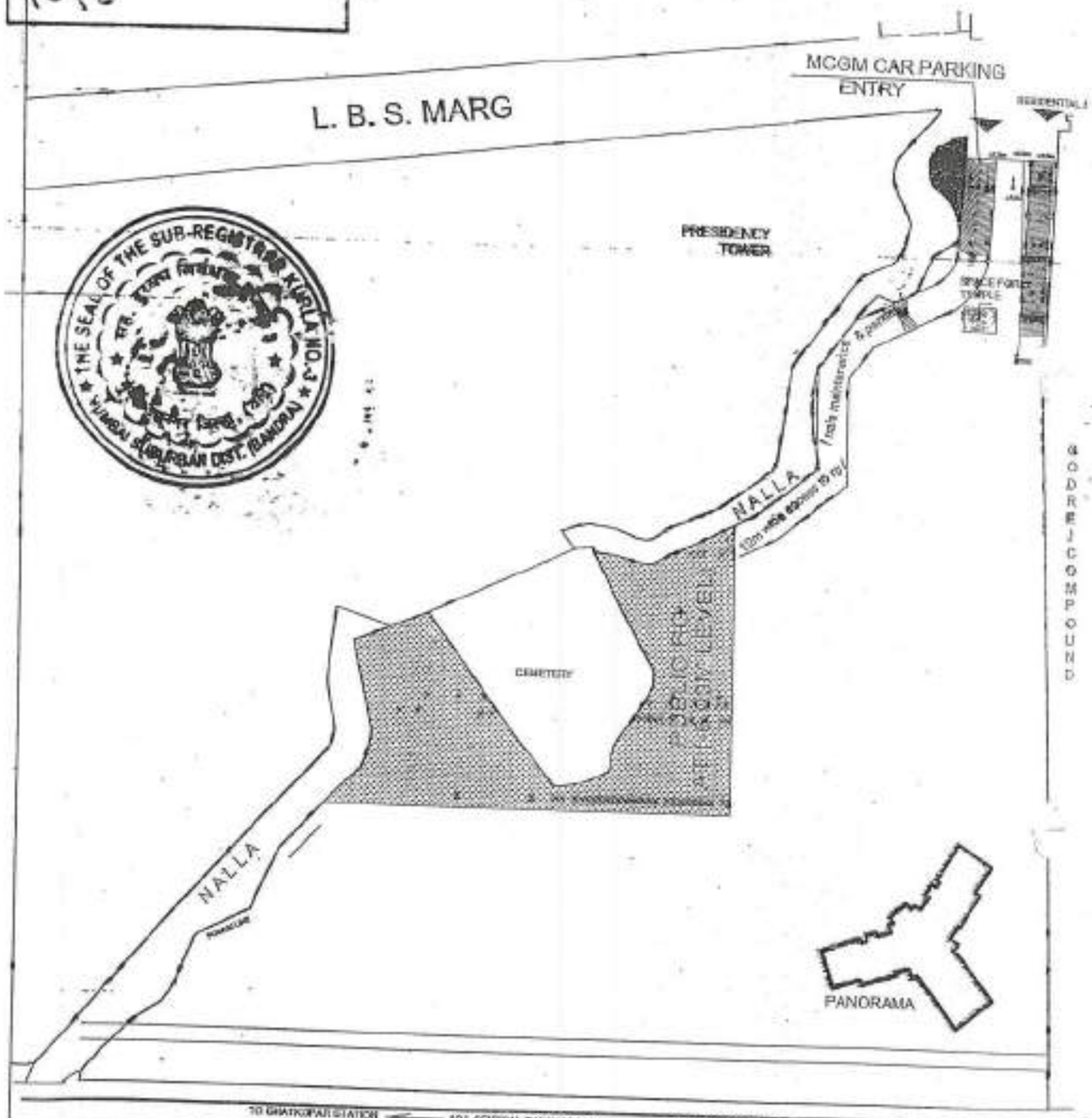
नि काढणारा - खरी नक्कल -

न.भू.अ.घाटकोपर
मुंबई उपनगर जिल्हा

(नमुना – 1)

करत - ३		
४४२	६५	४४६
२०१७		

Annexure-V



THE SEAL OF THE SUB-REGISTRAR KURLA NO.3 MUMBAI SUBURBAN DIST. BANDRA

PANORAMA LAYOUT PLAN

THE ADDRESS

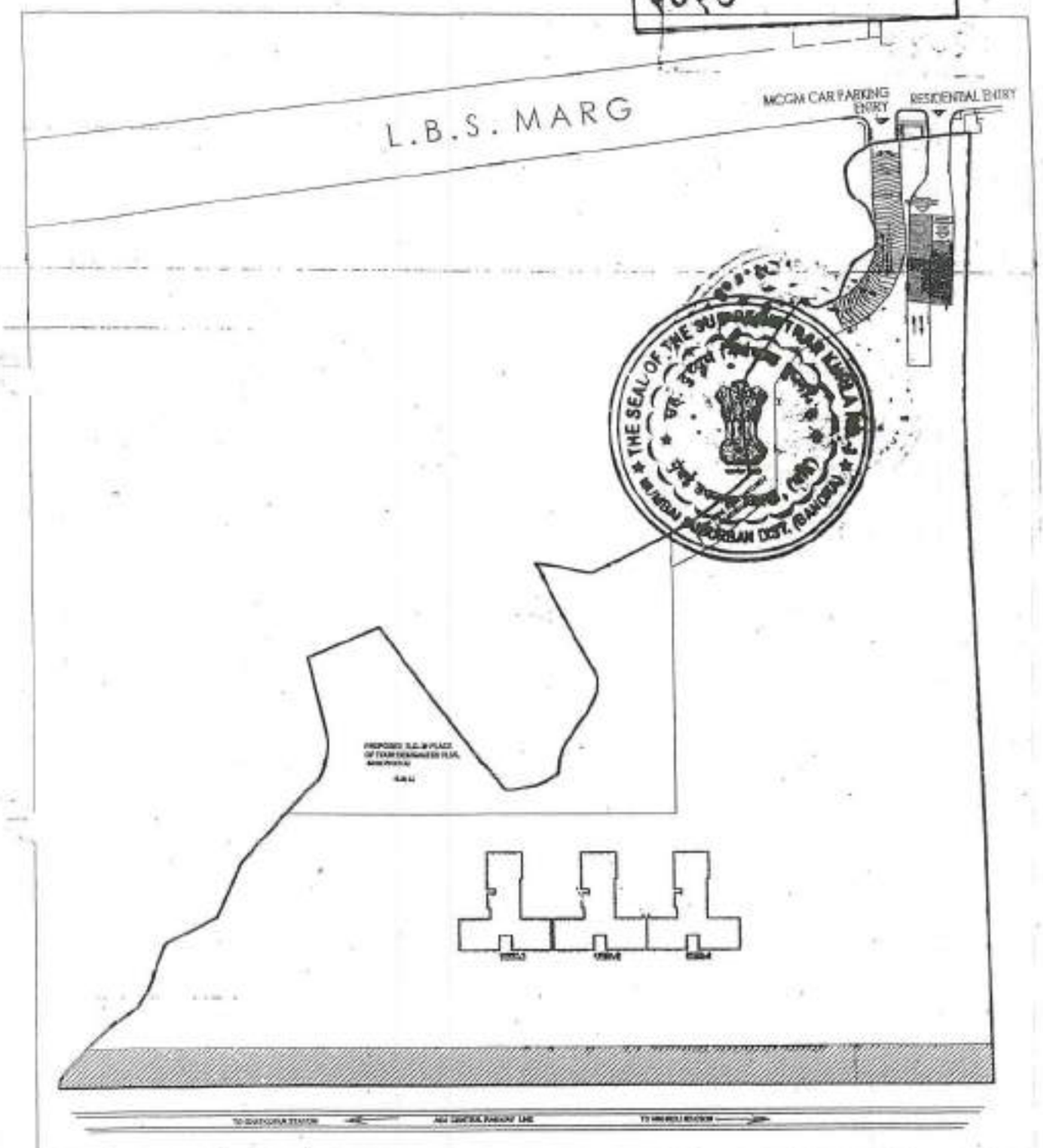
Ghatkopar (w), Mumbai

The Wadhwa Group

"Annexure - E"

करल - ३

७०२	८६	७४६
२०१७		



1). TENTATIVE FLOOR PLAN IS SUBJECT TO THE APPROVAL OF M.C.G.M.

2). CARPET AREA OF THE FLAT IS AREA OF ALL THE ROOMS FROM WALL TO WALL PLUS AREA OF THE DOOR JAMBS (COLUMN PROJECTIONS IN THE ROOMS ARE NOT TO BE DEDUCTED).

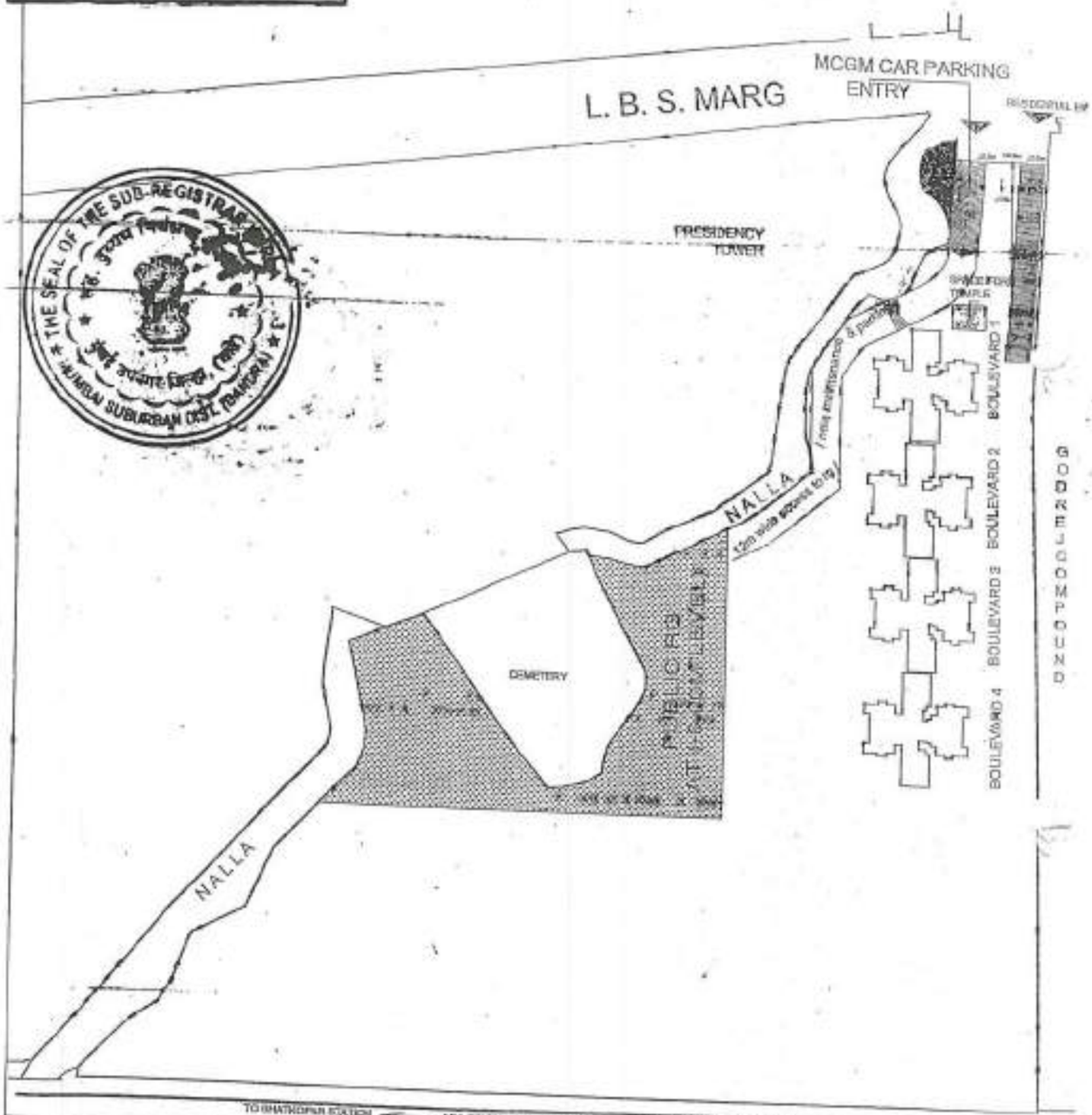
VISTA LAYOUT PLAN

THE ADDRESS
Ghatkopar (w), Mumbai

The Wadhwa Group

करल - ३		
७४२	८७	९४८
२०१७		

"Annexure-F"



1) THE ABOVE 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).

BOULEVARD LAYOUT PLAN

THE ADDRESS

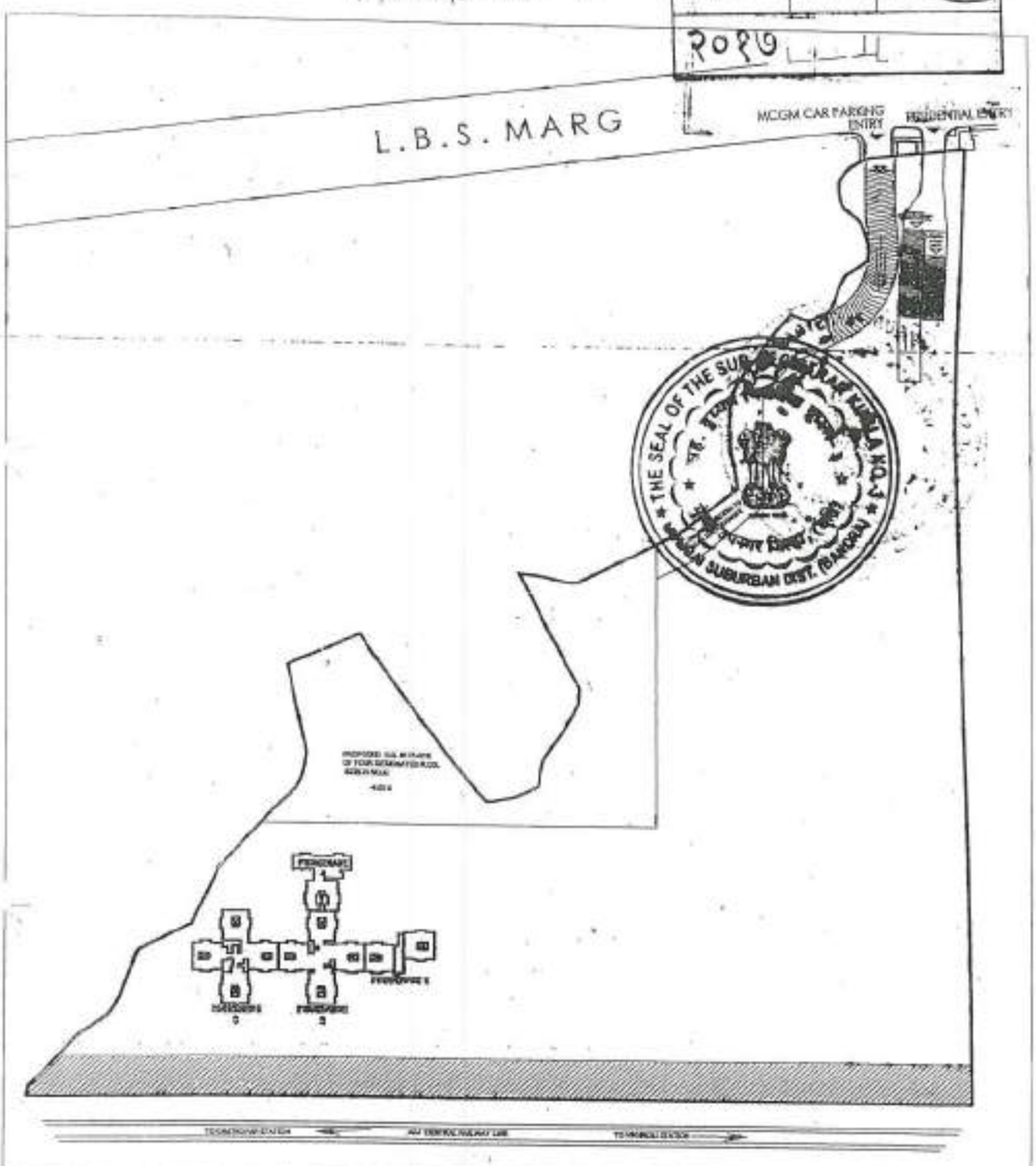
Ghatkopar (w), Mumbai

The Wadhwa Group

THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST. (BANDRA)

"Annexure-F1"

करल - ३		
४८८२	८८७४	
२०१७		



1). TENTATIVE FLOOR PLAN & 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 Wadhawa Group

BMFP-2744-2007-10,000 Forms. (4 Pages F/B)

Annexure - G

This IOD is issued subject to compliance of the provision of U.L. (C & R) Act. 1976.

BC48

परिशिष्ट - ३

Form

ठराव क्रमांक

२०१०

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. EB/CE/ CE/ 6521 /BP/ESTATE BS/A of 200 - 200

30 APR 2010

Municipal Office,

Mumbai 200

To, M/s. Wadhwa 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 Proposed residential building on plot bearing CTS No.56, 56/1 to 7 and 56/55 to 44 of village Vikhroli (W) at L.B.S. Marg, Ghatkopar (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 your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by three of 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 filled 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

२०४७

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

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

Subject to your so modifying your intention as to obviate the beforementioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 29 APR 2011 day of ..... 200 , but not so as to contravene any of the provision of the said Act, as amended as aforesaid or anyrule, 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.

Executive Engineer, Building Proposals,
Zone, ... Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT 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, functions and duties 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 a 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 on occupation is detected by the Assessor and Collector's Department.

(5) Your attention if further drawn to the provision of Section 353-A about the necessary 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 leavy 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 Suburbs 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.

Brihanmumbai Mahanagarpalika

No.CE/ 6521 /BPES/AN

30 APR 2010

करल - ३
८८२ | ०९ | २०१०
२०१०

6. 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.L.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.
10. 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.
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/DPES dt. 24.2.2010 will not be complied with.
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 & remarks 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 40 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.

30/4/10

Executive Engineer Building Proposal
(Eastern Suburbs)

करल - ३

Brihanmumbai Mahanagarpalika

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

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 form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed 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 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 willnot 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.

(Executive Engineer Building Proposal
(Eastern Suburbs)

करत - ३		
४४२	०९	३४९
२०१७		

Brihanmumbai Mahanagarpalika

No.CE/ 6521 /BPES/AN 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.
That the Architect's and Owners IOD copy shall not be handed over to the E.C.O.M.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

1. That the N.O.C. from Civil Aviation Department will not be obtained for the proposed height of the building.
2. 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/9296/11 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.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, termites, 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.

Executive Engineer Building Proposal

करल - ३

Brihanmumbai Mahanagarpalika

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

12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the federation of flat owners of the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the requisitions of clause No.45 & 46 of D.C.R.91 shall not be complied with.
18. That the infrastructural works such as; construction of hand/man holes, ducts for underground cables, concealed wiring inside the building, rooms/space for telecom installations etc. required for providing telecom services shall not be provided.
19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
20. That the Vermiculture bins for disposal of wet waste as per the designed specification of Organisations / individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM shall not be provided to the satisfaction of Municipal Commissioner.

D) CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained from H.E.' s department regarding adequacy of water supply.

Executive Engineer
(Building Proposals)(Eastern Suburbs)-II

करल - 3

No. EB/CE/ 6521 /BS /A/N 30 APR 2010

NOTES

(1) The work should not be started unless objections are complied with.

(2) A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.

(3) Temporary permission on payment of deposite should be obtained any shed to house and store for constructional puposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.

(4) Temporary sanitary accommodation on full flusing system, with necessary drainage arrangement should be provided for the workers, before starting the work.

(5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Water Supply with the required deposite for the construction of carriage entrance, over the road side drain.

(6) The owner shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for the construction works and they will not use any Municipal Water for construction purposes. Failing this it will be presume that Municipal tap water has been consumed on the construction works and penalty levied against them accordingly.

(7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debrics, etc. should not be deposited over footpaths or public street by the owner/ architect/the contractors, etc. without obtaining prior permission from the Ward Officer of the area.

(8) The work should not be started unless the manner in obviating all the objection is approved by this department.

(9) No work should be started unless the structural design is approved.

(10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.

(11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

(12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.

(13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.

(14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.

(15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submition of the Building Completion Certificate.

(16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.

(17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

(18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.

(19) No work should be started unless the existing structures proposed to be demolished are demolished.

Ren - 229 - 5000 (2)

Valid upto 23 MAY 2011

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6521 /BP(SWA) 24 MAY 2008

COMMENCEMENT CERTIFICATE

करल - ३

००२	८९	७४
२०१७		

To,

M/s. Madhuna Residency

Sir,

With reference to your application No. 3369 dt. 15.3.2008 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. — on plot No. — C.T.S.No. 58,50/87 & 55/38 Diwal Village / Town Planning Scheme No. Vikhroli sitnted at Road / Street L.B.S. Marg Ward 'N' the Commencement Certificate / Building permit is granted on the following conditions :-

1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.

2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.

3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.

4) This permission does not entitle you to develop land which does not vest in you.

5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be an impediment application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.

6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :

a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

करला- ३ Geo - 229

२०१० | ९७ | १०९

-2-

7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P. P. Raut Executive Engineer to exercise his powers and functions of the planning Authority under section 45 of the said Act.

The C.C. is valid upto 23 MAY 2011

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

THE SEAL OF THE SUB-REGISTRAR KURLA MUMBAI SUBURBAN DIST.

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

Executive Engineer (Building Proposal)
Eastern Suburbs
MCGM.

CE(652) BPES/AN - 9 DEC 2010

****

full c.c. for wings 'A' to 'E' as per approved plans dtd. 30.4.2010

CE(651) BPES/AN 8 JAN 2011

Executive Engineer Building Proposal
(Eastern Suburbs.)

C.C. for tower 'A' for wing '3' upto 8th upper floor and for wing '4' upto 12th upper floor and Tower 'B' for wing '1' C.C. upto 12th upper floor & for wing '2' C.C. upto 8th upper floor & for wing '3' C.C. upto stilt slab level and for Tower 'C' C.C. upto stilt slab level as per approved amended plans dated 17.1.2011.

Executive Engineer Building Proposal

करल - ३

CE/6521/BPES/AN 01 FEB 2011

C.C. for tower A - for wing 1 and 2 upto shift slab level as per approved amended plans dt 17/11/2011.

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/6521/BPES/AN 05 APR 2011

C.C. for Tower 'A' for wing 1st & 2nd upto shift slab level, wing 3rd & 4th c.c. upto 12th [illegible] and Tower 'B' for wing 1 & 2 c.c. upto [illegible] & for wing 3 c.c. upto shift slab [illegible] upto shift slab level as per [illegible] plans dt. 17/11/2011.

Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/6521/BPES/AN 10 OCT 2011

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

10.10.2011
Executive Engineer Building Proposal
(Eastern Suburbs.)

CE/6521/BPES/AN 2 NOV 2011

C.C. for tower 'A' for wing 1 and 2nd upto shift slab level wing 3rd and 4th c.c. upto 17th upper floor and tower 'B' for wing 1 and 2 c.c. upto 17th upper floor & for wing 3 c.c. upto shift slab level and for Tower 'C' c.c upto shift slab level as per approved amended plans dt. 4.11.2011

[illegible]
Executive [illegible]
(Eastern Suburbs.)

फारत - 3

CE/ 6521 /BPESIAN - 1 DEC 2010

C.C. for Tower 'A' for wing 1st & 2nd upto stilt slab P2 level, wing 3rd & 4th C.C. upto 17th upper floor & Tower 'B' for wing 1 & 2 C.C. upto 17th upper floor & for wing 3 C.C. upto 10th upper floor & Tower 'C' upto 2nd upper floor as per approved amended plans dated 2/11/2011.

01.12.2011

Executive Engineer Building Proposal (Eastern Suburbs.) II

THE SEAL OF THE SUB-REGISTRAR KURLA

CE/ 6521 /BPESIAN 09 AUG 2012

C.C. for Tower 'A' for wing 1st & 2nd upto stilt slab level & 3rd & 4th C.C. upto 19th upper floor and C.C. for wing 1 & 2 upto 18th upper floor & for wing 3 upto 18th upper floor and C.C. for Tower 'C' upto 2nd upper floor as per approved amended plans dated 29/12/2011.

09.08.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CE/6521/BPESIAN 07 SEP 2012

C.C. for Tower 'A' for wing 1st & 2nd upto 2nd upper floor for wing 3rd & 4th upto 19th upper floor & C.C. for Tower 'B' for wing 1 & 2 upto 18th upper floor & for wing 3 upto 18th upper floor and C.C. for Tower 'C' upto 2nd upper floor as per approved amended plans dated 29/12/2011.

07.09.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CE/ 6521 /BPESIAN 11 OCT 2012

C.C. for Tower 'A' for wing 1st & 2nd upper floor, wing 3rd & 4th C.C. upto 21st upper floor & C.C. for Tower 'B' for wing 1 & 2 upto 19th upper floor & for wings wing 3 upto 20th upper floor & C.C. for Tower 'C' upto 3rd upper floor as per approved amended plans dt 27/12/2011

11.10.2012

Executive Engineer Building Proposal (Eastern Suburbs.) - II

कलम - 3
७७२/१०० १७६
२०१५

CE/ 6525 /BPES/AN 26 JUN 2013

C.C. for Tower 'A' wing 1 & 2 upto 13th upper floors, for wing 3 & 4 C.C. upto 21st upper floors and for Tower 'B' wing 1, 2 & 3 upto 20th upper floors And for Tower 'C' upto 10th upper floors as per Approved amended Plans dated 12/06/2013

26.06.2013
Executive Engineer Building Proposal
(Eastern Suburbs.) -II

CE/ 6521 /BPES/AN 03 FEB 2014

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

THE SEAL OF THE SUB-REGISTRAR SUBURBAN DISTRICT
MUMBAI SUBURBAN DIST. RANDER

05/02/14
Executive Engineer Building Proposal
(Eastern Suburbs.) -II

CE/ 6521 /BPES/AN 27 AUG 2014

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

27/8/14
Executive Engineer Building Proposal
(Eastern Suburbs.) -II

CE/ 6521 /BPES/AN 01 OCT 2014

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

1/10/14
Executive Engineer Building Proposal
(Eastern Suburbs.) -II

CE/ 652/ IBPES/AN 17 JAN 2015		
882	202	
2015		

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

Executive Engineer Building Proposal (Eastern Suburbs)

CE/ 652/ IBPES/AN 16 JUN 2015

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

Executive Engineer Building Proposal (Eastern Suburbs)

CE/ 652/ IBPES/AN 14 AUG 2015

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

Executive Engineer Building Proposal (Eastern Suburbs.) - II

CE/ 652/ IBPES/AN 14 SEP 2015

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

Executive Engineer Building Proposal (Eastern Suburbs - II

करता - 3

CE/ 652/ IBPES/AN 04 DEC 2015

C.C. for Tower 'A' wing 1,2,3 ~~P4 up to 28th upper floor~~, Tower 'B' wing 1,2,3 C.C. up to 21st floor, wing P1 and P2 C.C. up to 11th floor, wing P3 C.C. up to 8th upper floor and wing P4 C.C. up to 2nd upper floor, Tower 'C' C.C. up to 21st upper floor as per amended Plan dt. 23/7/2015

4/12/15

Executive Engineer Building Proposal (Eastern Suburbs)

CE/ 652/ IBPES/AN 30 JAN 2016

C.C. for Tower 'A' wing 1,2,3 & 4 upto 28th upper floor, Tower 'B' wing 1,2,3 C.C. upto 21st floor, wing P1 and P2 C.C. upto 16th floor, wing P3 C.C. upto 10th upper floor and wing P4 C.C. upto 14th upper floor, Tower 'C' C.C. upto 21st upper floor as per amended plan dt. 01/01/2016.

Assistant Engineer Building Proposal
Eastern Suburbs L & N Ward

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2 MUMBAI SUBURBAN DIST. (MAHARAS)

करला- ३		
७४२	१०३	१४६
२०२७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-J
उप. निबंधक कुरला

KANGA & CO.
ADVOCATES & SOLICITORS
ESTABLISHED 1890
122nd YEAR 2012 - 2013
Readymoney Mansion, 43, Veer Nariman Road, Mumbai - 400 001, India. Tel : (91 22) 6622 0000, 6633 2288, 2204 2288 Fax : (91 22) 6633 9656, 6633 9657 Email : mail@kangacompany.com
M. L. Bhakta • S. C. Kothari • A. N. Desai • K. M. Vussonji • B. D. Damodar • S. S. Vaidya • A. R. Amin • Ms. P. G. Mehta • R. V. Bakshi • C. S. Thakker • D. K. Vussonji • Ms. M. D. Sampat

करल - ३
०००२/१०७/१४६

In reply quote SV/ 7607 /2012

TO WHOMSOEVER IT MAY CONCERN

Re : All the pieces and parcel of land, situate, lying and being at revenue village Vikhroli, Taluka Ghatkopar in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, consisting of freehold land admeasuring in aggregate 28540.75 sq. yards or thereabouts equivalent to 23,863.60 sq mtrs or thereabouts and leasehold land admeasuring 58439.25 sq.yards or thereabouts equivalent to 48862.43 sq. mtrs or thereabouts (as per title document) and bearing CTS Nos. 50, 50/1 to 50/7 and 50/35 to 50/44, admeasuring in aggregate, as per P.R. Cards, 71,145.50 sq. meters., or thereabouts, together with the buildings and other structures standing thereon, situate at L.B.S. Road, Vikhroli, Mumbai.

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

1. By and under an Indenture dated 7th July 1835, (read with the endorsement thereon dated 30th November 1837) made between the then acting Collector, Nathaniel Horby and Framjee Cowasjee Esqr.,the said Nathaniel Horby demised unto Framjee Cowasjee Esqr., the plot of lands of the villages of Veekrolee (Vikhroli) and Kanjoor Turuf Maroole in the Salsette Taluka in perpetuity, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained to be observed and performed, on the part of Framjee Cowasjee Esqr.

2. By diverse mesne assignments and acts in law, and ultimately by an Indenture dated 26th June 1945, made between Amratlal Amarchand of the First Part, The Official Assignee of the Second Part, Vrajlal Jiwandas and Bai Javerbai of the Third Part, Mulji Savchand and Gangabai of the Fourth Part, and Nowroji Pirojsha of the Fifth Part, and registered with the Sub Registrar of Assurances, Bombay under serial No. BOM 3534/1945, the aforesaid parties of the First Part, Second Part, Third Part and Fourth Part thereby, granted unto the Party of the Fifth Part (i.e. Nowroji Pirojsha), all the leasehold land in Village of Vikhroli Turuf Marole in the Salsette in the Registration Sub-district of Bandra within the Bombay

KANGA & CO. (Regd.)
ADVOCATES & SOLICITORS
ESTABLISHED 1881 — 125th YEAR 2012 - 2013

करार - ३

११२	१०५	२०१६
२०१७		

Sheet No. _____

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

In the meanwhile and thereafter, by and under various Indentures executed from time to time, the said Nowroji Pirojsha also acquired free hold lands in Village [illegible] from the respective owners, as set out hereinafter.

By and under an Indenture dated 5th October 1943, made between Sarosh alias Sohrab [illegible] Najmi, as the Vendor of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendor therein granted, conveyed and assured unto the Purchaser therein, all that piece and parcel of land of the Khoti tenure in the [illegible] of Vikhroli with the messuages tenement and dwelling house standing thereof situate in the island and Registration Sub-District of Bandra, Bombay Suburban District and containing by admeasurement 6 acres and 12 ¼ gunthas or thereabouts and more particularly described in the schedule thereunder written, at or for the consideration and in the manner therein contained.

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

6. By and under an Indenture dated 16th February 1944, made between (1) Devichand Hemaji (2) Kesarimal Krishnaji (3) Tarachand Krishnaji and (4) Dhurmal Krishnaji, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that pieces or parcels of Khoti tenure situate lying and being at Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-district of Bombay Suburban containing by admeasurement 45 acres and 6 ¾ gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

7. By and under an Indenture dated 29th March 1944, made between (1) Kaitan Pavlu Ghosal (2) Gustin Pavlu Chosal (3) Anubai Phillip Chosal (4) Andre Phillip and (5) Mary Philip as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein All that pieces or parcels of Khoti tenure situate lying and being at Mauje Vikhroli, Taluka South Salsette, Bombay Suburban District within Registration Sub-District of Bombay Suburban containing by admeasurement 2 acres and 10¼

करल - 3
Sheet No.
२०६७

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

8. By and under an Indenture dated 23rd March 1945, made between Ritu Kalmed Prel and Inas Kalmed Prel, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece or parcel of Khoti land [illegible] at Mouje Vikhroli, Taluka South Salsette, Bombay Suburban [illegible] Registration Sub-district of Bombay Suburban containing by [illegible] 14¼ gunthas i.e. 1724 square yards and more particularly [illegible] Schedule thereunder written, at or for the consideration and in the manner therein contained.

9. By and under an Indenture dated 17th April 1946, made between Abdul [illegible] Bin Abdul Latif Arab as the Vendor of the One Part [illegible] as the Purchaser of the Other Part, the Vendor therein granted [illegible] upto the Purchaser therein All that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana bearing the below mentioned Survey Numbers, Plot Numbers and the area at or for the consideration and in the manner mentioned therein:

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

10. By and under an Indenture dated 1st March 1947, made between Jenabai, Taherbhoy Gulamhusein, Essabhoy Gulamhusein, Asgarbeoy Gulamhusein, Kararuddin Gulamhusein, Kulsambhoy Gulamhusein, Manabai Gulamhusein, Rubabbai Gulamhusein and Banubai Gulamhusein, as the Vendors of the One Part and Nowroji Pirojsha as the Purchaser of the Other Part, the Vendors therein granted and conveyed unto the Purchaser therein all that piece and parcel of land situate, lying and being at Mouje Vikhroli, Taluka Thana, District Thana and within the Registration Sub-District of Thana admeasuring 14 acres and 7½ Gunthas and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

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

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

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

on the terms and for the consideration mentioned therein.

12. By and under an Indenture dated 18th June 1947, made between Alex Simao [illegible] Vincent Simao Ramed and Dunoo Simao Ramed therein referred to as the Vendors of the one part and the said Nowroji Pirojsha, therein referred to as the Purchaser of the other part, the said Vendors therein granted and conveyed unto the Purchaser therein all the following piece and parcel of land or ground situate at the Khoti Village of Vikhroli, Taluka Thana, District Thana, and within the Registration Sub-District of Thana and containing by admeasurement 3 acres 2 ½ gunthas –

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

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

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

14. By and under an Indenture dated 3rd May 1949, made between Rev. Father James Noronha as the Vendor of the One Part and Messrs Godrej and Boyce

कलम नं. 3
१०८२१०८ ४०६
२०१७

Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Sub-Registrar of Assurances at Thana under serial no. 365 at pages 26 to 31 Volume 622 of Book No. 1, the Vendor therein granted and conveyed unto the Purchaser therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 1 Acre and 10 ¾ gunthas at or for the consideration and in the manner therein contained.

15. By and under an Indenture dated 3rd May 1949 made between Rev. Father James Noronha as the Vendor of the One Part and M/s. Godrej and Boyce Manufacturing Company Limited as the Purchasers of the Other Part, and registered with the Registrar of Assurances at Thana under serial no. 366 at pages 32 to 37 Volume 622 of Book No.1, the Vendor therein granted and conveyed unto the Purchasers therein all those pieces and parcels of vacant agricultural and waste lands of Khoti tenure lying being and situate at Village Vikhroli in the Registration District and Sub-District of Thana and admeasuring 30 ½ gunthas bearing the following description:

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

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

16. By a Consent Decree dated 6th January, 1962, passed by the Hon'ble Bombay High Court in Suit No. 413 of 1953, filed by Godrej and Boyce Manufacturing Company Limited against the then State of Bombay, it was inter alia declared that (a) the Village of Vikhroli held by Godrej and Boyce Manufacturing Company Limited, was an 'estate' within the meaning of Section 2(5) of the Salsette Estate Land Revenue Abolition Act 1951; (b) two portions thereof bearing S. No. 15 (part) admeasuring 31 gunthas and S. No. 16 (part) admeasuring [illegible] gunthas, which were un-appropriated, has vested in the Government; and (c) save and except the aforesaid two portions of land vested in Government, all other lands in Village Vikhroli being 'appropriated' as on 14th August 1951, were the property of Godrej and Boyce Manufacturing Company Limited.

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

कारल - ३

therein all those several pieces or parcels of land constituting five compact pieces of land or ground containing by admeasurement, according to the joint survey, an aggregate area of 26226 ¼ Sq. Yards situate lying and being at Village of Vikhroli Turuf Marol in the Registration Sub-District of Bandra, District Bombay Suburban and more particularly described in the Schedule thereunder written at or for the consideration and in the manner therein contained.

By a Sub-Lease dated 11th July 1955 made between Godrej & Boyce Manufacturing Company Limited as the Sub-Lessor of the one part and Asbestos Magnesia and Friction Materials Limited, as the Sub-Lessee of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No.BOM-5477/1955 the Sub-Lessor therein demised unto the Sub-Lessee therein (i) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turuf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 58439¼ sq.yards and more particularly described in the First Schedule thereunder written and (ii) all those pieces or parcels of government leasehold land situate lying and being at unsurveyed Village of Vikhroli Turuf Marol in Salsette Taluka in the Registration Sub-District of Bandra, District Bombay Suburban admeasuring 1270 ½ sq.yds and more particularly described in the Second Schedule thereunder written, at the rents thereby reserved to be paid, and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited.

19. By an Indenture dated 27th November 1964 made between Asbestos Magnesia and Friction Materials Limited, as the Vendor of the one part and Hindustan Ferodo Limited, as the Purchaser of the other part, and registered with the concerned Sub-Registrar of Assurances under Serial No.BOM/R/692/1965 the Vendor therein (i) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 58439 ¼ sq.yds and more particularly described in the First Schedule thereunder written, (ii) assigned and transferred unto the Purchaser therein all those pieces or parcels of land admeasuring 1270 ½ sq.yds and more particularly described in the Second Schedule thereunder written and (iii) granted conveyed and assured unto the Purchaser therein all those pieces or parcels of land admeasuring 26,226 ¾ sq. yards, and more described in the Third Schedule thereunder written and all those pieces or parcels of land admeasuring 2314 sq. yards and more particularly described in the Fourth Schedule thereunder written, (i.e. admeasuring in the aggregate 28540 ¼ sq.yds) , in the manner and subject to the covenants, conditions, and stipulations therein contained, to be observed and performed, on the part of the Asbestos Magnesia and Friction Materials Limited in respect of the sub-leased lands and at or for the consideration and in the manner therein contained in respect of the freehold portion of the land.

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

करल Sno. ३०

and Hindustan Ferodo Limited, as the Purchaser of the Third Part, and registered with the concerned Sub-Registrar of Assurances under Serial No.BOM/R/396/1967 the Vendor therein also granted, conveyed and assured and the Confirming Party therein confirmed unto the Purchaser therein all that piece or parcel of land containing by admeasurement 2314 sq.yds situate lying and being in the Village of Vikhroli, Turuf Marol, Taluka Kurla District Bombay Suburban Registration District Bandra, together with the buildings and structures standing thereon, and more particularly described in the Schedule thereunder written, at or for the consideration and in the manner therein contained.

21. By an order dated 14th March 1978, passed by the Competent Authority under section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976, (hereinafter referred to as "**the said Act**") the Competent authority granted full exemption under the said Act to Hindustan Ferodo Limited, in respect of vacant land admeasuring 29,253.21 Square Meters, subject to the specific conditions mentioned therein.

22. It appears that the pieces and parcels of land and the structures standing thereon, which were conveyed, assigned and transferred to Hindustan Ferodo Limited under the said Indenture dated 27th November 1964 , comprised of freehold land admeasuring 28540.75 sq. yards equivalent to 23,863.60 sq mtrs or thereabouts more particularly described in the **First Schedule** hereunder written and leasehold land admeasuring 58439.25 sq.yards equivalent to 48862.45 sq. mtrs or thereabouts more particularly described in the **Second Schedule** hereunder written and both the above Freehold and Leasehold Property were subsequently awarded CTS No. 50, 50/1 to 7 and 50/35 to 44, (admeasuring in aggregate as per P.R. Cards, 71,145.50 sq. meters., or thereabouts) as more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "**the said Property**").

23. It also appears that in pursuance of applications made by Hindustan Ferodo Limited, the name of that company has been changed to Hindustan Composites Limited and the 'Fresh Certificate of Incorporation Consequent on Change of Name' was issued by the Addl. Registrar of Companies, Maharashtra, Bombay, on 11th March 1994.

24. By and under an Indenture dated 18th January 2010 made between the Hindustan Composites Limited as the Vendor of the First Part and Raghuleela Lessors and Developers Private Limited as the Purchaser of the Second Part and registered with the Sub-registrar of Assurances at Kurla-III under Serial No. BDR-13/650/2010, the aforesaid Vendors, viz. Hindustan Composites Limited granted, conveyed, sold, transferred, assigned, and assured unto the said Raghuleela Lessors and Developers Private Limited the said Property more particularly described in the Third Schedule thereunder and hereunder written, at or for the consideration and rents thereby reserved to be paid, in the manner and subject to the covenants, conditions, and stipulations therein contained.

२०१७

25. By and under a Deed of Mortgage dated 18th January 2010 ("**the Mortgage Deed**"), made between Raghuleela Lessors and Developers Private Limited, as the Mortgagor, of the One Part and Indiabulls Financial Services Limited, therein and hereinafter referred to as "**the Mortgagee**", of the other part and registered with the Sub-Registrar of Assurances, Kurla - 3, under Serial No.BDR-13/00662/2010, in pursuance of the loan / financial assistance upto the limit of Rs.460,00,00,000/- (Rupees Four Hundred and Sixty Crores only) granted / sanctioned by the Mortgagee to Raghuleela Lessors and Developers Private Limited and to the other Co-Borrowers as listed therein, ("**the said First Mortgage Debt**") the Mortgagor, Raghuleela Lessors and Developers Private Limited to secure repayment of said Mortgage Debt, created mortgage/ charge over the said Property, in the manner and on the terms and conditions therein contained.

The Registrar of Companies, Maharashtra, Mumbai, has issued a 'Change of Name certificate dated 5th February 2010 certifying that the name of aforesaid "Raghuleela Lessors and Developers Private Limited" has changed to "**Wadhwa Residency Private Limited**" (hereinafter referred to as "**the said Company**"), in pursuance of Section 23(1) of the Companies Act, 1956.

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

28. By and under a Second Addendum dated 19th April 2011 to the Mortgage Deed dated 18th January 2010, made between the said Company, as the Mortgagor, of the One Part and the Mortgagee, of the Other Part, in pursuance of enhanced loan(s)/financial assistance to the limit of Rs. 47,00,00,000/- (Rupees Forty Seven Crores only) granted by the Mortgagee to the said Company and the Co-Borrowers as listed therein ("the said Third Mortgage Debt"), the Company to secure repayment of the said Third Mortgage Debt, enhanced the security and charge over the said Property to the aggregate limit of Rs.757,00,00,000/- (Rupees Seven Hundred and Fifty Seven Crores only), in the manner and on the terms and conditions therein contained.

29. By and under a Deed of Mortgage dated 20th April, 2012 made between the said Company of the One Part and the Mortgagee of the other part and registered with the Sub-Registrar of Assurances, Kurla-3, under Serial No.BDR-13/3090 of 2012,

करल - ३
Sheet No.
882/992/2012
२०२०

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

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

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

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

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

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

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

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

करल - ३
७७२ | ७७३ | ७७४
२०१७

iv. 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 reflect the name of the Company only;

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

vi. there is no winding up Petition pending against the said Company;

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

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

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

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

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

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

Sheet No.
करल - ३
२०१७

Survey No.	Pot No.	Khalni No.	Area Acres-Gunthas	Area Sq. Yards
81	1		0 – 11	1,331
81	2	-	0 – 5	605
81	3	-	0 – 16	1,936
81	4	-	0 -10	1,210
81	5	-	0 - 5	605
81	6	-	0 - 12	1,452
81	7	-	0 - 12	1,452
81	8	-	0 - 26	3,146
81	9	-	0 - 4	484
84	1	-	0 - 3	363
84	2	-	0 - 3	363
84	3	-	0 - 2	242
84	-	4	0 - 7	847
85	1 (part)	-	0 - 2 ¼	272 ¼
86	1	-	0 - 8 ¾	1,058 ¾
86	2	-	0 - 7 ¾	937 ¾
86	3 (part)	-	0 - 5 ½	665 ½
86	4 (part)	-	0 - 1 ½	181 ½
87	1 (part)	-	0 - 14 ½	1,754 ½
87	2	-	0 - 23	2,783
87	3	-	0 - 7 ¼	877 ¼
88	3 (part)	-	0 - ¼	30 ¼
88	4 (part)	-	0 - 12 ½	1,512 ½
88	5	-	0 - 1 ½	181 ½
88	6 (part)	-	0 - 1 ¼	151 ¼
110	50 (part)	-	0 - 2	242
110	53 (part)	-	0 - 12 ¾	1,542 ¾
52 (part)				2,314
		TOTAL		28540.75

i.e. 23, 863.60 sq. meters

THE SECOND SCHEDULE ABOVE REFERRED TO
(Leasehold Land')

ALL THOSE two pieces or parcels, comprising several pieces or parcels of land or ground out of government leasehold land together with all buildings and structures standing thereon situate lying and being to the East of Bombay Agra Road (now known as L.B.S. Marg) in the Village of Vikhroli, Turuf Marols, in Salsette Taluka in the Registration Sub-District of Bandra, District Mumbai Suburban (now forming part of Greater Mumbai) containing an aggregate area of 58,439 ¼ sq. yards (Fifty-eight thousand

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

Survey No.	Pot No.	Falni No.	Area Acres-Gunthas	Area in Sq. Yards
81	10 (part)	-	5 - 22 ¾ - 26 ⅓	26,979 ¼
82	1	-	1 - 12 ¼ - 0	6,322 ¼
82	3	-	0 - 4 ½ - 0	544 ½
83	1 (part)	-	3 – 19 – 0	16,819
83	2	-	0 – 7½ – 0	907½
83	-	1	0 – 1¾ - 0	211 ¼
83	-	2	0 – 1¾ - 0	211 ¼
84	5 (part)	-	0 - 4 - 0	484
84	6	-	0 - 10 - 0	1,210
87	4	-	0 - 11¼ - 0	1,361¼
110	52 (part)	-	0 - 28 - 0	3,388
	Total			58,439¼

i.e. 48,862.45 sq.meters

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 1 MUMBAI SUBURBAN DIST.

THE THIRD SCHEDULE ABOVE REFERRED TO
(the said Property)

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

SR. NO.	C.T.S. NO.	AREA (Sq. Meters)
1	50	47,484.30
2	50/1	844.00
3	50/2	111.00
4	50/3	980.50
5	50/4	2,330.20
6	50/5	16,209.30
7	50/6	2,093.20
8	50/7	297.60
9	50/35	107.30
10	50/36	107.30
11	50/37	72.60

KANGA & CO. (Regd.)
ADVOCATES & SOLICITORS
ESTABLISHED 1890
123rd YEAR
2012 - 2013

करल Sub-Reg. ३.
२०१७

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

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

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

Dated this 17th day of September, 2012.

Kanga & Company,

Partner.

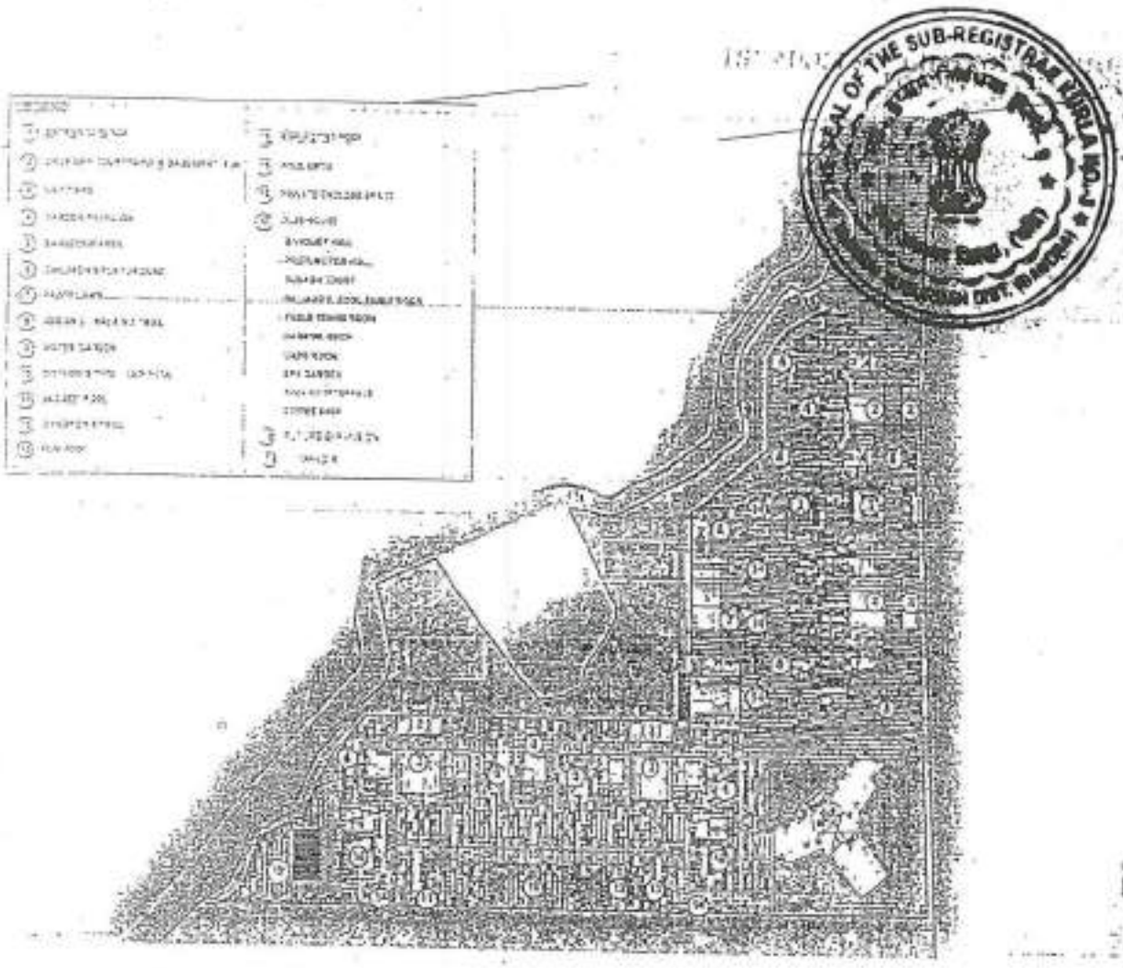
THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2
MUMBAI SUBURBAN DIST. (MAHA)

करल - ३		
७४७	७७	७४६
२०१७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3
MUMBAI SUBURBAN DIST. (BANDRA)

Annexure- K.

करल - ३
४४२/११८४६
२०१७



करम - ३

Annexure I

Apartment

- Apartment laid out with verified tiles
- Laminated wooden flooring in one bed room
- Powder coated aluminum windows
- Putty on all wall ceiling
- Provision (sleeves) for copper piping & drainage for split AC units within the apartments.
- All flats will have copper wiring with standards quality modular switches.
- [illegible] will be laminated on both sides & polish door frames
- [illegible] for light, on fan & one fridge point in every apartment.
- Common [illegible] toilets provided on midlanding level.
- [illegible] railings in flowerbed areas (whenever necessary).
- [illegible] waterproofing [illegible] flowerbed areas

Kitchen

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

Toilets

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

Security

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

External facility within the complex

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

Energy Efficiency

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

करल - 3

८६२	९२०	९४६
२०२७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO-3 MUMBAI SUBURBAN DIST. (BANDRA)

"Annexure M"

क्रमांक - ३		
८८२	२२१	२८९
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521 / BPES / AN 18 APR 2015

To,

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

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

Sir,

The Development work of building i.e. Tower 'B' Wing 1,2,3 for Residential Building consisting of two / three level basement + two / three level podium + stilt + 19 to 25 floors on plot bearing C.T.S.No.50, 50/1 to 50/7 & 50/35 to 50/44 of village Vikhroli, at L.B.S Road, Ghatkopar (W.) Mumbai is completed under the supervision of licensed L.S. Shri. Shashikant L. Jadhav having License No. 3/167 / LS and licensed Structural Engineer M/s. Niranjan Pandya having License No. [illegible] may be occupied on the following conditions.

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

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

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

Yours faithfully,

Acc :- One set of plans

Executive Engineer
(Building Proposal) E.S.II

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

18/4/15

Executive Engineer
(Building Proposal) E.S.II

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521/ BPES / AN — 06 NOV 2015

करल - ३		
८०२	०२२	०४६
२०१७		

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

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

Sir,

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

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

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

Yours faithfully,

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

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

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

कवर - ३		
७४२	२३	२०१६
२०१७		

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 6521 / BPES / AN 29 MAR 2016

PART OCCUPATION CERTIFICATE

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

Gentleman,

The part development work of the building i.e. Tower 'A' Wing 1 & 2 for residential building comprising of 2 level basement + 2 level podium + stilt + 1st to 28th upper floors on plot bearing C.T.S. No. 50, 50/1 to 50/7 & 50/35 to 50/44 of village Ghatkopar, L.B.S. Road, Ghatkopar (West), Mumbai, is completed under the supervision of Licensed Surveyor Shri Shashikant L. Jadhav, having Licence No. J/167/LS, Licensed Structural Engineer Shri Niranjan Pandya, having Licence No. STR/P/12 & Site Supervisor Shri N.M. Karanjawala, having Licence No. K/198/SS-I as per Development Completion Certificate submitted by the L.S. and as per completion Certificate issued by Chief Fire Officer u/no. FB/HRC/RVI/40 dated 8.2.2016.

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

Yours faithfully,

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

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

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

करल - ३

८८२१२४८८६

२०१७

Date of Bank Receipt for GRN MH00504424920141 5R

Bank - PUNJAB NATIONAL BANK

Bank/Branch

Print Type : Simple Receipt

Print Id : 070115M522552

Print DtTime : 07/01/2015 02:42:36

Print DtTime

ChallanIdNo : 03008172015010750287

GRAS GRN : MH00504424920141 5R

District : 7101 / MUMBAI

Office Name : IGR188(BDR9) SUB REGIS

DEFACED FOR RS:600.00

	AMOUNT	DATE	
StDuty Amt	00000000 / 75/ Stamp Duty (Online Portal)	08/01/2015	(S)-378-305
StDuty Amt	600.00 / 04000001415 / Five Hundred Rupees Only	08/01/2015	(S)-378-305
RgnFeeSchm	00031044012014 15 / Registration Fee		
RgnFee Amt	Rs 100.00/ (Rs One Hundred Rupees Only)		

Deface No 00031044012014 15

Only for verification-not to be printed and us

Article : 48(f)

Prop Mvblty : Immovable

Consideration

Prop Descr : Unit no 301,3rd floor,platina,plot no c-59 , B k c

: BANDRA EAST,MUMBAI,Maharashtra

: 400051

Duty Payer : PAN-ABEPC6561D manohar chhabria

Other Party : PAN-ACHPG2413L kuldar gandhi

Bank Scroll No : --

Bank Scroll Date : --

RBI Credit Date : --

Mobile Number : 9820111452

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST. BANDRA

बंदर-९

पुस्तक क्र. IV	३०५	९/९५

करल - ३

०१२ २५ १४२५.६

२०१७

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR AKURLI NO.-2
MUMBAI SUBURBAN DIST., BANDRA

बदर-१

पुस्तक क्र. N | ३१५ | २/१५

२०१५

MUMBAI STAMP DUTY PAYMENT

करल - ३

पावती क्रमांक : punaknowgal[illegible] दिनांक : [illegible]

e-Stamp [Simple Receipt] Offline Payment Receipt

Branch Name	KURLA (66291)	GRAS CNO	MH00504924920141SA
Challan Number	MH507001550287	Bank Txn ID	070115MS22552
PaymentDate	01/01/2015 02:42:35 AM	Office Name	IGR188-BOR9_ANDHERI NO 1 SUB REGISTRAR
District	3101-MUMBAI		
Stamp Duty	0030045501-75		
Amount	500.00		
Registration Fees	0030003301-06		
Amount	100.00		
Total Amount	: 600.00		
Duty Payer Name	: manohar chhabria	Duty Payer ID	: PAN-A[illegible]
Duty Payer Mob No	: +91-9820111452		
Article Code	: 18(f)-Power of Attorney authorising to sell Immovable [illegible]		
Immobility	: Immovable	Consideration Amount	: 1 [illegible]
Prop Descr	: Unit no [illegible] 3rd floor ,platina,plot no c-59,B & C, BA[illegible] Harashi[illegible] 400051		
Property Area	: 3.00 sq.feet		
Other Party Name	: Sushar Gandhi	Other Party ID	: PAN-[illegible]

Print Reciept

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3 MUMBAI SUBURBAN DIST. (MUMBAI)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.1 MUMBAI SUBURBAN DIST.: BANDRA

बंदर-९

पुस्तक क्र. IV	304	3	94
	2015		

07-Jan-15

https://gras.mahaonline.gov.in/MahaStamp/Reciept.aspx

करल - ३		
११२	२७	१४६
२०१७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.-4
MUMBAI SUBURBAN DIST. BANDRA

बदर - ९			
पुस्तक क्र. IV	३०५	४	५५
२०२५			

करल - ३		
४४२	४२८	४४६
२०१७		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. MANOHAR CHHABRIA, of Mumbai, Indian Inhabitant, having address at 301, Platina, Plot No. C-59, Bandra Kurla Complex, Bandra (E), Mumbai 400051, do hereby SEND GREETINGS -

WHEREAS:-

(a) I am and/or I may be the Director/authorized signatory in various Private Limited Companies and Partner in the Partnership Firm/s, all mainly [illegible] business of development and construction and construction of immo[illegible]

(b) In the course of my business, as a Director/Authorized Signatory, [illegible] deeds and documents including Leave and License [illegible] Conveyance [illegible] Development Agreement, MOU, Power of Attorney, [illegible] and [illegible] Purchasers Agreements under Maharashtra Ownership Flats [illegible] Rectification Deed, Cancellation Deed, Supplemental Agreement [illegible] are required to be compulsorily registered under the provisions of the Indian Registration Act, 1908.

(c) I have to travel out of Mumbai for various business purpose and during such period as well as at several times due to either pre-occupation or other reasons it is extremely difficult for me to personally attend the office of Sub-Registrar of Assurances to admit execution of such deeds and/or documents executed by me and to enable such documents to be duly registered. I am therefore desirous of appointing (1) Mr. Tushar H. Gandhi, residing at 803, Heena Elegance, Opp. Bhatia School, Saibaba Nagar, Borivali (W), Mumbai – 400 092 or (2) Mr. Chandrakant Shinde, residing at Room No.79, Indira Nagar No.2, V. M. Road, Vile Parle (W), Mumbai – 400 056 or (3) Mr.Satyam Ulman, residing at Flat No.202, 2nd floor, Sangram [illegible] Nagindaspada, Nallasopara (E), Thane, to be my true and lawful attorney to represent me for the purpose hereunder set out.

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

करल - ९		
४४६	३०५	५/१५
२०१७		

करल - ३		
४४२	४२९	४४९
२०१७		

To represent me for registration and sign to lodge of documents (including [illegible]) actual signature and admit execution before the Sub-Registrar of Assurances at Mumbai/ Bandra/ Goregaon/ Borivali/ Chembur/ Vashi/ Pune or at other places as may be required of the deeds and documents which I have personally executed or which I may hereafter execute.

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

To identify my signature and admit execution of the same.

To do all other acts, deeds, matters and things as may from time to time be required under the provisions of the Indian Registration Act, 1908 for the due registration of such deeds and documents.

GENERALLY TO DO ALL other acts, deeds, matters and things as may from time to time be required, in compliance with the law for the due registration of such deeds and documents which have already been executed, or which may hereafter be executed by me and/or on my behalf.

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

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

SIGNED SEALED AND DELIVERED
by the ~~[illegible]~~ named
Mr. MANOHAR CHHABRIA
in the presence of:
Somnath Paroda
Ravi Vaviya

Left hand thumb impression

बदर - ६			
पुस्तक नं. N	३०५	६	१५
२०१५			

करल - ३		
११२३०		१९६
२०१७		

Constituted Attorney
Mr. Tushar B. Gandhi

Specimen signatures of Constituted Attorney

Constituted Attorney
Mr. Chandrakant Shinde

Specimen signatures of Constituted Attorney

Constituted Attorney
Mr. Satyam Ulman

Specimen signatures of Constituted Attorney

In the presence of:-

(1)

(2)

बदर-९		
पुस्तक क्र. IV	३०५	७/९५
२०१५		

करल - ३	
४२१३७	१४९
२०२७	

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3
MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4
MUMBAI SUBURBAN DIST., BANDRA

बंदर-९			
पुस्तक क्र. IV	३०७	C	९५
२०२५			

करल - ३

002932

२०१७

RELIANCE
Energy

Your Electricity Bill for - DEC-14

Cycle No: 31
Bill Date: 05-01-2015

Account No.: 150701499

Name : SIDDHWA & ASSOCIATES REALTORS PVT LTD

Address : PLOT-C/39 PLATINA G-BLOCK
BANDRA KURLA COMPLEX BANDRA EAST
NEAR CTO BANK
MUMBAI 400051

₹ 4319110.00*
Due by* : 20-01-2015
After due date* : 4405490.00#

Bill Distribution No : SOUTH/S21-BANDRA-JUHU/31/503

Tariff : HT II

Bill No : 100136893458

Type of Supply : HT-II-EV

Category : COMMERCIAL

Your current month bill amount (₹)* 4319104.30

Net ... 0.00

... 6.71

Important Messages

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

Say "YES" for Mumbai

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (MUMBAI)

Bar Graph	Reading	Month
	1262.00	NOV-14
4780	1324.00	OCT-14
5080	1355.00	SEP-14
6660	1243.00	AUG-14
6260	1260.00	JUL-14
460	1386.00	JUN-14
20	1458.00	MAY-14
5380	1434.00	APR-14
52740	1140.00	MAR-14
61200	1062.00	FEB-14

Contact us

1800-200-3030 (toll free no. for p... 3030 3030 for all other quries) 24 ... (or 124 hours) www.relia...

Your nearest Customer Care Centre/Trou... : Grievance Redressal Cell(GRC):

Reliance Infrastructure Limited, Opp. A... MMRDA, Bandra (East), Mumbai-40005

... Hospital/UTL BKC-... No. : 30096070.

(Stop fat/grievances unresolved by IGRC mail Consumer Mumbai 400 093 Tel 2009 4247 E-mail consumer...)

... Redressal Forum at E-4, MIDC Andheri(E) ... website: cgrf@reliance.co.in

CONSOLIDATED STAMP DUTY PAID BY ORDE... dated 06.09.2014

...GURANE A.M.S. 9814 / 2530 C.R.366/M-1

Sh Sharath Kar
Sr Exec Vice President
(For Reliance Infrastructure Ltd.)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST.

वर्टर - ४

पृष्ठांक	304	2	44

Please quote your account no 150701499 cycle ... and book ... for Advance ...

Mode of Payment: 'Q' for cheque 'C' for cash

- Payable by cheque, please remember
- Cheque should be crossed
- Cheque should not be post-dated
- Cheque should be payable through local clearing
- Make cheque payable to Reliance Infrastructure Ltd. A/C no. 150701499
- Always attach payment slip. Do not staple

Payment Slip

A/T 6.71

Payment Details Before 20-01-2015 ... FOUR ... FIVE ... 4319110.00*

Thereafter payable amount 21-01-2015 ... 30-01-2015 ... FOUR ... FIVE ... 4405490.00#

कलम - ३

०४२ ४३३ ५४ ६

२०१७

Your Power Consumption

Multiplying Factor			6000
	Reading	Present	4078.48
		Previous	4024.74
TOD energy consumption (09:00 Hrs to 12:00 Hrs)	Reading	Present	827.50
		Previous	817.12
	Consumption (kWh)		62820
TOD energy consumption (18:00 Hrs to 22:00 Hrs)	Reading	Present	555.03
		Previous	550.72
	Consumption (kWh)		43500
TOD energy consumption (22:00 Hrs to 06:00 Hrs)	Reading	Present	611.13
		Previous	602.58
	Consumption (kWh)		51300
Max demand	Reading		0.173
			1038.00
			0.173
			1038.00
		Present	470.42
		Previous	464.84
			33430

Billing demand is 1500.00kVA 75% of Previous 11 months or Contract demand whichever lower.

01-01-2015	Contract Demand	1500.00kVA	Load Factor : 28.8800%
01-12-2014	Demand for penalty	0.00kVA	Average Power Factor : 99.50%

		228600.00
Wheeling Charges		206361.60
Regulatory Asset Charge		396601.20
Energy charge		2373158.40
TOD 9 Hrs to 12 Hrs energy charge		31410.00
TOD 18 Hrs to 22 Hrs energy charge		43500.00
TOD 22 Hrs to 06 Hrs energy charge		38475.000
Fuel Adj. Chg. (FAC)	183.80 p/unit	592644.72
Penalty for exceeding contract demand		0.00
Power Factor (PF) penalty/incentive		240603.960
Government Electricity Duty	17.00%	651146.16
High Govt.Tax on sale of electricity	23.00p/unit	74161.20
Current month's bill amount(R)		4319104.30
Prompt payment discount		0.00
Others/PF Adjustments		0.00
Delayed Payment Charge (DPC) levied		0.00
Incentive on payment made(ECS/Internet)		0.00
Interest on arrears		0.00
Adjustments		0.00
Net other charges in current bill		0.00
Total current month charges		4319104.30
Previous month's bill amount		4093718.11
Payment received on bill 9-12-2014		4093710.00
Net previous balance (P-R)		8.11
Total bill amount(S+T-C)		4319113.01
Amount deferred		0.00
DPC payable after due date		86382.09
Total bill amount payable		4405495.10

FAC is being included in the monthly charges in accordance with MERC (MYT 3rd Amendment) Regulations 2014 [illegible]

Your unpaid Security Deposit (SD)

Collection Outlets - Pay at convenient location

Authorised bank branches, Easy Bill outlets, MSEDCBill boxes at railway stations, Reliance Energy drop boxes at hospital locations,SKYPAY drop boxes post offices and Reliance Communication drop boxes, Reliance Energy showroom.

Internet/Mobile - pay with click of a button

- Pay by credit and debit cards using mobile phone/internet web
- Choose net banking by HDFC,ICICI or UTI
- Bill junction, Bill desk, 4ru bill pay or Bu Cash Card
- Earn Interest of 1% per month by choosing VBS payment options
- Any dishonored cheque will
  - Result in payment of Rs by DD for subsequent 3 months
  - Attract a penal amount of ₹250 per bill

Points to remember while paying your bill

Receipt of payment made by cheque is subject to realisation.
- Payment received after 19-12-2014 not accounted. Produce receipt at counter for acceptance of net amount.
- Avoid postage payment charges of 1% (On Monthly Bill Amount only)by paying within seven days from the date of bill.

Tariff Structure (Effective from 01.04.2014)

Slab Billing Units	Fixed Charges (Rs/month)	Energy Charge (Rs/unit)	Wheeling Charge (Rs/unit)
[illegible]	[illegible]	[illegible]	
[illegible]		[illegible]	
[illegible]		[illegible]	
[illegible]		[illegible]	
[illegible]		[illegible]	
[illegible]		[illegible]	

In Case Demand Demand exceeds Contract Demand additional Fixed Charge @ 150% of Demand charge shall be levied for the excess demand over Contract Demand.

Rebate/Incentive Rate is as per Govt. of Maharashtra Notification No. [illegible] dt. [illegible] on sale of Electricity to any Govt. of Maharashtra Undertaking. For [illegible]

REDES is an initiative by Reliance Energy for an energy efficient Mumbai

Join hands with the kids and take simple measures to make a difference

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. (MUMBAI)

SUB-REGISTRAR ANDHERI NO. 2

कलम - ९

३०५

भारत सरकार

Manohar Moolchand Chhabria

जन्म वर्ष / Year of Birth : 1948

पुरुष / Male

~~4730 7430 8696~~

आधार – सामान्य माणसाचा अधिकार

करल - 3

८७२	७३४	७४६
२०१७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. BANDRA

INCOME TAX DEPARTMENT

PAN CARD

SITARAM TIMBADIA PARIKH

07/03/1963

ATDPP2223J

भारत सरकार

Ravi Prabhakar Vanaiya

जन्म वर्ष / Year of Birth : 1962

पुरुष / Male

9139 9893 8881

आधार – सामान्य माणसाचा अधिकार

बदर-९

पुस्तक क्र. IV	३०५	११	१५
२०१५			

करल - ३

४४२ | २५ | २०९

२०१७

स्थायी लेखा संख्या कार्ड /PERMANENT ACCOUNT NUMBER

ABEPC6561D

नाम /NAME

MANOHAR MOOLCHAND CHHABRIA

पिता का नाम /FATHER'S NAME

MOOLCHAND GHANSHAMDAS CHHABRIA

जन्म तारीख /DATE OF BIRTH

11-09-1948

हस्ताक्षर /SIGNATURE

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT OF INDIA

TUSHAR HARISHGANDHI

HARISH ISHWARDAS GANDHI

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR MUMBAI मुंबई उपनगर जिल्हा, बांद्रा MUMBAI SUBURBAN DIST., BANDRA

भारत निर्वाचन आयोग Election Commission of India

IDENTITY CARD

Elector's Name : Chandrakant Somaiya Shinde

Father's Name : Somaiya Shinde

बंदर-९

पुस्तक क्र. ३०५ | ९२ | १५

२०१.

Sunantryl (GoshwaraBhag-1)

दस्त गोषवारा भाग-1

गुरुवार,08 जानेवारी 2015 11:38 म.पू.

नगर9
दस्त क्रमांक: 305/2015

करल - ३
२०१७

दस्त क्रमांक: नगर9 /305/2015

बाजार मुल्य: रु. 0/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. यदर9 यांचे कार्यालयात
अ. क्र. 305 वर दि.08-01-2015
रोजी 11:36 म.पू. वा. हजर केला.

पावती:341 पावती दिनांक: 08/01/2015

सादरकरणाऱ्याचे नाव: मनोहर - खान्दिना

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
एकुण:	400.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी 3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

सह.दु.नि.अंधेरी 3
सह. दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-ता) जेव्हा एकाच सव्यवहाराच्या संबंधात एका किंवा अधिक दस्तांच्या [illegible] एकत्र [illegible] एकत्रीकरणासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यात [illegible] जेव्हा

शिक्का क्र. 1 08 / 01 / 2015 11 : 27 : 23 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 08 / 01 / 2015 11 : 28 : 31 AM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR KURLA NO-3 MUMBAI SUBURBAN DIST. BANDRA

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO-3 MUMBAI SUBURBAN DIST. BANDRA

पुस्तक क्र. IV 304 93 94
२०१५

iSarita v1.3.0

Scanned at: 2015-01-12 ; 11:11 ; 1

करल - ३

४४२	५३७	५४८
२०१७		

08/01/2015 11:40:41 AM

दस्त गोषवारा भाग-2

बदर३
दस्त क्रमांक:305/2015

दस्त क्रमांक: बदर३/305/2015
दस्ताचा प्रकार: कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:मनोहर - छाबरिया
पत्ता:प्लॉट नं: ३०१ , माळा नं: -, इमारतीचे नाव: प्लाटिना, प्लॉट नं: सी ५९ , ब्लॉक नं: सी ब्लॉक, बांद्रा पूर्व, मुंबई , रोड नं: बी.के.सी., महाराष्ट्र, मुंबई
पॅन नंबर:ABEPC6581D

2 नाव:कुमार एच. गांधी
पत्ता:प्लॉट नं: ८०३ , माळा नं: मातना , इमारतीचे नाव: हीरा एलीगंस, भाटीया कालेजचा समोर, साई बाबा नगर , ब्लॉक नं: बोरीवली पश्चिम, मुंबई , रोड नं: , महाराष्ट्र, मुंबई
पॅन नंबर:ACHPG2413L

3 नाव:दत्तात्रय सुरेश शिंदे
पत्ता:प्लॉट नं: एम. के. ७९ , माळा नं: -, इमारतीचे नाव: [illegible] नं. 2 , ब्लॉक नं: विलेपार्ले पश्चिम, मुंबई , रोड नं: मैकुलाल मेहता रोड , महाराष्ट्र, मुंबई
पॅन नंबर:BGFPS8246E

नाव:सत्यम - उत्तमल
पत्ता:२०२ , दुसरा , संपदा अपार्टमेंट, नळीनवास , माळा , नालासोपारा पूर्व, ठाणे , -, Nalasopare E, MAHARASHTRA, THANE, Non-Government.
पॅन नंबर:ABRPU9608C

पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
कुलमुखत्यार देणार वय :-66 स्वाक्षरी:-		
पॉवर ऑफ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:-		
पॉवर ऑफ अटॉर्नी होल्डर वय :-35 स्वाक्षरी:-		
पॉवर ऑफ अटॉर्नी होल्डर वय :-25 स्वाक्षरी:-		

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 2 MUMBAI SUBURBAN DIST. BANDRA

वरील दस्तऐवज करून देणार कुलमुखत्यारपत्र धारक यांनी दस्त ऐवज करून दिल्याचा इन्कार केला आहे. सदर दस्त ऐवज करून देणार व कुलमुखत्यारपत्र धारक यांची ओळख पटवून देणारे [illegible] 08/01/2015 11:40:47 AM

करल - ३

पुस्तक ४	३०५	१८/१५

ओळख:
मी, [illegible] वरील दस्तऐवज करणारे [illegible] यांच्या वतीने दस्त ऐवज करून देणारे यांची ओळख पटवतो.
[illegible]

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सोमनाथ [illegible] वय:33 पत्ता:३०२ ए राधा, [illegible], बोरीवली पश्चिम, मुंबई पिन कोड:400067 स्वाक्षरी		
2	नाव:रवी प्रभाकर वारव्या वय:33 पत्ता:३०२ ए राधा, महावीर नगर, बोरीवली पश्चिम, मुंबई पिन कोड:400067 स्वाक्षरी		

Summary-2(दस्त गोषवारा भाग - २)

करल - ३		
४४२	९३८	४६
२०१७		

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

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

सह दुय्यम निबंधक अंधेरी क्र. ३.
मुंबई उपनगर जिल्हा

EPayment Details

	Epayment Number	Defacement Number
:	MH005044248201415R	0003104401201415

305 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) preview after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बदर-९			
पुस्तक क्र. ४	३०५	९५	९५
२०१५			

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 MUMBAI SUBURBAN DIST. BANDRA

THE SEAL OF THE SUB-REGISTRAR MOHAKHAL NO. 1 MUMBAI SUBURBAN DIST. BANDRA

प्रमाणित करण्यात येते की, या ९५ दस्तामध्ये एकूण ३०५ पाने आहेत.
पुस्तक क्रमांक (बदक्रमांक) - 8 JAN 2015
वर नोंदला दिनांक :

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

कारल - ३
४४२७३९७४५

घोषणापत्र

मी सत्यम उलपत _____ प्रकारे घोषित करतो की, दुय्यम निबंधक कुर्ला - ३ यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री० मनोहर छाब्रिया व इ. यांनी दि. ०७/९/२०१५ रोजी मला दिलेल्या व्हा दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून वसुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी [illegible] केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा [illegible] सदरचे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त [illegible] कार्यवाहीस मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे [illegible] मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : १८/०१/२०१६

कुलमुखत्यारपत्रधारकाचे नाव
व सही

करल - ३

WADHWA RESIDENCY PVT. LTD.
L.B.S. Marg, Opp. R. City Mall, Ghatkopar (W), Mumbai - 400 086
Tel : 022 61296500 / 61296502
Website : www.thewadhwagroup.com

Date: 24th September 2012

TO WHOM SO EVER IT MAY CONCERN

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

With reference to your request for confirmation of towers at "The address" situated at L.B.S. Marg, Ghatkopar-West, Mumbai-400086 is as follows.

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

TOWER B-CONSISIT OF 3- WINGS
VISTA-1(WING -1), VISTA-2 (WING-2) & VISTA-3 (WING-3)

TOWER C- PANORAMA

Thanking you,

For Wadhwa Residency Pvt.Ltd.

Authorized Signatory

THE SEAL OF THE SUB REGISTRAR KURLA NO.-2 MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT
WADHWA RESIDENCY PRIVATE LIMITED
16/08/2005
AADCR0572M

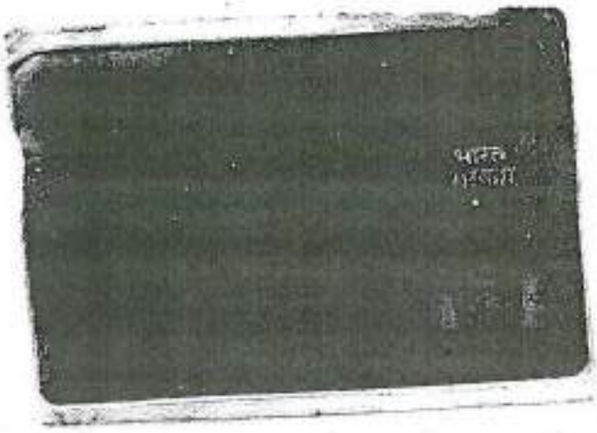
भारत सरकार
GOVT. OF INDIA

भारत सरकार
GOVERNMENT OF INDIA

विशेष विमानतळ भारतभवन
Jitendra Bhimrao Gaikwad
जन्म वर्ष / Year of Birth : 1994
पुरुष / Male

4577 7399 9127

आधार — सामान्य माणसाचा अधिकार



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFGPM1987B

नाम /NAME
TWINKLE RAMESH MORBIA

पिता का नाम /FATHER'S NAME
RAMESH JETHALAL MORBIA

जन्म तिथि /DATE OF BIRTH
20-10-1976

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (संगणक संचालन)
Commissioner of Income-tax(Computer Operations)

Twinkle Morbia

करल - ३

४४२	४४५	४४६
७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3
उपनिबंधक कुर्ला - ३
मुंबई उपनगर जिल्हा, (मुंबई)
MUMBAI SUBURBAN DIST. (MAHARA)

करल - ३		
११२	१२	१९६
२०१७		

भारत निर्वाचन आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UEE2155010

कार्डाचे नाव : अनिल योगेन्द्र राय
Elector's Name : Anil Yogendra Rai
वडिलांचे नाव : योगेन्द्र राय
Father's Name : Yogendra Rai
लिंग / Sex : पुरुष / MALE
जन्म दिनांक / Date of Birth : XX/XX/19XX

UEE2155010

THE SEAL OF THE SHRI-RE... KURLA NG. J
MUMBAI SUBURBAN DIST. (MAHA)

Summary1 (GoshwaraBhag-1)

बुधवार,18 जानेवारी 2017 7:12 म.नं.

दस्त गोषवारा भाग-1

करल3
दस्त क्रमांक: 442/2017

दस्त क्रमांक: करल3 /442/2017

बाजार मुल्य: रु. 2,10,19,000/- मोबदला: रु. 1,62,90,000/-

भरलेले मुद्रांक शुल्क: रु.10,51,420/-

करल - ३
४४२ | ४४३ | ४४६
२०१७

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

अ. क्र. 442 वर दि.18-01-2017

रोजी 7:06 म.नं. वा. हजर केला.

पावती:४४७ पावती दिनांक: 18/01/2017

सादरकरणाराचे नाव: दृवीकल रमेश मोरडिया

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2920.00
पृष्ठांची संख्या: 146	

एकुण: 32920.00

दस्त हजर करणाऱ्याची सही.

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 18 / 01 / 2017 07 : 04 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 01 / 2017 07 : 07 : 21 PM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3 MUMBAI SUBURBAN DIST. (MUMBAI)

प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेला तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण [illegible], निष्पादक [illegible], कबुलीदार व सोबत जोडलेल्या [illegible] "दस्त [illegible], वैधता कायदेशीर बाबीसाठी [illegible] व [illegible] जबाबदार राहतील. [illegible] दस्त [illegible] केंद्र शासन यांचा [illegible] / परि[illegible] होत नाही."

लिहून देणारे
१)
२)
३)

लिहून घेणारे
१)
२)
३)

Summary-2(दस्त गोषवारा भाग - २)

18/01/2017 7 13:46 PM

दस्त गोषवारा भाग-2
कुर्ला - ३

कुर्ला3
दस्त क्रमांक:442/2017

१४२ | १४४ | १४६
१६५

दस्त क्रमांक :कुर्ला3/442/2017
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ट्रॅकल रमेश मोरबिया पत्ता:प्लॉट नं: 601-बी, माळा नं: -, इमारतीचे नाव: कैलास टॉवर, ब्लॉक नं: घाटकोपर पूर्व मुंबई , रोड नं: आर नारकर मार्ग, महाराष्ट्र, मुम्बई. पॅन नंबर:AFGPM1987B	विहून देणार वय :-40 स्वाक्षरी -		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख :-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:सत्यवान दशरथ ताम्हाडे वय:31 पत्ता:रुम नं 17 मुरलीधर चाळ असल्फा घाटकोपर प मुं पिन कोड:400084	स्वाक्षरी		
2	नाव:जितेंद्र - गायकवाड वय:23 पत्ता:302 ए राधा कांदिवली पश्चिम मुंबई पिन कोड:400067	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	वाधवा रेसिडन्सी प्रा ली चे संचालक मनोहर छाडिया तर्फे मुखत्यार सत्यम - Usman प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: प्लटीना , ब्लॉक नं: प्लॉट नं सी 59,जी ब्लॉक बांद्रा पूर्व मुंबई, रोड नं: बी के सी , महाराष्ट्र, मुम्बई. AADCR0872M

सह दुय्यम निबंधक
कुर्ला- ३ (वर्ग-२)

THE SEAL OF THE SUB-REGISTRAR KURLA NO.-3 MUMBAI SUBURBAN DIST. (BANDRA)
दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा, (वांद्रे)

EPayment Details.

Sr	Epayment Number	Defacement Number
1	MH007280903201617M	0004288766201617

442 /2017

Know Your Rights as Registrants:

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

Summary-2(दस्त गोषवारा भाग - २)

21/01/2017 5 23:20 PM

दस्त गोषवारा भाग-2

करल3
दस्त क्रमांक:442/2017

दस्त क्रमांक :करल3/442/2017
दस्ताचा प्रकार :-करारनामा

दस्त - ३
४४२ | ४४५ | ४४६
२०१७

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राधवा रेसिडन्सी प्रा ली चे संचालक मनोहर छाब्रिया तर्फे मुखत्यार सत्यम - उत्तमन पत्ता:प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: प्लटीना , ब्लॉक नं: प्लॉट नं सी 59,जी ब्लॉक बांद्रा पूर्व मुंबई, रोड नं: बी के सी , महाराष्ट्र, मुम्बई. पॅन नंबर:AADCR0872M	लिहून देणार वय :-26 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 01 / 2017 05 : 17 : 20 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अमित - राव वय:28 पत्ता:302 ए राधा कांदिवली पश्चिम मुंबई पिन कोड:400067	स्वाक्षरी		
2	नाव:जितेंद्र - गायकवाड वय:23 पत्ता:302 ए राधा कांदिवली पश्चिम मुंबई पिन कोड:400067	स्वाक्षरी		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	ट्वीकल रमेश :मोरबिया प्लॉट नं: 601-बी, माळा नं: -, इमारतीचे नाव: कैलास टॉवर, ब्लॉक नं: घाटकोपर पूर्व मुंबई , रोड नं: आर नारकर मार्ग, महाराष्ट्र मुम्बई. AFGPM1987B

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	ट्वीकल रमेश :मोरबिया प्लॉट नं: 601-बी, माळा नं: -, इमारतीचे नाव: कैलास टॉवर, ब्लॉक नं: घाटकोपर पूर्व मुंबई , रोड नं: आर नारकर मार्ग, महाराष्ट्र मुम्बई. AFGPM1987B

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण..... पाने आहेत.
करल- ३ / / २०१७
पुस्तक क्रमांक १ क्रमांकावर
नोंदला
दिनांक:

शिक्का क्र.4 ची वेळ:21 / 01 / 2017 05 : 18 : 39 PM

शिक्का क्र.5 ची वेळ:21 / 01 / 2017 05 : 18 : 49 PM

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

सह दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB-REGISTRAR KURLA NO.3 MUMBAI SUBURBAN DIST. (BANDRA)

EPayment

sr.	Epayment Number	Defacement Number

1 MH007280903201617M 0004288766201617

442 /2017

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

करल - ३		
४४२	१४६	१४९
२०१७		

THE SEAL OF THE SUB-REGISTRAR KURLA NO. 3 KURLA SUBURBAN DIST. (MAHARA) सह. दुय्यम निबंधक कुर्ला-३ मुंबई उपनगर जिल्हा. (महा.)

प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण ३ (तीन) शिट्स आहेत.
करल-३ / ४४२ २०१७
पुस्तक क्रमांक १ क्रमांकावर
नोंदला २१/०१/२०१७
दिनांक:

सह दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा.

iSarita v1.5.0

Index-2(सूची - २)

21/01/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3
दस्त क्रमांक : 442/2017
नोंदणी :
Regn:63m

गावाचे नाव : 1) विक्रोळी

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	16290000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	21019000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: फ्लॅट नं 1306, माळा नं: 13, इमारतीचे नाव: बुलेवार्ड III,द एड्रेस, ब्लॉक नं: आर सिटी मॉल समोर,घाट्कोपर पश्चिम मुंबई 400086, रोड नं: एल बी एस मार्ग, इतर माहिती: सोबत 1 कार पार्किंग स्पेस पोडियम मध्ये,सदनिकेचे क्षेत्रफळ 98.94 चौ मी कार्पेट((C.T.S. Number : 50, 50/1 TO 7 & 50/35 TO 44. ;))
(5) क्षेत्रफळ	1) 118.73 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वाधवा रेसिडन्सी प्रा ली चे संचालक मनोहर छाब्रिया तर्फे मुखत्यार सत्यम - उलमन वय:-26; पत्ता:-प्लॉट नं: ऑफिस 301, माळा नं: -, इमारतीचे नाव: प्लटीना , ब्लॉक नं: प्लॉट नं सी 59,जी ब्लॉक बांद्रा पूर्व मुंबई, रोड नं: बी के सी , महाराष्ट्र, मुम्बई. पिन कोड:- 400098 पॅन नं:-AADCR0872M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ट्रॅकिल रमेश मोरबिया वय:-40; पत्ता:-प्लॉट नं: 601-बी, माळा नं: -, इमारतीचे नाव: कैलास टॉवर, ब्लॉक नं: घाट्कोपर पूर्व मुंबई , रोड नं: आर नारकर मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400075 पॅन नं:-AFGPM1987B
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/01/2017
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2017
(11)अनुक्रमांक,खंड व पृष्ठ	442/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1051420
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-३
मुंबई उपनगर जिल्हा.

. . . . . .

DATED THIS DAY OF 20

. . . . . .

WADHWA RESIDENCY PRIVATE LIMITED

...the Promoters

AND

. . . . . .

...the Flat Purchaser/s

. . . . . .

AGREEMENT FOR ALLOTMENT

. . . . . .

Flat No. 1306 on 13th floor of the building

Boulevard ~~I, II, III~~, ~~IV / Vista I, II, III, IV, V /~~ Panorama in the project 'The Address'.

The Wadhwa Group

Landmarks planned with passion