



Thursday, July 30, 2015  
10:58 AM

पावती

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

गावाचे नाव: वळणई  
दस्तऐवजाचा अनुक्रमांक: बरल-2-5821-2015  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: मीनल एच म्हात्रे

पावती क्र.: 7072 दिनांक: 30/07/2015

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2720.00  
पृष्ठांची संख्या: 136

एकूण:

रु. 32720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे  
11:17 AM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली2

बाजार मुल्य: रु.2530000 /-  
भरलेले मुद्रांक शुल्क : रु. 160900/-

मोबदला: रु.3217000/-

सह दुय्यम निबंधक बोरीवली - २.  
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002416058201516S दिनांक: 21/07/2015  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2720/-

REGISTERED ORIGINAL DOCUMENT  
DELEVERIED ON 31/7/15

# JASWANTI ALLIED BUSINESS CENTRE PREMISES CO-OP SOCIETY LTD.

Reg. No. MUM / WP / GNL / O / 3115 / 2017-2018 / YEAR 2017 Dt. 27.04.2017

(CTS No. 351, 353, 354, 354 / 1 to 3 & 348C)

Ext. Ramchandra Lane, Kanchpada, Malad (West), Mumbai - 400 064.

GALA / UNIT NO. A - 712

THIS IS TO CERTIFY that the person(s) named in this Certificate is / are Registered Holder(s) of the within-mentioned share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up. Share of Rupees 50/- each.

## Share Certificate

Member's Register No. 056

Certificate No. 058

Name(s) of Holder(s) Mrs. Minal Hemant Mhatre

& Mr. Hemant Pralhad Mhatre

No. of Shares held

Twenty

20

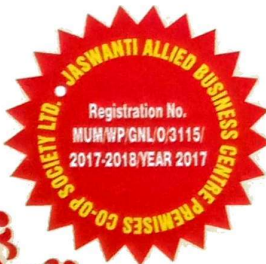
(In Words)

(In figure)

Distinctive No.(s) From 1141 To 1160

(Both Inclusive)

Given under the Common Seal of the said Society at Mumbai this 1<sup>st</sup> day of January 2018



Pamir Avon

M.C. Member

[Signature]

Hon. Secretary

[Signature]

Chairman



30 July, 2015

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. बांगीवली 2

दस्त क्रमांक : 582-V/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : बळणई

करारनामा

रु.3,217,000/-

रु.2,530,000/-

351,353,354,354/1 To 3,348C, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : मदनिका नं. इंडस्ट्रियल युनिट नं. 712, माळा नं: 7 ए विंग, इमारतीचे नाव: जमवंती अलाईड बिजनेस सेंटर, ब्लॉक नं: मालाड प मुंबई 400064, रोड : रामचंद्र लेन काचपाडा 20.57 चौ.मीटर

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन, पॉटहिस्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) नाव:- में/- अलाईड कंस्ट्रक्शन कं चे भागिदार सुरेश वैद तर्फे मुखन्यार केवल - मकवाना ,वय: 26;  
पत्ता :-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: कृष्णा पॅलेस , ब्लॉक नं: कांदिवली पूर्व , रोड नं: आशा नगर , मह मुम्बई.

पिन कोड:- 400101

पॅन नंबर: AAPFA8255N

2) नाव:- में/- आश्रय इनव्हेस्टमेंट चे भागिदार रश्मीन जी रुघानी तर्फे मुखन्यार केवल - मकवाना ,वय: 26,  
पत्ता :-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: कृष्णा पॅलेस , ब्लॉक नं: कांदिवली पूर्व , रोड नं: आशा नगर , मह मुम्बई.

पिन कोड:- 400101

पॅन नंबर: AATFA3882F

1)नाव:- मीनल एच म्हात्रे ; वय:48;

पत्ता:-प्लॉट नं: 1301, माळा नं: 13 बी विंग , इमारतीचे नाव: रहेजा सॉलिटॅर , ब्लॉक नं: गोरगाव प, रोड नं: ऑफ रोड , महाराष्ट्र, मुम्बई.;

पिन कोड:- 400104;

पॅन नं:- ACVPM2466R;

2)नाव:- हेमंत प्रल्हाद म्हात्रे ; वय:51;

पत्ता:-प्लॉट नं: 1301, माळा नं: 13 बी विंग , इमारतीचे नाव: रहेजा सॉलिटॅर , ब्लॉक नं: गोरगाव प, रोड नं: ऑफ रोड , महाराष्ट्र, मुम्बई.;

पिन कोड:- 400104;

पॅन नं:- AAAPM9815B;

(9) दस्तऐवज करून दिल्याचा दिनांक

25/07/2015

(10) दस्त नोंदणी केल्याचा दिनांक

30/07/2015

(11) अनुक्रमांक, खंड व पृष्ठ

5821/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु.160,900/-

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

रु.30,000/-

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारनास- निवडलेला अनुच्छेद :-

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



खरी प्रत  
सह दुय्यम निबंधक बांगीवली- २  
मुंबई शहर निबंधक

महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14041250678337

Bank/Branch: IBKL - 6910711/KANDIVALI [ EAST ]  
Pmt Txn id : 67955496 Stationery No: 14041250678337  
Pmt DtTime : 21-JUL-2015@18:16:07 Print DtTime : 21-Jul-2015@19:11:21  
ChallanIdNo: 69103332015072151555 GRAS GRN : MH002416058201516S  
District : 7101-MUMBAI Office Name : IGR190-BRL1\_JT SUB REGI

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 1,60,900/- (Rs One, Six Zero, Nine Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment  
Prop Mvblty: Immovable Consideration: R 32,17,000/-  
Prop Descr : I T UNIT NO 712,WING A 7TH FLOOR,JASWANTI ALLIED,BUSINESS CENTRE,RA  
MCHANDRA LANE,EXTN KANCHPADA,MALAD W MUMBAI,Maharashtra,400064

Duty Payer: PAN-ACVPM2466R,MINAL HEMANT MHATRE  
Other Party: PAN-AAPFA8255N,ALLIED CONSTRUCTION CO AND ASHRAY INVESTMENTS

Bank official1 Name & Signature

*[Handwritten Signature]*

*[Handwritten Signature]*



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



बरल-२/		
५८२९	९	९३२
२०१५		

# Data of ESBTR for GRN MH002416058201516S

## Bank - IDBI BANK

Bank/Branch : IBKL - 6910711/KANDIVALI [ EAST ]  
Pmt Txn id : 67955496 Stationary No : 14041250678337  
Pmt DtTime : 21/07/2015 18:16:07 Print DtTime : 21/07/2015 19:11:21  
ChallanIdNo : 69103332015072151555 GRAS GRN : MH002416058201516S  
District : 7101 / MUMBAI Office Name : IGR190 / BRL1\_JT SUB REGISTRAR BORIVALI 1

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 1,60,900.00/- (Rs One Lakh Sixty Thousand Nine Hundred Rupees Only )

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

Article : B25  
Prop Mvblty : Immovable Consideration : 32,17,000.00/-  
Prop Descr : I T UNIT NO 712WING A 7TH FLOORJASWANTI ALLIEDBUSINESS CENTRE , RAMCHANDRA LANEEXTN KANCH  
: Maharashtra  
: 400064  
Prop Payer : PAN-ACVPM2466R MINAL HEMANT MHATRE  
Other Party : PAN-AAPFA8255N ALLIED CONSTRUCTION CO AND ASHRAY INVESTMENTS

Bank Scroll No : 100  
Bank Scroll Date : 22/07/2015  
Credit Date : 22/07/2015  
Mobile Number : 9166999000

Only for verification-not to be printed and used



बरल-२/		
५८२९	३	१३२
२०१५		

L

AGREEMENT

THIS AGREEMENT is made at Mumbai this 25<sup>th</sup> day of July  
2015.

Between

M/S ALLIED CONSTRUCTION CO, a partnership firm registered under Indian Partnership Act, 1932 having its address at 5, Sai Zarukha, Opp. S.N.D.T. (Mahila) College, Adarsh Society Road, Malad (W), Mumbai 400 064 hereinafter referred to as "Owner" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the firm, the survivors or survivor of them, the heirs, executors and administrators of such last survivor) of the First Part:

And

M/S. ASHRAY INVESTMENTS, a partnership firm, registered under the Indian Partnership Act, having its registered office at 11/12 Nagarwala Colony, Opp. Laxminarayan Shopping Centre, Poddar Road, Malad (E), Mumbai 400 097 hereinafter referred to as "Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm, the survivor or survivors of them and the heirs, executors, administrators, successors of such last surviving partner, his/her/its assigns) of the Second Part

And

Shri/Smt/Miss/Ms. MINAL HEMANT MHATRE  
Shri. HEMANT PRALHAD MHATRE.

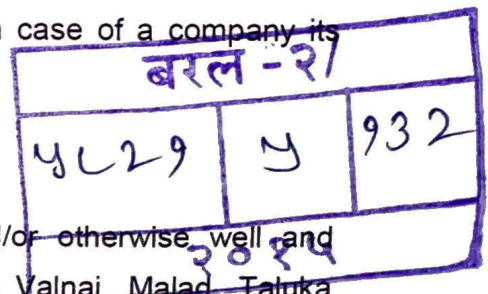
\_\_\_\_\_ having  
address for the purpose of these presents at

1301-B, Raheja Solitaire. off S.V. Road. Behind VIFOR  
India Udyog Nagar. Goregaon (W) MUMBAI.  
400104. hereinafter referred to as the "Purchaser"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of individuals his/her/their heirs, executors administrators, in case of firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner and in case of a company its successors and permitted assigns) of the Third Part:

**WHEREAS:-**

- a) The Owner is seized and possessed of and/or otherwise well and sufficiently entitled to plots of land at Village Valnai, Malad, Taluka Borivali within the Registration District and Sub-District Mumbai City and



Mumbai Suburban at Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (W), Mumbai-400 064 and more particularly described below: -

Survey Nos.	Hissa Nos.	CTS Nos.	Area in square meters
24	7 (part)	348/C (part)	162.50
24	9	354 and 354/1 to 3	2074.5
24	4	351	805.6
24	3	353	762.6
		TOTAL	3805.2

(the "Plot") more particularly described in the **First** Schedule hereunder written and shown by black colour boundary line on the plan annexed hereto as Annexure "1";

- b) The Owner is constructing a service industrial building with 3 wing wings known as **ALLIED BUSINESS CENTRE** on the Plot under the plans approved and sanctioned by Municipal Corporation of Greater Mumbai (MCGM);
- c) By Joint Development Agreement dated March 4, 2013 ("**Joint Development Agreement**") duly registered with the office of the Sub-Registrar of Assurances Borivali-3 (Bandra) under Serial No.BRL-1403/2013 executed between the Owner, of the One Part and the Developer, of the Other Part, the Owner granted in favour of the Developer the development rights in respect of the Plot *inter alia* for constructing and completing the service industrial building with 3 wings to be known as **JASWANTI ALLIED BUSINESS CENTRE** standing on the Plot (the "**Building**") for the consideration and on the terms and conditions mentioned therein;



- d) The Joint Development Agreement *inter alia* provides as follows:
- (i) The plans of the Building have been approved for the ground, 1<sup>st</sup> and 2<sup>nd</sup> floor;
- (ii) The Developer will get further plans approved by utilizing the fungible areas and balance FSI, TDR etc;
- (iii) The carpet area in the Building shall be divided between the Owner and the Developer in the proportion of 64.16 : 35.84%;
- The Owner and the Developer identified their respective

बरल - २/		
४८२९	६	९३२
२०१५		

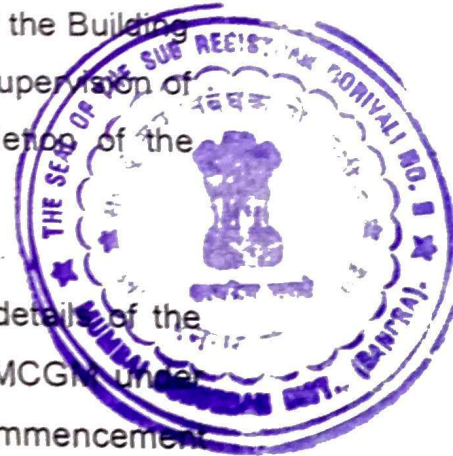
*(Handwritten signatures and marks)*

areas as per the statement set out therein.

- e) In pursuance of the Joint Development Agreement, the Owner executed a Power of Attorney dated March 4, 2013 ("**Power of Attorney**") which was duly registered with the office of the Sub-Registrar of Assurances Borivali-3 (Bandra) under Serial No.BRL-3/1404/2013 in favour of (1) Rashmin G. Rughani and (2) Bharat G. Rughani partners of Developer *inter alia* in respect of the development of the Plot;
- f) The Owner and the Developer have revised the plans of the Building and got them approved from MCGM on September 23, 2014. As per the amended plans, the Building shall be now service industrial plus IT. And accordingly the Owner and Developer are in the process of revising the area distribution between them.

The Building has 3 wings, namely "A", "B" and "C". Wing "A" and "B" is contemplated to consist of basement + ground + 1<sup>st</sup> to 3<sup>rd</sup> (for industrial) + 4<sup>th</sup> to 8<sup>th</sup> (for IT user). Wing "C" is contemplated to consist of basement + ground (pt.) + stilt (pt.) + 1<sup>st</sup> to 3<sup>rd</sup> (for industrial) + 4<sup>th</sup> to 5<sup>th</sup> (pt.) upper floors (for IT).

- g) M/s. Sandeep Vichare & Associates has been appointed as architects and K.C.Shah Consultants have been appointed as RCC Consultants for the preparation of the structural designs and drawings of the Building and the Owner and the Developer accept the professional supervision of the Architect and the Structural Engineers till the completion of the Building;



- h) The plans, specifications, elevations, sections and other details of the Building have been duly approved and sanctioned from MCGM under No. CHE/9730/BP (WS)/AP dated 15<sup>th</sup> June 2009 and Commencement Certificate bearing No CHE/9730/BP (WS)/AP on 20<sup>th</sup> April 2010 has been obtained in respect of the Building. The plans were revised from time to time and the latest revised plan is approved vide approval dated 23<sup>rd</sup> September 2014. The Commencement Certificate has been revalidated from time to time.

ब्रल - ३/		
५८२९	७	९३२
२०१५		

- i) While sanctioning the plans, MCGM has laid down certain terms, conditions and restrictions which are to be observed and performed by the Developer while developing the Plot and upon due observance and performance of which only the Occupation and Completion Certificate/s in respect of the Building shall be granted by MCGM;



j) The Developer has commenced construction of the remaining portion of the Building in accordance with the plans;

k) The Purchaser demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents relating to the Plot, the approved plans, NOCs, approvals, specifications prepared by the Developer's Architects and such other documents which are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (the "Act") and the rules made thereunder and the Purchaser is fully satisfied with the title of the Owner in respect of the Plot and the Developer's right to allot premises in the Building;

l) The copy of the Title Certificate dated 12<sup>th</sup> November 2012 issued by Mr. Nilesh C. Parmar, Advocate, copies of the property cards, copy of the IOD, copy of the Commencement Certificate and copy of the plan in respect of the premises agreed to be purchased by the Purchaser has been annexed hereto and marked as Annexures "2", "3", "4", "5" and "6" respectively;

m) The Purchaser applied to the Developer for allotment to the Purchaser of IT Unit No 312 on the 7<sup>th</sup> floor in A Wing of the Building **JASWANTI ALLIED BUSINESS CENTRE** admeasuring 13-14 square meters equivalent to 184-49 square feet carpet area as shown in the floor plan hereto annexed and marked as Annexure "6" (the "Premises").

n) The Developer has agreed to sell and allot to the Purchaser the Premises on ownership basis and the Purchaser agrees to purchase the same for the lumpsum total consideration of Rs 32,17,000/- (Rupees Thirty two Lacs Seventeen thousand only.) only and on the terms and conditions as hereinafter appearing;

o) Under Section 4 of the Act, the Developer is required to execute a written agreement for sale of the Premises in favour of the Purchaser, being in fact these presents and also to get the same registered under the Registration Act, 1908;

बरल - २		
५६२९	८	१३२
२०१५		



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

1. PLANS:

1.1 The Developer shall be constructing and completing from 3<sup>rd</sup> floor onwards, the service industrial plus I. T building with 3 wings known as JASWANTI ALLIED BUSINESS CENTRE (the "Building") on the Plot.

1.2 The Developer shall construct the Building on the Plot in accordance with the plans, designs, specifications approved by the MCGM and which have been seen and approved by the Purchaser with only such variations and modifications as the Developer may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

Provided that the Developer shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the area of the Premises of the Purchaser



2. AGREEMENT:

2.1 The Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser I.T. Unit No. 712 admeasuring 12-14 square meters carpet area equivalent to 184-49 square feet on the 7<sup>th</sup> floor of Wing A. of building JASWANTI ALLIED BUSINESS CENTRE (the "Building") to be constructed on the Plot ( the "Premises") for the lumpsum price of Rs 32,17,000/- /-Rupees

Thirty two Lacs Seventeen thousand Only.

including the proportionate price of the "common areas and facilities" appurtenant to the Premises, the nature, extent and common areas and facilities which are more particularly described in the **Second Schedule** hereunder written;

2.2 Under the approved plan a loft of 10-48 square metres equivalent to 112-80 square feet is approved in the Premises.. The height of the loft shall not be more than 1.5 metres..

5629	e	932
3034		

2.3 The Purchaser agrees and accepts that if the carpet area of the Premises is reduced due to Structural columns and structural members and/or on account of design and construction variances, the Purchaser

*Handwritten signature and initials*

*Handwritten signature and initials*

*Handwritten signature and initials*

shall not complain or raise any grievance on account of the said reduction. The Purchaser shall be bound to accept such reduced area and shall not complain or demand compensation for such reduced area.

3. **PAYMENT :** The Purchaser has paid to the Developer a sum of Rs 2,10,141/- /- , on or before the execution of this Agreement and agrees to pay the balance sum of Rs 30,06,859/- /- in the following manner:  
*Thirty Lacs Six thousand Eight hundred fifty nine only.*

	Amount (Rs.)
Within ___ days of Execution of this agreement	—
Completion of Plinth	—
On casting of 1 <sup>st</sup> slab	—
On casting of 2 <sup>nd</sup> slab	—
On casting of 3 <sup>rd</sup> slab	—
On casting of 4 <sup>th</sup> slab	—
On casting of 5 <sup>th</sup> slab	—
On casting of 6 <sup>th</sup> slab	—
On casting of 7 <sup>th</sup> slab	—
On casting of 8 <sup>th</sup> slab	—
On casting of 9 <sup>th</sup> slab	—
On completion of brickwork & plastering	—
On finishing	—
On possession	30,06,859/-



*Thirty Lacs Six thousand Eight hundred fifty nine only.*

3.1 The time for payment of the respective amounts payable by the Purchaser to the Developer as mentioned herein shall always be the essence of this agreement.

**बरल - २**

४८२९	३.२	९०	९३२
२०१५			

The aforesaid payments shall be made by the Purchaser within 7 days of notice in writing by the Developer to be given as hereinafter mentioned.

3.3 In addition to the consideration, and all amounts payable under this Agreement, the Purchaser shall bear and pay Service Tax as applicable,

VAT any other new taxes (including without limitation Goods and Services Tax), any such interest, penalty, levies and cesses and also all increases therein from time to time which shall be paid by the Purchaser to the Owner along with and in addition to each installment or as may be demanded by the Owner on or before asking for possession of the Premises. The Purchaser agrees to pay this amount without any kind of demur, on execution of these presents or as and when demanded by the Owner but in any case before possession.

3.4 The Purchaser agrees to deduct tax at applicable rate of the consideration as per the Income Tax Act, 1961 and pay the same to the requisite authorities and further the Purchaser agrees and undertakes to furnish to the Owner a TDS Certificate in this regard within 15 days from the date of deduction of tax. In the event the Purchaser fails to deduct tax or deposit the same with the requisite authorities, the Purchaser shall be solely liable and responsible in respect thereof, with no liability to the Owner..

3.5 The Purchaser agrees and confirms that in the event of delay / default in making payment of the service tax or any such tax demanded, then without prejudice to any other rights or remedies available with the Owner under this Agreement, the Owner shall be entitled to adjust the unpaid service tax or any such tax along with interest payable thereon from the due date till the date of adjustment against any subsequent amounts received from the Purchaser;

3.6 Without prejudice to the Developer's other rights under this Agreement and/or in law, the Purchaser agrees to pay to the Developer interest at the rate of 18% per annum on all the amounts which become due and payable by the Purchaser to the Developer under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Developer until the date such outstanding amount is received by the Developer. In addition to the Purchaser's liability to pay interest as mentioned hereinabove the Purchaser shall also be liable to pay and reimburse to the Developer, all the costs, charges and expenses whatsoever, which are borne, paid or incurred by the Developer for the purpose of enforcing payment of and recovering from the Purchaser any amount or dues whatsoever payable by the Purchaser under this Agreement and the Purchaser hereby indemnifies the Developer regarding such expenses.



बिल नं.	
9229	932
2024	

Handwritten signatures and initials in blue ink.

ms. Arvind. H. Dhotar. ACV 19021166 K

ms. Hemant. P. Dhotar. AAA 1909819 B.

Handwritten initials and signatures: "MS", "AW", "EV", and a large signature.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO**

All that piece of land at Village Valnai, Malad, Taluka Borivali within the Registration District and Sub-District Mumbai City and Mumbai Suburban at Ramchandra Lane Extension Road, Near Malad Industrial Estate, Kanchpada, Malad (West), Mumbai - 400 064 and more particularly described below: -

Survey Nos.	Hissa Nos.	CTS Nos.	Area in square meters
24	7 (part)	348/C (part)	162.50
24	9	354 and 354/1 to 3	2074.5
24	4	351	805.6
24	3	353	762.6
		TOTAL	3805.2

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
**COMMON AREAS AND FACILITIES**

- i) All that piece of land described in the **First Schedule** hereinabove and shown by black colour boundary line on the plan annexed hereto and marked as "**Annexure 1**".
- ii) Entrance lobbies and foyer of the Building
- iii) Access to the Building shall be from Ramchandra Extn. Road
- iv) Staircases from ground to top terrace in all three wings
- v) Landings and mid-landings on each upper floor of the Building which serve as entrance corridors to all Units on all the floors.
- vi) Water storage tank located on the top terrace and underground water tank on the ground level.
- vii) Plumbing and drainage network throughout the Building.
- viii) Electric wiring pertaining to staircase lights and open spaces.
- ix) Necessary light and public water connection.
- x) Two elevators, in each wing, that services ground to top floor each and their lift machine rooms with equipments.
- xi) Refuge area.



बोरिवली - २/		
4C29	39	932
२०१५		

Handwritten signature or mark.

Handwritten initials "MS".

xii) Security cabin

**THE THIRD SCHEDULE ABOVE REFERRED TO:  
RESTRICTED AREAS AND FACILITIES**

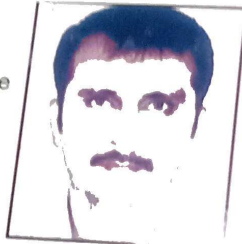
All areas not covered under "Common Areas and Facilities" including but not limited to top terrace, terrace on 5<sup>th</sup> floor of "C" Wing, open spaces, basements, parking at all levels, servant toilets, are restricted areas and facilities and the Developer shall have absolute right to dispose of the same to any person/s in the manner the Developer deems fit and proper.

SIGNED AND DELIVERED by the  
Withinnamed the Owner  
**M/S. ALLIED CONSTRUCTION CO**  
by the hands of its partner  
Shri Suresh Baid  
in the presence of .....



PAN No:- AAAEAS  
FOR ALLIED CONSTRUCTION  
PART

SIGNED AND DELIVERED by the  
withinnamed the Developer  
**M/s. Ashray Investments**  
by the hand of its partner  
Mr. Rashmin G. Rughani  
in the presence of .....



PAN No:- AAATEA38  
For ASHRAY INVESTMEN  
Partner

SIGNED AND DELIVERED by  
the within named : Purchaser/s  
Mrs. MINAL HEMANT MHATRE



PAN No:- ACVPM2466A

Mrs. HEMANT. PRALHAD  
MHATRE.



PAN No: AAAPM8158

In the presence of .....



बरल - २/		
४८२९	३२	९३२
२०१५		

# मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- न.भू.अ.गोरेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

विभाग/भोजे -- वळणई	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याच्या तपशील आणि त्याच्या फेर तपासणीची नियत वळ
नगर नुमावण प्लॉट / फा. प्लॉ. नं.	348		604.6		
धारणाधिकार					
प्लॉटचा मुळ धारक	शेती				
धार					
भार					
शेते					
व्यवहार		खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण	

शी करणारा  
 46197  
 231417  
 2285  
 24  
 24106197



न.भू.अ.गोरेगांव  
मुंबई उपनगर जिल्हा

सत्व प्रतिलिपी  
 24106197  
 नगर नुमावण अधिकारी, गोरेगांव



बरल - 2/		
4629	83	932
2014		

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. CHE/9730/11/W31/AF/10

मुंबई नगरपालिका (ग्रेटर मुंबई)  
अनुमति विभाग  
ए. ए. नं. ९७३०/११/३१/अ. ए. १०  
मुंबई, महाराष्ट्र

26 MAY 2015

To,  
Shri Sandeep Vichare,  
Architect.

Sub : Proposed redevelopment of service industrial + I.T.  
building on plot bearing C.T.S. No.351, 353, 354, 354/1  
to 3 & 348C of Village Valnai, Ramchandra lane  
extension at Malad (West), Mumbai.

Ref : Your letter dated 21.05.2015.

\*\*\*\*\*

Gentleman,


There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) That all the objections of this office Intimation of Disapproval under even No. dt.15.06.2009 shall be applicable and should be complied with.
- 2) That the revised R.C.C. design and calculation should be submitted.
- 3) That all the payments shall be paid before C.C.
- 4) That revised N.O.C. from H.E. shall be submitted before requesting for C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

  
**Executive Engineer (Bldg. Prop.)**  
(W. S.) 'P' Ward.



बरल - २/	
५८२९	५८९३२



No. CHB/9730/BP(WB)/AP of


26 MAY 2015

Copy to 1. Owner: M/s. Allied Construction Co,  
Partner Mr. Suresh Hald,

2. Asstt. Commissioner P. North Ward,

3. A.E.W.W. P/North Ward

For information please.

  
26/05/15  
E.E.B.P. (W.S.) 'P' Ward.

BRIHANMUMBAI MAHANAGARPALIKA

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

No. CHE/ 9730 /BP(WS)/AP/AN

20 APR 2018

COMMENCEMENT CERTIFICATE

To,  
M/s. Allied Construction Co.  
Partner Mr. Suresh Baid  
Owner.  
Sir,

With reference to your application No. 2323 dated 19.11.2008 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Service Indl. bldg. on plot bearing  
C.T.S. No. 351, 353, 354, 354/1 to 3 & 348C  
at premises at Street Ramchandra Lane Extension  
Village Valnai Plot No. \_\_\_\_\_  
situated at Malad (W) Ward P/North.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1965.
7. The conditions of this certificate shall be binding not only on the applicant by on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

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

This C.C. is restricted for work up to Top of Basement slab level of Phase-I as per approved phase programme.



For and on behalf of Local Authority  
Brihanmumbai Mahanagar Palika

बाल-२/		
५८२९	६९	९३२

Shri R.V.Nautiyal  
Executive Engineer, Building Proposal (W. S.)  
'P' & 'M' Wards

TRUE COPY  
SANDEEP VICHARE  
Architect

MUNICIPAL

FOR

FOR

8) This C.C. is now re-enclose upto top of basement slab level of phase I as per approved phase Programme & as per approved amended Plan dtd 3/8/10

26 SEP 2010

*[Signature]* 26/9/10  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

9) This C.C. is now valid & further extended upto Ground + 1<sup>st</sup> & 2<sup>nd</sup> upper floor for wing 'C' as per approved amended plan dtd. 3/8/10 and approved phase Programme dtd. 3/8/10

22 OCT 2010

*[Signature]* 22/10/10  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

10) This C.C. is now valid & further extended for wing 'B' & Wing 'A' (Pt) upto top of basement slab level as per approved amended plan dtd. 03-08-2010.

10 MAR 2011

*[Signature]* 10/3/11  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

11) This C.C. is now valid & further extended for work of wing 'B' & 'A' (Pt) for bldg comprising Basement + Ground + 2<sup>nd</sup> upper floors as per amended approved plan dtd. 3-8-2010

20 OCT 2011

*[Signature]* 20/10/11  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

12) This C.C. is now extended work up to top of Base Slab level for Balance portion of wing 'A' (Pt) as per approved phase programme & approved amended plan

31/8/10		
4629	62	932
2014		



19 JUN 2014

*[Signature]* 19/6/14  
EXECUTIVE ENGINEER;  
BUILDING PROPOSAL (W.S.) P-WARD

13) This C.C. is now valid & further extended for work upto Base Ground + 1<sup>st</sup> to 2<sup>nd</sup> upper floor re. balance portion of wing 'A' Pt. of Phase III as per approved phase Programme dtd. 03/08/2010.

25 SEP 2014

*[Signature]* 25/9/14  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) P WARD

14] This C.C. is now valid & further extended for work upto Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> upper floor for wing 'C' & Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> upper floor for wing 'A' as per approved amended plan dtd. 23/09/2014.

01 NOV 2014

*(Signature)*  
 EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) P-WARD

15] This C.C. is now further extended for work upto Basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> upper floors for (wing A & B) & Basement + Ground + 1<sup>st</sup> to 4<sup>th</sup> + 5<sup>th</sup> (Pt) upper floors (for wing 'C') as per approved amended plan dtd 01/01/2015.

07 JAN 2015

*(Signature)*  
 EXECUTIVE ENGINEER;  
 BUILDING PROPOSAL (W.S.) P-WARD

16] This C.C. is now further extended for <sup>entire</sup> work upto wing 'A' & 'B' for Basement + Ground (Part for restaurant and remaining Part for Industrial) + 1<sup>st</sup> to 3<sup>rd</sup> upper floor (for Industrial user) + 4<sup>th</sup> to 8<sup>th</sup> upper floors (for I.T. user) & wing 'C' for Basement + Ground + 1<sup>st</sup> to 3<sup>rd</sup> upper floors (for Industrial user) + 4<sup>th</sup> to 5<sup>th</sup> (Pt.) upper floors (for I.T. User) as per approved amended plan dtd. 26/05/2015.

04 JUN 2015

*(Signature)*  
 EXECUTIVE ENGINEER;  
 BUILDING PROPOSAL (W.S.) P-WARD

TRUE COPY  
 ANDEEP VICHARE  
 Architect



बरल - २/		
41-29	43	932

For ASHRAY INVESTMENT

*[Handwritten Signature]*

Partner

FOR ALLIED CONSTRUCTION CO.

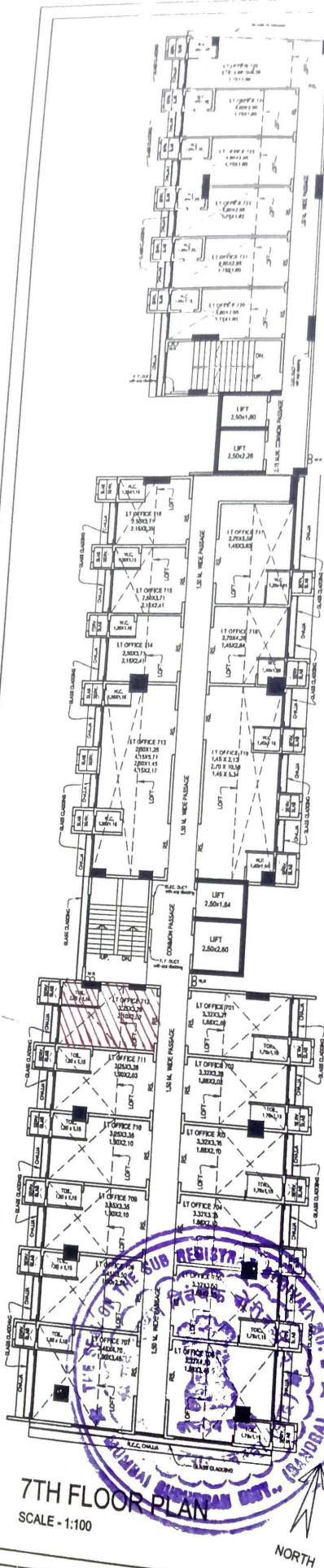
PARTNER

Mrs. Minal H. Mhatre  
Mrs. Hemant P. Mhatre  
J.T. Unit No A 312.

*[Handwritten Initials]*

*[Handwritten Initials]*

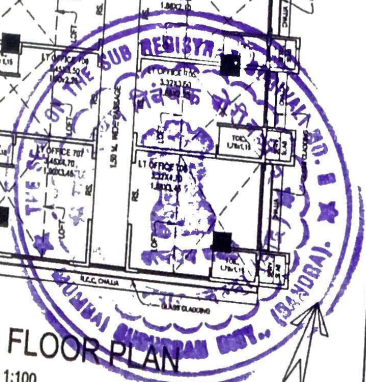
बरल - २/		
५८२९	०२	९३२
२०१५		

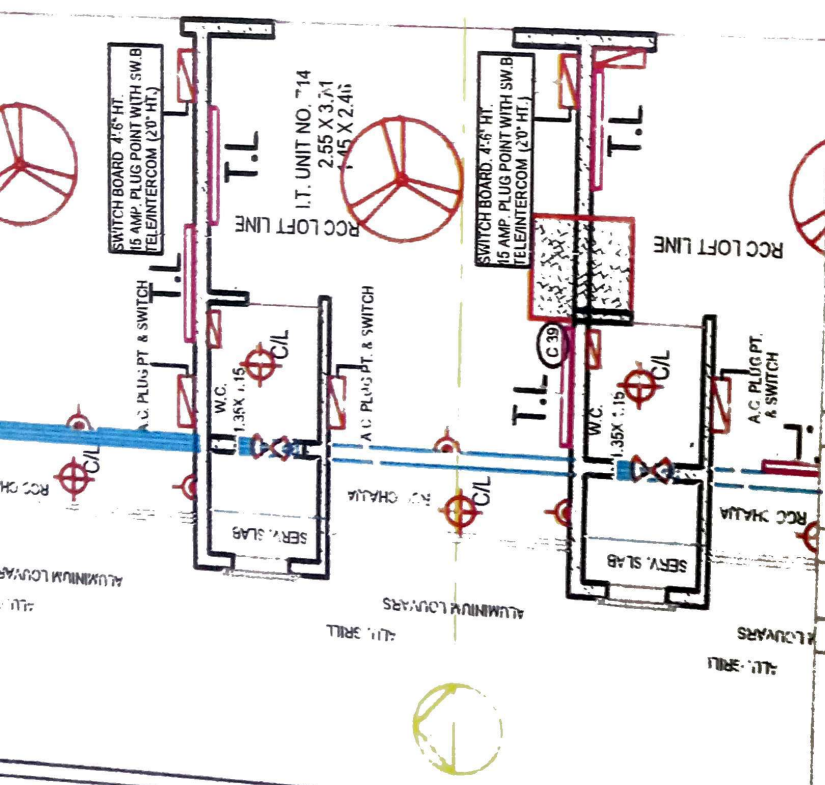
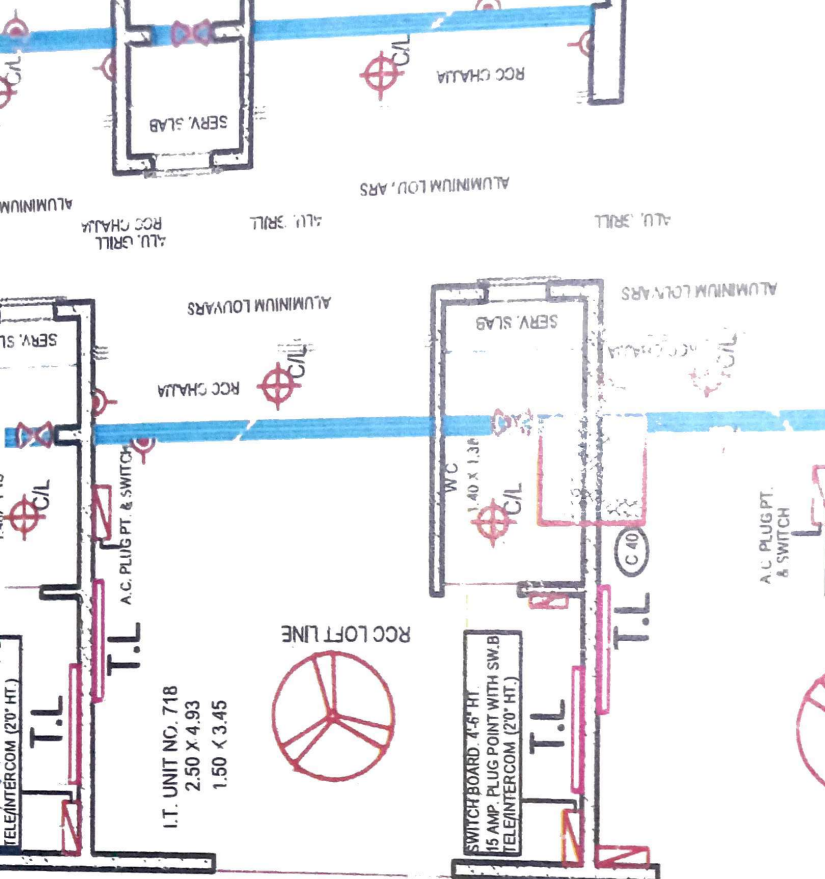


7TH FLOOR PLAN

SCALE - 1:100

NORTH





REV.-1	ADDITIONAL STAIRCASE DETAILS	10-07-2014
REV. NO.	DESCRIPTION	DATE & SIGN

**GENERAL NOTES**

DO NOT SCALE THE DRAWING.  
 ALL THE DIMENSIONS ARE IN MM. & METER.  
 ALL THE DIMENSIONS ARE FINISH DIMENSION.  
 PLEASE CHECK THE DRAWING ALONGWITH APPROVED MUN. DRGS. & CONFIRM TO CONSULTING ARCHITECTS OFFICE BEFORE COMMENCING THE WORK.  
 IF ANY DESCRIPLANCY IN THE DRAWING CONTACT CONSULTING ARCHITECTS OFFICE.  
 NO CHANGES TO BE MADE IN THE PLAN WITHOUT PRIOR NOTICE TO THE ARCHITECT.

**DESCRIPTION OF PROPOSAL & PROPERTY**

PROPOSED DEVELOPMENT OF S.I. BLDG. ON PLOT BEARING C.T.S. No. 351 353. 354/1 TO 3 & 348-C, AT RAMCHANDRA LINE, MALAD (W), MUMBAI.

**NAME OF OWNER**

M/s. ALLIED CONSTRUCTION CO.

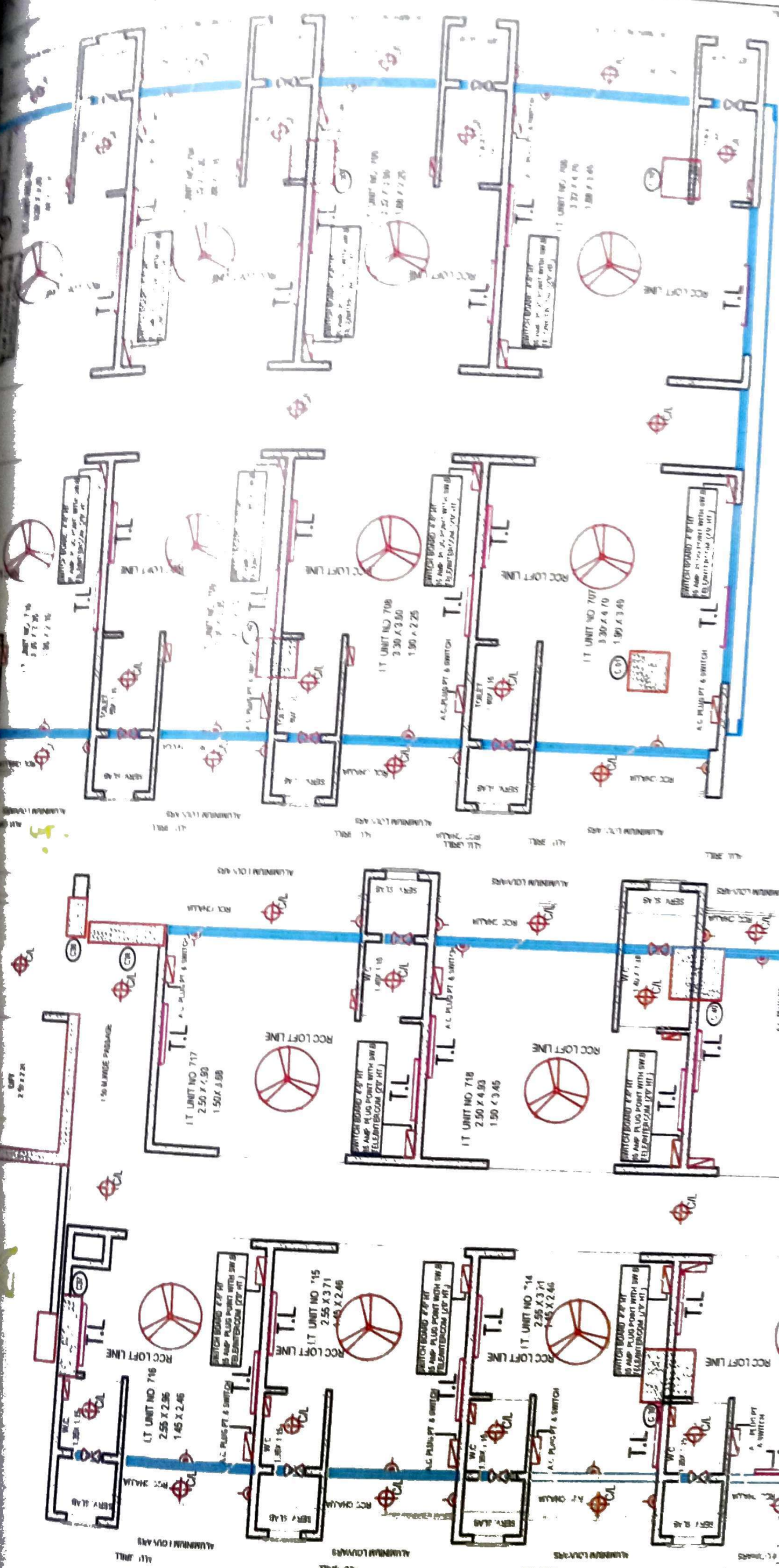
DRG. No.	NORTH
WD / - ELEC-A&B-05	
SCALE	
N.T.S.	10-04-2015

**ARCHITECTS**

**SANDEEP VICHARE & ASSOCIATES**  
 ARCHITECTS & INTERIOR DESIGNERS  
 215 PRESTIGE INDUSTRIAL ESTATE  
 BAUDI CROSS LANE, NR. DELEM CHURCH  
 OFF MARVE ROAD MALAD (W) MUMBAI - 400042  
 Tel: 2812153454

GLASS FACADE

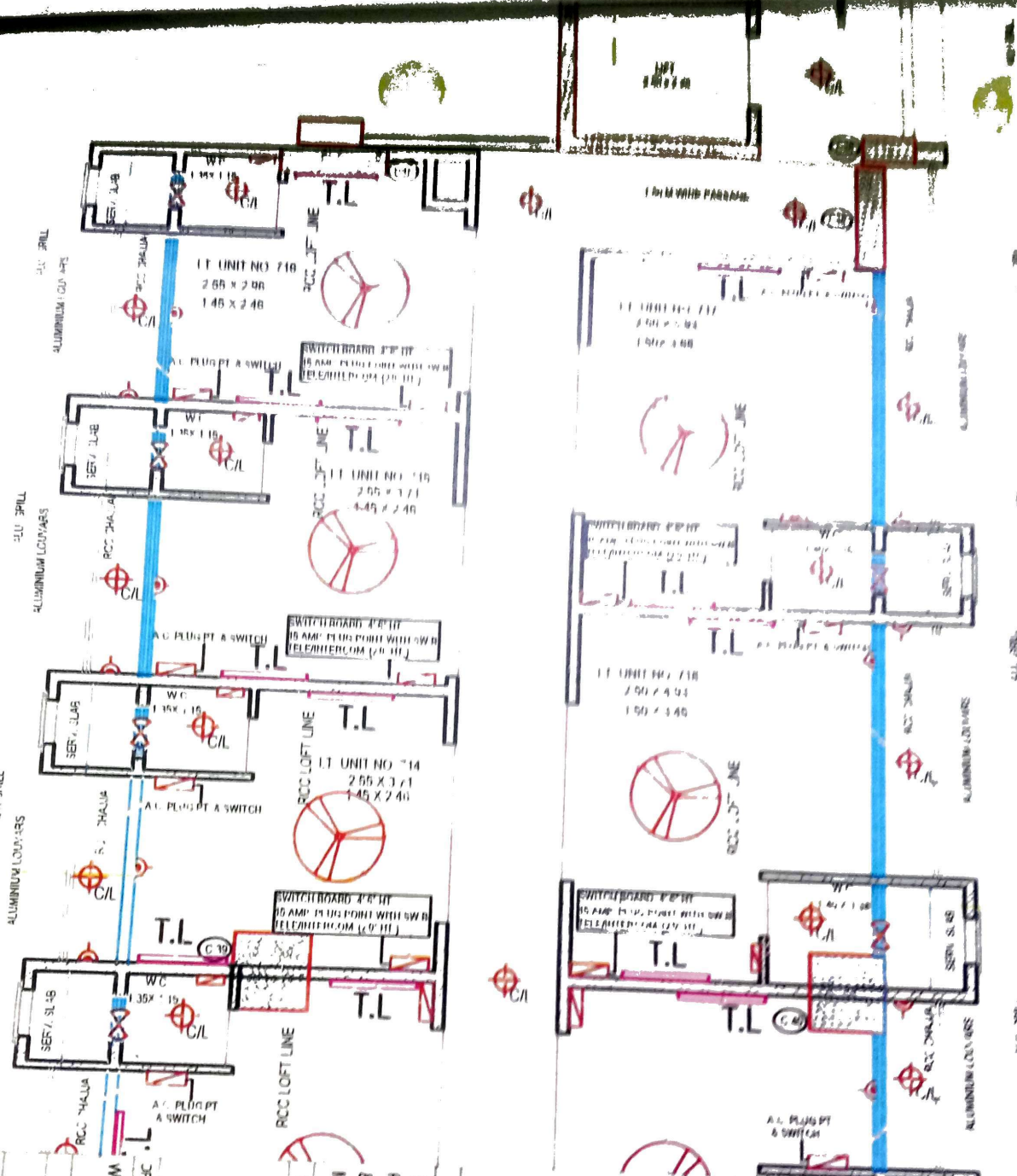
# 7TH FLOOR PLAN



PROPOSED  
PLOT NO. 15  
& 345-C  
MUMBAI

M/S. ALL  
ND / - ELEC  
SCALE  
N.T.S.  
ARCHITECT

SANDEE  
ARCH  
3  
S/N  
15



REV.	DESCRIPTION	DATE

**GENERAL NOTES**

DO NOT SCALE THE DRAWING.

ALL THE DIMENSIONS ARE IN MM & METERS.

ALL THE DIMENSIONS ARE FINISH DIMENSION.

PLEASE CHECK THE DRAWING AGAINST THE APPROVALS AND APPROVE & SIGNATURE OF THE ARCHITECTS' OFFICE BEFORE COMMENCING THE WORK.

IF ANY DISCREPANCY IN THE DRAWING CONTRACT CONSULT THE ARCHITECT'S OFFICE.

NO CHANGES TO BE MADE IN THE PLAN WITHOUT PRIOR NOTICE TO THE ARCHITECT.

**DESCRIPTION OF THE PROJECT**

PROPOSED DEVELOPMENT OF SL BLDG. ON PLOT BEARING C.T.S. No. 351 353 354/1 TO 3 & 348-C, AT RAMCHANDRA LINE MALAD (W), MUMBAI.

NAME OF OWNER

DATE

**M/S. ALLIED CONSTRUCTION CO.**

SCALE

N.T.S.

DATE

10-04-2015

ARCHITECTS

DATE

**SANDEEP VICHARE & ASSOCIATES**

ARCHITECTS & INTERIOR DESIGNERS

215 PRESTIGE HAVESTAD ESTATE

BAUDI CROSS LANE, NE. JEFLEM, KAR. JH

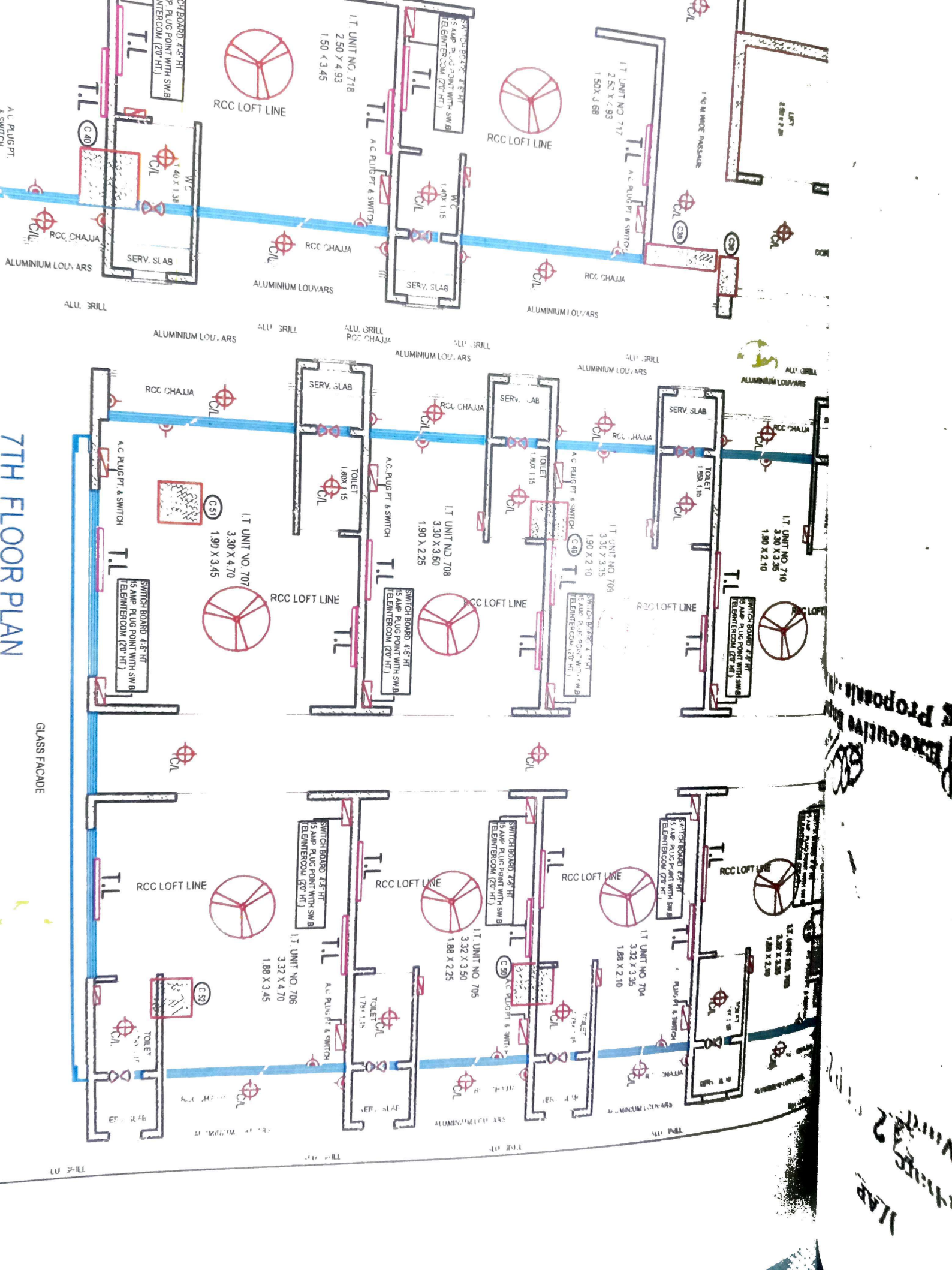
JEF MARVE ROAD MALAD (W), MUMBAI - 400 042

TEL: 2812173452





# 7TH FLOOR PLAN



Executive Proposal

LAB

# 7TH FLOOR PLAN

GLASS FACADE



ELECTRICAL LAYOUT PLAN OF  
7TH FLOOR OF WING-A & B

CONTENT OF THE SHEETS

EXECUTION COPY

ADVANCE COPY

WORKING DRAWING



KEY PLAN

*Handwritten red text: A/212*

# KEY PLAN



## GENERAL NOTES

DO NOT SCALE THE DRAWING  
ALL THE DIMENSIONS ARE IN MM. & METER.  
ALL THE DIMENSIONS ARE FINISH DIMENSION.  
PLEASE CHECK THE DRAWING ALONG WITH APPROVED MUN.  
DRGS. & CONFIRM TO CONSULTING ARCHITECTS OFFICE  
BEFORE COMMENCING THE WORK.  
IF ANY DISCREPANCY IN THE DRAWING CONTACT  
CONSULTING ARCHITECTS OFFICE.  
NO CHANGES TO BE MADE IN THE PLAN WITHOUT PRIOR  
NOTICE TO THE ARCHITECT.

## DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED DEVELOPMENT OF S.I. BLDG. ON  
PLOT BEARING C.T.S. No. 351, 353, 354/1 TO 3,  
& 348-C, AT RAMCHANDRA LINE, MALAD (W),  
MUMBAI.

NAME OF OWNER

M/s. ALLIED CONSTRUCTION CO.

DRG. No.

NORTH

WD / - ARC-A-07



SCALE

DATE

N.T.S.

02-09-2014

ARCHITECTS

**SANDEEP VICHARE & ASSOCIATES**

ARCHITECTS & INTERIOR DESIGNERS

215 PRESTIGE INDUSTRIAL ESTATE

BAUDI CROSS LANE, NR. ORLEM CHURCH

OFF MARVE ROAD MALAD (W), MUMBAI - 64.

Tel: 28912163/64

WORKING DRAWING

ADVANCE COPY

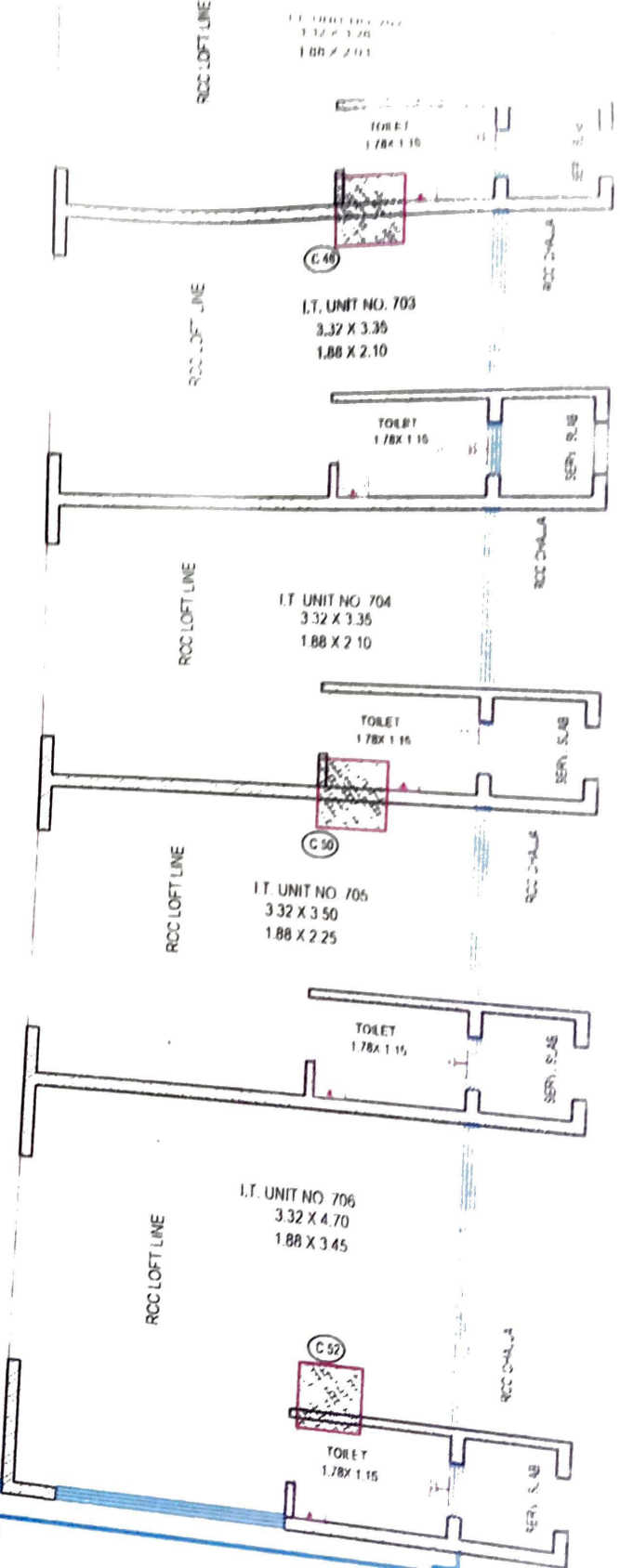
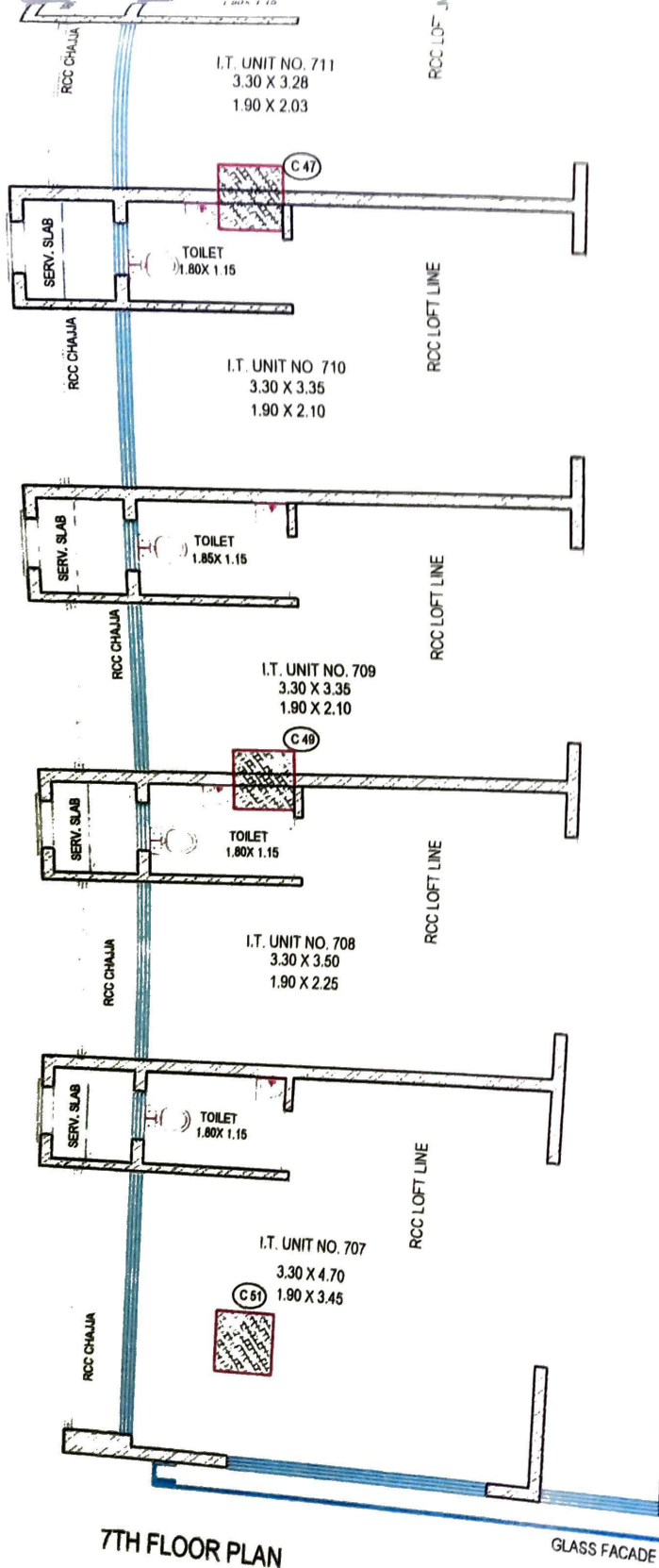
EXECUTION COPY

CONTENET OF THE SHEETS

7 FLOOR PLAN OF WING-A  
PLUMBING DRAWING

NO. DESCRIPTION

DATE & SIGN



A/3