



**Hiranandani**  
creating better communities



**REGENT HILL**

**AGREEMENT FOR SALE**

Flat No. 1003 Wing: 'D'

370/5596

पावती

Original/Duplicate

Wednesday, March 29, 2023

नोंदणी क्र.: 39म

11:21 AM

Regn.: 39M

पावती क्र.: 6065

दिनांक: 29/03/2023

गावाचे नाव: पवई

दस्तऐवजाचा अनुक्रमांक: करल2-5596-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अनुपम घोषाल

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2760.00

पृष्ठांची संख्या: 138

**DELIVERED**

एकूण:

रु. 32760.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे  
11:35 AM ह्या वेळेस मिळेल.

  
सह दु.निबंधक कुर्ला २

बाजार मुल्य: रु.12129116.96 /-

मोबदला रु.14020000/-

भरलेले मुद्रांक शुल्क : रु. 841300/-

**सह दुय्यम निबंधक कुर्ला-२**  
**मुंबई उपनगर जिल्हा**

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202302368 दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202302293 दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017132680202223R दिनांक: 29/03/2023

बँकेचे नाव व पत्ता: Panjab National Bank



**DELIVERED**

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	202303292500			29 March 2023 11:02:44 AM		
वर्ष	2022					
शहर	मुंबई (उपनगर)					
प्लॉट क्रमांक	114-गर्द - पूर्वी					
प्लॉट क्षेत्र	5 हजार पक्षा जमिन असलेल्या प्लॉटवरील					
मालकी क्रमांक / न. भू. क्रमांक	मि.टी.एम. क्रमांक#20					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
मूली क्रमांक	निवासी मर्यादा	कार्यालय	दुकान	औद्योगिक	साधारणतः प्रकृत	
101620	297950	327970	363100	295490	योग मूल्य	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	38.77 चौंस मीटर	प्लॉटवरील बांधकाम-	मिळवणी मर्यादा	प्लॉटवरील प्रकृत-	मर्यादा	
बांधकामाचा वर्गीकरण-	1-आर सी सी	प्लॉटवरील क्षेत्र-	0.10 2ले	बांधकामाचा दर -	Rs 30250/-	
उद्देश्य मर्यादा-	आर	मर्यादा -	5th floor To 10th floor			
गुणवत्ता -						
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मर्यादा निवृत्त दर/दर = 105% apply to rate = Rs 312848/-						
घसा-घसा मर्यादा मर्यादा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - मर्यादा मर्यादा दर) * घसा-घसा दर) + मर्यादा मर्यादा दर)						
= (( (312848-101620) * (100 / 100) ) + 101620)						
= Rs 312848/-						
A) मर्यादा मर्यादा मूल्य	= मर्यादा मूल्य दर * मर्यादा क्षेत्र					
	= 312848 * 38.77					
	= Rs 12129116.96/-					
Applicable Rules	= .10.4					
एकत्रित अंतिम मूल्य						
= A + B + C + D + E + F + G + H + I + J						
= 12129116.96 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
= Rs 12129116.96/-						

**करल - २**

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Home Print



*(Signature)*  
 सह दुय्यम निबंधक कुर्ला-२  
 मुंबई उपनगर जिल्हा



CHALLAN  
MTR Form Number-6



GRN	MH017132247202223R	BARCODE		Date	21/03/2023-13:45:53	Form ID	B25
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Department	Inspector General Of Registration	Payer Details					
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)					
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	PAN No.(If Applicable)	ABMPG4934E				
Location	MUMBAI	Full Name	ANUPAM GHOSAL				
Year	2022-2023 One Time	Flat/Block No.	FLAT	NO	1003,REGENT	HILL,D	
		Premises/Building	WING,HIRANANDANI				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)	
0030045501 Stamp Duty(Bank Portal)	841300.00	GARDENS	POWAI,MUMBAI,Maharashtra		000076	Prop mvblty=Immovable-Prop Amt=1402000-Prop area=319.00-Prop area UOM=sq.feet-oth Prop ID=PAN-AAF-189P-oth Prop Name=HGP COMMUNITY PVT LTD~	
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - २</p> <p>५५६६ २ ९३८</p> <p>२०२३</p> </div>							
<b>Total</b>	8,41,300.00	<b>Amount In Words</b>	Eight Lakh Forty One Thousand Three Hundred Rupees Only				



Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032051138	210323M566038
Cheque/DD No.		Bank Date	RBI Date	21/03/2023-12:33:34	Not Verified with RBI
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9860724830  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

AGREEMENT DATE 29/03/2023

*(Signatures)*



CHALLAN  
MTR Form Number-6



GRN	MH017132680202223R	BARCODE			Date	21/03/2023-13:48:12	Form ID	B25	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)					
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	ABMPG4934E				
Location	MUMBAI			Full Name	ANUPAM GHOSAL				
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 1003,REGENT HILL,D				
				Premises/Building	WING,HIRANANDANI				
Account Head Details		Amount In Rs.		Road/Street					
0030063301 Registration Fee		30000.00		GARDENS					
		करल - २		Area/Locality					
		५५६६ ३ १३८		POWAI,MUMBAI,Maharashtra					
		२०२३		Town/City/District					
				PIN					
				4 0 0 0 7 6					
				Remarks (If Any)					
				Prop mvblty=Immovable~Prop Amt=14020000.00~Prop area=379.00~Prop area UOM=sq.feet~oth Prop ID=PAN-AADCH8389P~oth Prop Name=HGP COMMUNITY PVT LTD~					
				Amount In	Thirty Thousand Rupees Only				
Total			30,000.00	Words					
Payment Details		PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032051148	210323M490433				
Cheque/DD No.		Bank Date	RBI Date	21/03/2023-12:15:49	Not Verified with RBI				
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						



Department ID :

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

Mobile No. : 9860724830

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

AGREEMENT DATE 21/03/2023

*[Signature]*

*[Signature]*

*[Signature]*



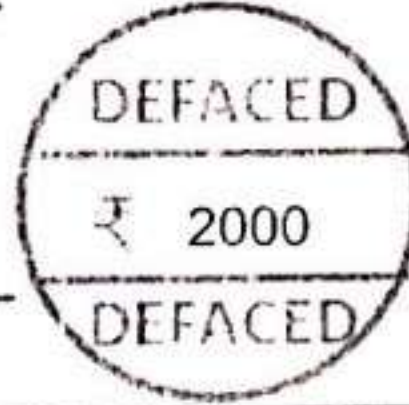
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN .2803202302293

Receipt Date 29/03/2023

Received from HGP COMMUNITY PVT LTD, Mobile number 9920968227, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 5596 dated 29/03/2023 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name sbiepay

Payment Date 28/03/2023

Bank CIN 10004152023032802169

REF No. 202308738575901

Deface No 2803202302293D

Deface Date 29/03/2023

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

करल - २  
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2803202302368

Receipt Date 29/03/2023

Received from HGP COMMUNITY PVT LTD, Mobile number 9920968227, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 5596 dated 29/03/2023 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name sbiepay

Payment Date 28/03/2023

Bank CIN 10004152023032802236

REF No. 202308761347560

Deface No 2803202302368D

Deface Date 29/03/2023

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

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**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai this 29<sup>TH</sup> day of MARCH in the Year 2023 BETWEEN HGP COMMUNITY PVT. LTD., a Company registered under the Companies Act, 2013 and having its Registered Office at 514, Dalamal Towers, Nariman Point, Mumbai - 400021, having PAN No.AADCH8389P, hereinafter called the "PROMOTER" (which expression shall unless it be repugnant to the context or the meaning thereof, mean and include, its successors and assigns) of the **ONE PART.**

*[Signature]*

*[Signature]*  
x

*[Signature]*  
x

करल - २		
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And Mr. /Mrs. /Miss /Ms. ANUPAM GHOSAL AND  
SUCHISMITA GHOSAL

having PAN No. ABMPG 4934E, AENPG 4049Q

hereinafter called the "ALLOTTEE/S" (which expression shall unless it be repugnant to the context or the meaning thereof mean and include in the case of individual, his/her/their respective heirs, executors, administrators and permitted assigns, in the case of partnership firm, the partner or partners for the time being of the Firm, the survivor or survivors of them and the respective heirs, executors, administrators of such survivor and in the case of Company/LLP, its successors in interest and permitted assigns) of the OTHER PART;

*[Handwritten signature]*

*[Handwritten signature]*

*Suchismita Ghosal*



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**WHEREAS:**

(A) (i) Shri. Chandrabhan Bhuramal Sharma (hereinafter referred to as "the Original Owner"), was seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of lands or ground situated, lying and being at Village Powai Taluka Kurla in the Registration District and Sub-District at Mumbai City and Mumbai Suburban and more particularly described Firstly in the **First Schedule** hereunder written (hereinafter referred to as the "**First Property**");

(ii) By an Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984 and made between the said Original Owner of the One Part and M/s. Crescendo Associates, as the Promoter, formerly known, of the Other Part, the said Original Owner agreed to sell and the promoter agreed purchase the said First Property, as contained therein.



(iii) Pursuant to the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984, the said Original Owner executed Power of Attorney in favour of the Partner of the Promoter, also dated 28<sup>th</sup> January, 1984, authorizing him *inter alia* to do and carry out various acts, deeds, matters and things for and on behalf of the said Original Owner, as contained therein.

(iv) Pursuant to the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984, the said Original Owner placed the Promoter in possession of the said First Property, with right to deal with, develop and dispose of the same.

(v) The said Original Owners vide a Writing dated 24<sup>th</sup> February, 1990, confirmed the said Agreement for Development-cum-Sale dated 28<sup>th</sup> January, 1984 and the rights of the Promoter thereunder. The said Original Owner further confirmed having received full amount of consideration and that the Promoter is entitled to develop and sale the said First Property, as the Owner may deem fit.

(B) (i) Further, prior to 28th January, 1984 (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma (for himself and on behalf of Smt. Durgadevi Sharma Charitable Trust) were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all those pieces or parcels of lands or grounds situate lying and being at Village Powai and Tirandaz, Taluka Kurla, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban as more particularly described secondly in the **FIRST SCHEDULE** hereunder written (hereinafter referred to as the "**Second Property**");

Handwritten signatures and initials: a signature, a signature, and a signature that appears to be 'Sudhimita Ghoshal'.

करल - २		
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(ii) By an Agreement for Development-cum-Sale dated 28th January, 1984 and made between (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma of the One Part and M/s. Omega Associates, as the Promoter was formerly known, of the Other Part, the said (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma agreed to sell to the Promoter and the Promoter agreed to purchase from them, the Said Second Property for the consideration and on the terms and conditions therein contained;

(iii) Pursuant to the aforesaid Agreement for Development-cum-sale dated 28th January, 1984, the said (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma executed a Power of Attorney dated 28th January, 1984, in favour of the partner of the Promoters to do and carry out various acts, deeds, matters and things for and on behalf of the said (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma, as contained therein;

(iv) Pursuant to the said Agreement for Development-cum-Sale dated 28th January, 1984, the said (1) Chandrabhan Bhuramal Sharma and (2) Smt. Durgadevi C. Sharma placed the Promoter in possession of the Said Second Property with right to deal with, develop and dispose of the same;

(v) The said Chandrabhan B. Sharma has executed a Declaration dated 10th December, 1985, whereby he has inter alia declared that the Deed of Trust dated 1st March, 1972 in respect of the above mentioned Smt. Durgadevi Sharma Charitable Trust, which was lodged for registration in the office of the Sub- Registrar on 1st March, 1972 remained un-registered and therefore not operative in law. It is further declared in the said Declaration that the said Chandrabhan B. Sharma continued to hold the said Second Property in his personal capacity and the said Trust or any Trustee or Trustees or any Beneficiaries did not have any right, title, interest or claim in the said Second Property or any part thereof. Under the circumstances, the said Chandrabhan B. Sharma (hereinafter referred to as "the said Owner") alone became entitled to the said Second Property;

(C) (i) In pursuance of the provisions of the Bombay Metropolitan Region Development Authority (B.M.R.D.A.) Act 1974, the Bombay Metropolitan Region Development Authority (hereinafter referred to as "the said Authority") formulated and sanctioned, a scheme called Powai Area Development Scheme (PADS) for development of lands situated at Villages Powai and Tirandaz of Taluka Kurla.

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(ii) The Authority proposed to the State Government to direct it to undertake the development of the Lands pursuant to PADS and accordingly the State Government directed the Authority to undertake the execution of PADS.

(iii) The State Government after calling upon the Land Owners in PADS, including the Original Owner to show cause against the intended acquisition, acquired inter alia the said First Property and the said Second Property under the provisions of B.M.R.D.A. Act.

(iv) On the representation by the Land Owners, including the Original Owners to the State Government for proposed development of their respective Lands, including the said First Property and the Second Property, out of their own resources, the said Authority agreed to dispose of the said First Property and the said Second Property in favour of the Original Owner / his assigns, as stated hereunder. The State Government had directed the said Authority to undertake execution of PADS.



(v) By a Tripartite Agreement dated 19<sup>th</sup> November, 1986 and made between the Government of Maharashtra of the First Part, the said Authority of the Second Part and Harishchandra Chandrabhan Sharma and other Owners (including the said Original Owner), of the Third Part, pursuant to the Land Owners, including the Original Owner having conceded and/or handed over to the said Authority their Lands under the said Scheme, the State Government agreed to dispose of the respective Lands of the Land Owners as contained therein.

(vi) Accordingly, pursuant to the said Tripartite Agreement dated 19th November, 1986, two Agreements to Lease were executed at Mumbai on 19th November, 1986, by the said Authority in favour of the said Owner and pursuant to the said Owner having conceded and/or handed over the said First and the said Second Property to the said Authority under the said PADS, the said Authority agreed to grant leases of the said First Property and the said Second Property in favour of the said Owner, as contained in the said Agreements to Lease.

The said First Property and the said Second Property are hereinafter jointly referred to as the "Larger Lands".

AND WHEREAS the Lands forming part of PADS have been naturally divided by D.P. Roads into different Sectors and the same are being developed for last several years on layout development basis.

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AND WHEREAS the Promoter have constructed a residential Building, called **REGENT HILL**, having 5 (five) wings, being Wing 'A', Wing 'B', Wing 'C', Wing 'D' on a portion forming part of the said First Property and Wing 'E' on a portion forming part of the said Second Property (hereinafter referred to as "said Building"). The said Building is in Sector XI - A. The Net Plot area of the said Sector XI-A, because of amalgamation of adjoining land, is 55105.19 sq. mtrs. (excluding reservations), as more particularly described **Thirdly** in the **First Schedule** hereunder written, hereinafter referred to as the "**Layout Plot**". The latest Layout approved by Municipal Corporation of Greater Mumbai (MCGM) is dated 10.08.2018. The authenticated copy of the said approved Layout Plan of the Said Sector XI - A is annexed hereto and marked as Annexure - "A";



AND WHEREAS accordingly, the Promoter is entitled to develop *inter alia* a portion admeasuring about 2632.35 sq. mtrs. of the said Layout Plot, as more particularly described **Fourthly** in the **First Schedule** hereunder written, (hereinafter referred to as "**the Project Land**");

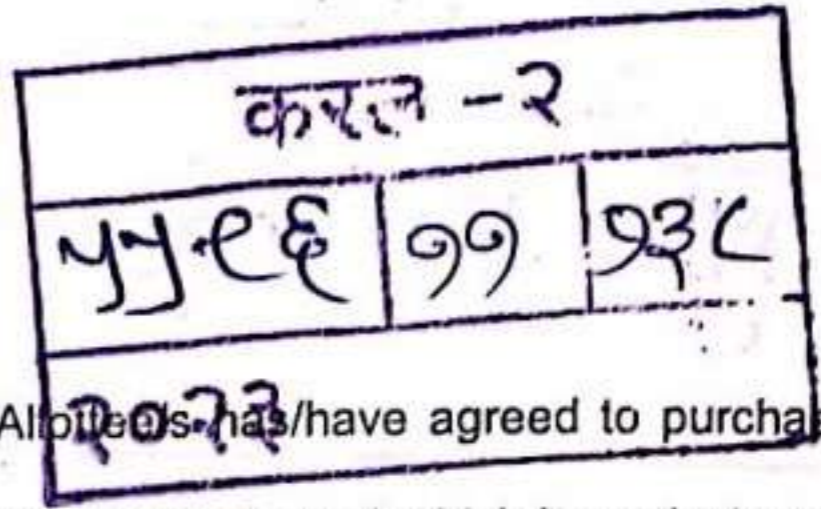
AND WHEREAS the IOD dated 26.06.2018, MCGM has sanctioned plans for construction of the said Building Regent Hill and the latest amended plans of the said Building, *inter alia* for residential use, were approved by MCGM on 01.09.2021; MCGM issued Commencement Certificate for the construction of the said Building, Regent Hill on 21.10.2021.

AND WHEREAS the Promoter is entitled to allot and sell apartments, garages and covered parking spaces in **Wing 'D'** of the said Building **REGENT HILL**, comprising of **3 basements + stilt + 1<sup>st</sup> to 23<sup>rd</sup> upper floors** constructed on the Project Land as per the latest Amended Plans dated 01.09.2021. The MCGM has already issued Occupation Certificates (OC) for the said Building. The authenticated copies of the IOD, letter of latest Amended plans, latest CC and OC, of the said Building, are annexed hereto as Annexures - "B1", "B2, "C" and "C 1" respectively, which are being uploaded on the website of the Authority;

AND WHEREAS the title to the said First Property and the said Second Property has been certified by M/s. Chaphekar & Co., Advocates and Solicitors, as per their certificates of title, authenticated copies of which are annexed hereto as Annexure - "D-1" and "D-2" respectively;

AND WHEREAS the Project Land stands in the Revenue Records and Municipal records in the name of the said Original Owner / MMRDA; the authenticated copy of the P.R. Card is annexed hereto as Annexure - "E";

6  
 [Signatures]



AND WHEREAS the Promoter has agreed to sell and the Allottee/s has/have agreed to purchase Apartment No. 1003, admeasuring 35.25 sq.mtrs. (carpet area) which is equivalent to 379 sq.ft.(carpet area), as per the definition under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as the "Said Act") on the 10<sup>TH</sup> floor of 'D' Wing of the Regent Hill Building (hereinafter referred to as "the Said Wing"), for the consideration and on the terms and conditions hereinafter appearing;

AND WHEREAS the Promoter has registered this Project i.e. REGENT HILL Building, A, B, C, D & E Wings (hereinafter referred to as the "said Project"), under the provisions of the Said Act and the Rules framed there under with the Real Estate Regulatory Authority at Mumbai. REGIS. 1800018620 authenticated copy is attached in Annexure - F;



AND WHEREAS by virtue of the Development-cum-Sale Agreements and Power of Attorneys and aforesaid documents, the Promoter alone has sole and exclusive right to sell the Apartments and sell/allot car parkings in the said Building and to enter into agreement/s with the Allottee/s and to receive consideration / cost in respect thereof;

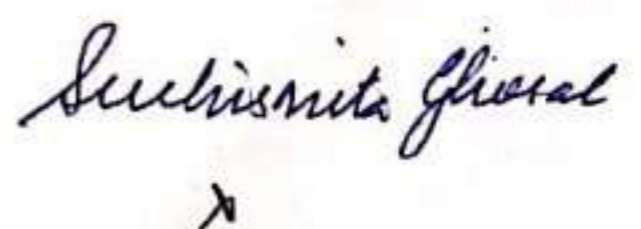
AND WHEREAS M/s. Crescendo Associates, M/s. Omega Associates and some other entities have been merged with the Promoter under the Amalgamation/Merger Scheme sanctioned by the Bombay High Court on 18<sup>th</sup> November, 2016, vide common order in CSPs/ 483 to 489/2016. As a result thereof, the names M/s. Crescendo Associates and M/s. Omega Associates stood substituted with the name, HGP Community Private Limited, being the Promoter herein, for all practical purposes;

AND WHEREAS on demand from the Allottee/s, and the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Architect, Mr. Suhas Joshi and of such other documents as are specified under the Said Act and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed as Annexure - "G";

  
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x

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AND WHEREAS the Promoter has complied with the terms, conditions and stipulations laid down by the concerned local authority and/or Government while sanctioning the plans of the said Building;

AND WHEREAS the Said Building has being constructed pursuant to and in compliance with the Orders, including common Order and Judgment dated 22<sup>nd</sup> February, 2012, passed by the Hon'ble Bombay High Court in PIL Nos.131 of 2008, 91 of 2008 and 21 of 2010 (three PILs). Copies of the Orders, including the said common Order and Judgment are available on the official website of the High Court. As stipulated in said common Order and Judgment passed in the Said PILs, no two flats shall be sold to the same person or any member of her/his family, being her/his spouse and children. Vide Judgment dated 11th January, 2023, the Hon'ble Bombay High Court has disposed of the said three PILs. However, the above restriction / condition i.e. no two flats shall be sold to the same person or any member of her/his family, being her/his spouse and children and similarly the other condition i.e. not to combine/arnalgamate two adjacent apartments in the Said Wing in any manner whatsoever or do any alteration/s, because of which the approved/sanctioned area of the said Apartment is/ may increase, continue to apply;

AND WHEREAS the Promoter has accordingly constructed the said Premises in the said Wing, in accordance with the said sanctioned plans;

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and condition appearing hereinafter;

AND WHEREAS, prior to the execution of these presents, the Allottee/s has paid to the Promoter a sum of Rs. 14,16,294/- (Rupees FOURTEEN LAKHS SIXTEEN THOUSAND TWO HUNDRED NINETY FOUR Only, being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter doth hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

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करल - २		
५५६६	१३	१३८
२०२३		

AND WHEREAS under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment to the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said Apartment;

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



1. The Promoter has constructed the said Building, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

2(a) (i) The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s Apartment No. 1003 admeasuring 35.25 sq.mtrs. (carpet area) equivalent to 379 sq.ft. (carpet area) on 10<sup>th</sup> floor of Said Wing (hereinafter referred to as the "Apartment") as shown in the Floor plan thereof hereto annexed as Annexure-"H", for the consideration of Rs. 1,40,20,000/- /- (Rupees ONE CRORE FORTY LAKHS TWENTY THOWAND Only) including the proportionate price of the common areas and facilities appurtenant to the Apartment, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** annexed herewith.

2(b) The Allottee/s has paid on or before execution of this Agreement, a sum of Rs. 14,16,294/- /-(Rupees FOURTEEN LAKHS SIXTEEN THOWAND TWO HUNDRED NINETY FOUR Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of purchase consideration of Rs. 1,26,03,706/- /-(Rupees ONE CRORE TWENTY SIX LAKHS THREE THOWAND SEVEN Only) in the following manner:

- a. Rs. 1,26,03,706/- on or before 30.03.2023
- b. Rs.                      on or before
- c. Rs.                      on or before

9







करल-२		
५५६६	२०२३	२३६
२०२३		

The aforesaid consideration amounts shall be subject to deduction of 1% TDS by the Allottee/s at the time of making payment of sale consideration, which under the amended provisions of Section 194 IA of the Income Tax Act, 1961, w.e.f., 1st September 2019, is inclusive of Agreement Value and all Other Charges. The Allottee/s shall submit copy of the TDS challan/s along with Form 16B to us immediately after making payment.

2(c) The Total Price above excludes Taxes payable by the Allottees consisting of tax by way of GST and any other tax/s which may be levied, in connection with the construction of and carrying out the Project up to the date of handing over the possession of the said Apartment.



2(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/s for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments.

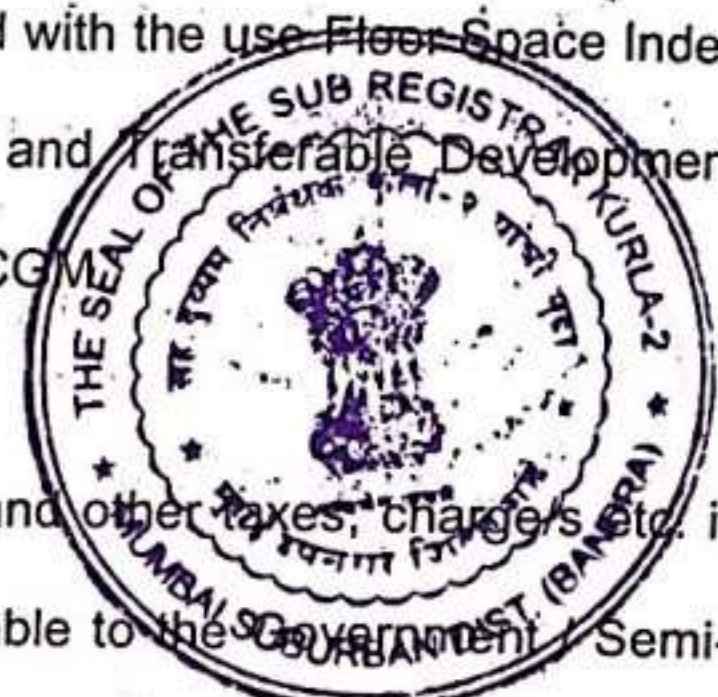
2(e) The Promoter may, at the time of handing over possession of the said Apartment, allow, in its sole discretion, a rebate for early payment/s of instalments payable by the Allottee/s quarterly compounded by discounting such early payment/s @ 12% per annum for the period by which the respective instalment/s has/have been preponed.

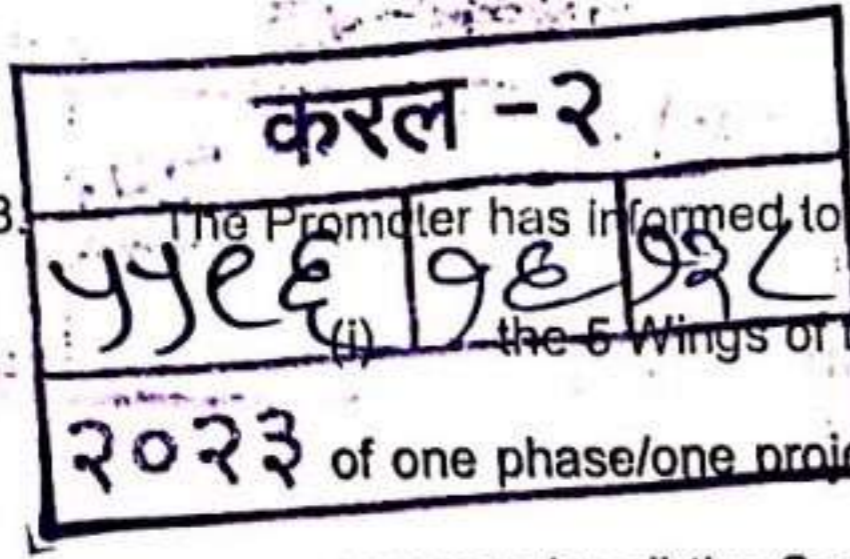
2(f) The Allottee/s shall pay all other amounts and moneys becoming due and payable as per the terms and conditions of this Agreement on their respective due dates without fail and without any delay or default as time in respect of the said payments is of the essence of the contract. The Promoter will forward to the Allottee/s intimation of the Promoter having carried out the aforesaid work vide E-mail and courier at the address given by the Allottee/s under this Agreement and the Allottee/s will be bound to pay the amount of instalments within the period of 15 days as contained in such intimation / demand letters. The Allottee/s, in case of delay or default, shall be liable to pay to the Promoter monthly compounded interest on amount due at 12% p.a., till the amount is paid to the Promoter.



करल - २		
५१२६	१५	१३८
२०२३		

- 2(g) The Allottee/s doth hereby confirm that, from the date of entering into this Agreement, it shall be the obligation of the Allottee/s to bear and pay any additional development charges for layout conditions and fulfilment thereof and the same shall be borne and paid by the Allottee/s along with the other Allottee/s in the said Wing and Promoter shall not be responsible or liable to pay the same.
- 2(h) The Promoter confirms that it has developed the Project Land with the use Floor Space Index ("FSI"), Additional Floor Space Index ("FSI"), Fungible FSI and Transferable Development Rights ("TDR") in accordance with the plans sanctioned by MCGM.
- 2(i) The Allottee/s shall be liable to pay to the Promoters, GST and other taxes, charges etc. if applicable to the allotment / sale of the Said Apartment payable to the Government / Semi-Government Authorities and all authorities, including Central Government, State Government, MCGM etc. The Allottee/s shall also be liable to pay alongwith the consideration value, additional charges as contained in this Agreement. In case the Allottee/s have defaulted to make the aforesaid payment towards additional charges/taxes to the concerned authorities and if the Promoter has to pay the same on behalf of the Allottee/s, then Promoter is entitled to recover the same from the Allottee/s with monthly compounded interest at the rate of 12% per annum and the Promoter shall have the right to debit the same towards the Apartment consideration received/receivable.
- 2(j) The amount/s paid by the Allottee/s to the Promoter shall be appropriated firstly towards taxes payable by him/her, then towards interest payable for all outstanding instalments towards consideration in respect of the Said Apartment, cheque bounce charges, if any, then any administrative expenses and lastly towards consideration/outstanding dues in respect of the Said Apartment.
- 2(k) The Allottee/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/s undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.





(ii) the 5 Wings of the Building Regent Hill i.e. Wings A, B, C, D & E shall form part of one phase/one project and the amenities (except car parkings) shall be enjoyed in common by all the Societies with access to all the common areas and amenities and that, there will be common entry and exit from the main entrance for all the Allottees / Members of the proposed Societies. However, for each Wing, separate society of the Apartment Allottees will be formed,



The Promoter has informed the Allottee/s and the Allottee/s confirms being aware that there are 4 (four) types of car parkings in the said Project, i.e. Single, Stack parking (mechanized), Open and Puzzle Parking with pit (mechanized) and each wing of the Said Building will have separate car parks, which will be allotted by the Promoter to the Allottees free of cost on first cum first basis. After the allotment of parking, the Allottee/s and/or the Society of all the Allottee/s shall not be entitled to raise any objection or make grievance in respect thereof in any manner. The Allottees / Society shall contribute / pay proportionately to the Promoter, all the charges / cost related / incidental to the operation, maintenance and repairs of the car parking systems, which shall be in addition to the maintenance cost of the apartments/building. The Allottee/s, hereby confirm/s having consented to the same and undertaken not to raise any dispute/grievance in future in respect of the same.

(iii) The Allottee/s, hereby confirm/s that they have also been informed that they shall use the parking space to park vehicles of standard/permitted size, and that some large vehicles like S.U.V./M.U.V. etc. may not fit into the parking space. The Allottee/s confirm the same and undertake not to raise any dispute and/or claim in future in respect of the same in any manner.

(iv) The Promoter has proposed to submit plans to MCGM for construction of a Club House, which will be common for all the Wings of the REGENT HILL Building i.e. Wings A, B, C, D & E and the proposed buildings, including Highland and Empress Hill buildings and other building/s in the said Sector. After obtaining the necessary approvals from the respective competent authorities, the Promoter will start the work of the Sector specific proposed Club House and landscape amenities to be provided in the Sector in phase wise manner. The Allottee/s confirm/s that he/she/they are aware

करल - २		
५५६६	१०	१३८
२०२३		

that at the time of possession of the said Apartment, the construction work of the proposed Club House and the landscape amenities will be ongoing as per the phases and stages of construction of the other building in the said Sector and will be ready after completion of the last building / last phase of the said Sector.

All the Allottees of the aforesaid buildings/ their respective societies shall be liable to pay on monthly basis Club House usage, maintenance and operation charges regularly to the Promoter till federation of the societies of the Allottees of the aforesaid buildings are formed and thereafter to such federation. The Allottee/s confirm/s that he/she/they are aware of the same and has/have consented to the same. The Allottee/s confirm/s that he/she/they shall not be entitled to and shall not raise any objection/grievance in respect thereof in any manner whatsoever.



(v) The reservations shown in the said Sector XI-A, i.e. Municipal Maternity Home, is likely to be changed to Parking Lot as per Sanctioned DP 2034 and Garden / Park reservation, is proposed to be shifted / relocated. The Promoter proposes to construct, in their place, commercial / residential building/s in the future in the said Sector. The Allottee/s confirm/s that he/she/they are aware of the same and has/have consented to the same. The Allottee/s confirm/s that he/she/they shall not be entitled to and shall not raise any objection/grievance in respect thereof in any manner whatsoever.

(vi) Two of the buildings proposed to be constructed by the Promoter in the said Sector, to be called High Land and Empress Hill, are having 22 floors, i.e. upto 70 meters height, as presently proposed. However, in future the floors of the said two proposed Buildings may be increased by use of FSI / Additional FSI, Fungible FSI and TDR upto 100 meters height, depending upon the planning / approvals. Similarly, the height/floors of the proposed residential / commercial building/s on parking lot reservation and after shifting/relocating of the Garden / Park reservation as stated herein above, shall be, as may be decided by the Promoter upto 100 meters height, depending upon the planning / approvals. The Allottee/s confirm/s that he/she/they are aware of the same and has/have consented to the same. The Allottee/s confirm/s that he/she/they shall not be entitled to and shall not raise any objection/grievance in respect thereof in any manner whatsoever.

करल - २		
५१६	१८	१३८
२०२३	The Promoter confirms	

having agreed to observe, perform and comply with all the terms, conditions, stipulations and restrictions, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.

4.2 Time is of essence for the Promoter as well as the Allottee/s. The Allottee/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 2(b) hereinabove. ("Payment Plan") The Promoter shall, subject to receiving the entire balance payment of consideration and other payments, as contained in this Agreement hand over the said Apartment to the Allottee/s.



5. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said Project Land, is approximately 46,856.6 square meters only. The Promoter has utilized the said Floor Space Index by availing of TDR and/or FSI available on payment of premiums and/or Fungible FSI as contained in the Development Control Regulations.

6. The Allottee/s agrees to make timely payments of all the amounts payable by the Allottee/s as per this Agreement. The Allottee/s agrees to pay to the Promoter, interest as on all the payments, which have been delayed, as contained in this Agreement.

7. Without prejudice to right of promoter to charge the interest in terms of sub clause 2(f) hereinabove on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of instalments, the Promoter shall at its own option, may terminate this Agreement;

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee/s, by Registered Post / Email at the addresses provided by the Allottee/s, of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement and in such event the Allottee/s shall be liable to pay 25% of the total consideration for purchase of the Apartment to the Promoter as liquidated damages.

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करल-२		
५५२६	१२	१३८
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Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.

8. The Promoter shall provide approximate price of the fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said Wing and the Apartment asset out in Annexure - 'I' attached herewith
9. The Promoter shall give possession of the Apartment to the Allottee/s or before READY POSSESSION (45-60 days from receipt of complete payment whichever is later), provided the Promoter has received the full purchase price of the Said Apartment and other amounts payable by the Allottee/s to the Promoter under these presents.
10. The Allottee/s hereby agrees that in the event of any amount being levied by way of premium and other charges, betterment charges and/or development tax, security deposit, charges for the purpose of giving water connection, drainage connection and electricity connection, Mahanagar Gas Charges payable to the MCGM and/or to State Government, TATA power, Adani energy or any other private electricity provider, other taxes and/or payments of a similar nature becoming payable by the Promoter, the same shall be paid by the Allottee/s to the Promoter in proportion to the area of the Said Apartment. It is agreed that the betterment charges referred to hereinabove shall mean and include pro-rata charges which the Allottee/s may be called upon to pay by the Promoter in respect of installation of water line, water mains, sewerage line, sewerage mains, electric cable, electric substation (if any) making and maintaining of Internal Roads and access to the Project Land, drainage layout and all other facilities till the charge of the Project Land is handed over to the Societies of the Allottee/s of the Apartments in the said Project Land.
11. In the interest of the Apartment Allottees of Wings A, B, C, D & E of the REGENT HILL Building, and for environmental safety, two Sewage Treatment Plants (STPs) will be installed, which shall be operated and managed by the proposed Societies of the Allottees of Apartments in Wings A, B, C, D & E of the Said REGENT HILL Building at their costs as per statutory requirement.



करल - २		
५५६६	२०	१३
१२.	Notwithstanding what is contained herein to the contrary, it is expressly agreed between the Promoter and the Allottee/s that the Promoter shall be entitled to utilize and enjoy either personally or through any nominee/s all area or areas forming part of the said Larger Lands as properly as may be available from time to time including areas reserved for public utility including recreation etc. by utilizing the same as the Promoter may deem fit and the Promoter will be entitled <i>inter alia</i> to construct Recreation Centre, Health Club, Club House, Hotel etc. and carry on such other activity or activities as the Promoter may desire on professional and/or commercial basis and the ownership of such construction and structures including right to own, manage, run and conduct such area or areas or structure or structures with right to transfer or assign benefit thereof and to recover and appropriate consideration received therefrom including from the day to day business thereof shall be that of the Promoter alone exclusively and the Allottee/s shall have no right thereto either in his individual capacity or through the Organisation of the Apartment Allottee/s. The Allottee/s doth hereby declare and confirm for the sake of clarity that the ownership of all such area or areas and construction by way of Recreation Centre, Health Club, Club House or Hotel etc., shall belong to the Promoter alone exclusively and the Allottee/s shall have no right to the same in any manner whatsoever.	
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13. The Promoter reserve to itself the right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Larger Lands/ Layout Plot and the common right of ways at all times, by day and night, for all purposes and also to lay and connect drains, pipes, cables and other amenities necessary for the full and proper use and development of the said Larger Lands and the Layout Plot and if necessary to connect the drains, pipes, cables etc. under, over or along the land appurtenant to each and every building in the said Larger Lands including the Layout Plot, provided that the Promoter shall use their reasonable efforts to ensure that the Allottee/s enjoyment of the Said Apartment is not adversely affected.
14. So long as each of the Apartments / Covered/ mechanized Parking Spaces in the Said Wing is/are not separately assessed for municipal taxes and water taxes etc., the Allottee/s shall pay to the Promoter or to the Society when formed, a proportionate share of the municipal taxes and water taxes etc. assessed on the whole Building, such proportion to be determined by the Promoter on the basis of the area of each Apartment/covered parking in the Said Wing.

करल - २		
५१६	२९	१३८
२०२३		

The Allottee/s along with the other Apartment holders will not require the Promoter to contribute a proportionate share of the water charges, tanker water charges, electricity used for water, lifts and any other similar charges relating to occupation in respect of the Apartments which are not sold and disposed off by the Promoter. The Promoter will also be entitled to the refund of the Municipal Taxes on account of the vacancy of such Apartments.

15. The Allottee/s confirm/s that he/she/they/it has/have agreed that-

(a) All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations (+/-) upto 3% in actual carpet areas may occur on account of site conditions. In the event variation is more than 3%, the consideration will stand decreased or increased as the case may be, in proportion to such variation.



(b) In toilets the carpet areas will be inclusive of pali walls.

(c) In the tiles that will be used in the Apartment, there may be some imperfections, variations including shade variations, which someone may view as 'defect'. However, these imperfections/variations are normal in tiles.

16. At the time of registration of the conveyance of the structure of the Said Wing, the Allottee/s shall pay to the Promoter the Allottee/s share of stamp duty and registration charges payable thereon, by such Organisation on the conveyance or any document or Instrument of transfer in respect of the structure of the said Project, to be executed in favour of such Organisation.

17. Provided it does not in any way affect or prejudice the rights of the Allottee/s in respect of the Said Apartment, the Promoter shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the Layout Plot more particularly described **Secondly** in the **First Schedule** hereunder written.

18. The Allottee/s and the person/s to whom the Said Apartment is permitted to be transferred with the written consent of the Promoter, shall (i) observe and perform all the provisions of the Bye-laws and/or the rules and regulations of Organisation when formed and/or all the provision of the Memorandum and Articles of Association of such Organisation and the additions, alterations or amendments thereof for the observance and carrying out the building

करल - २		
५५६६	२२	१३६
२०२३		

Rules and Regulations and the Byo-laws for the time being of the Municipal Corporation of Greater Mumbai and other local and/or Public Bodies. (ii) observe and perform all stipulations and conditions laid down by Organisation regarding the occupation and use of the Said Apartment and shall pay and contribute regularly and punctually towards rates, cesses, taxes, expenses and all other outgoings.



It is agreed between the Promoter and the Allottee/s that after the notice in writing is given by the Promoter to the Allottee/s that the Said Apartment is ready for use and occupation, the Allottee/s shall be liable to pay the proportionate share (i.e. in proportion to the area of the Said Apartment) as determined by the Promoter of all outgoings in respect of the Layout Plot / Project Land, including local taxes, cesses, rates and other charges, betterment charges and all other charges levied by the local authority, Government, Water Charges, Insurance Charges, common lights, repairs, salaries of clerks, Bill Collector's Charges, Chowkidar and Sweeper Charges, maintenance charges and all other expenses necessary and incidental to the administration, Management and maintenance of the Project Land, including those mentioned in the Third schedule hereunder written and until the management of said Wing is transferred to the Organisation of the Allottees, the Allottee/s shall pay to the Promoter the proportionate share of outgoings as may be determined by the Promoter.

**CHARGES SHALL BE BORNE BY HGP COMMUNITY PVT LTD.**

20. The stamp duty and registration charges incidental to this Agreement shall be borne and paid by the Allottee/s alone. The Allottee/s shall immediately after the execution of this Agreement in any event not later than seven days from the date of execution of these presents, lodge the same for registration with the Sub-Registrar of Assurances and inform the Promoter the number under which and the day on which the same is registered, sufficiently in advance to enable the Promoter within reasonable time thereafter to attend the office of the Sub-Registrar of Assurances and admit execution thereof at the costs and risk of the Allottee/s.
21. The Promoter shall always have a right to get the benefit of F.S.I., additional F.S.I., Fungible F.S.I., any additional development rights that they may be entitled to in future for construction on the Said Larger Lands including the Layout Plot from MCGM, amend Layout and also to put up additional structures / buildings as may be permitted by the MCGM and other competent authorities; such structures / buildings will be the sole property of the Promoter alone and the Allottee/s shall not be entitled to raise any objection or claim any abatement in the price of the Said Apartment agreed to be acquired by him/her/them.

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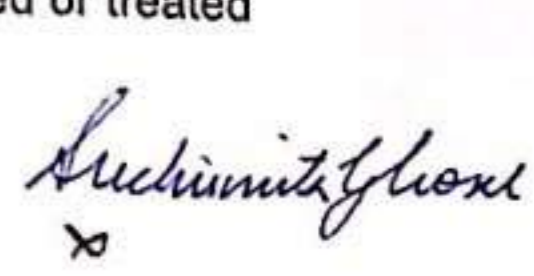
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करल - २		
५५६६	२३	१३८
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22. The Promoter shall in respect of any amount remaining unpaid by the Allottee/s under the terms and conditions of this agreement shall have a first lien and charge on the Said Apartment agreed to be purchased by the Allottee/s.
23. The Allottee/s hereby covenant/s to keep the Said Apartment, walls and partition walls, sewers, drains, pipes and appurtenances thereto in good, tenantable and repairable condition and in particular so as to support, shelter and protect the parts of the Wing other than the Said Apartment. The Allottee/s 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. In the event of a breach of any of these conditions the Allottee/s, apart from being liable to make good at his/her/its own costs the damage caused because of breach/s, shall also be responsible for the consequences thereof.
24. It is expressly agreed that the Promoter shall be at liberty to make such minor changes or alterations as may be necessary due to aesthetic, architectural and structural reasons duly recommended and verified by an authorised Architect or Engineer.
25. The Allottee/s shall not decorate the exterior of the Said Apartment otherwise than in a manner agreed to with the Promoter.
26. In the event of organisation of all the Allottee/s being formed and registered before the sale and disposal by the Promoter of all the Apartments, the powers and the authorities of such Organisation shall be subject to the overall authority and control of the Promoter in respect of all the matters concerning the Said Wing / Said Building and in particular the Promoter shall have absolute authority and control as regards the unsold Apartment and disposal thereof; PROVIDED AND ALWAYS the Allottee/s hereby agree/s and confirm/s that in the event of such organisation being formed earlier than the Promoter dealing with or disposing off all the Apartments in the Said Wing then and in that event any Allottee/s or Allottee/s of Apartments from the Promoter shall be admitted to such Organisation on being called upon by the Promoter without payment of any premium or any additional charges save and except Rs.500/- (for individual) and Rs.1000/- (for non-individual) towards share money and Rs.100/- as entrance fee and such Allottee/s or transferee thereof shall not be discriminated or treated prejudicially by such Organisation.



करल - २		
५५६६	२०	१३८
२०२३	Any delay or indulgence by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee/s shall not be construed as a waiver on the part of	

the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Allottee/s nor shall the same in any manner prejudice the rights of Promoter.



The Allottee/s is fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same, including the penalty, if any, shall be borne and paid by the Allottee/s alone. The Promoter shall not be liable to contribute anything towards the stamp duty and/or penalty. The Allottee/s shall indemnify the Promoter against any claim from the Stamp Authorities or other Concerned Authority in respect of the stamp duty and/or penalty to the extent of the loss or damage that may be suffered by the Promoter. The Allottee/s shall also fully reimburse the expenses that may be required to be incurred by the Promoter in consequence of any legal proceedings that may be instituted by the authorities concerned against the Promoter for non-payment and/or under payment of stamp duty and/or penalty by the Allottee/s.

- 28.1. **Procedure for taking possession** – The Promoter, after the Allottee/s makes all payments to the Promoter as per this Agreement, shall offer in writing the possession of the Apartment, to the Allottee/s in terms of this Agreement to be taken within 1 (one) month from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/s, provided the Allottee/s has not committed breach of any of the terms and conditions of this Agreement. The Allottee/s agree(s) to pay the maintenance charges and property tax charges from the date of occupation certificate irrespective of whether the Allottee/s has taken possession of the said Apartment or not.
- 28.2. The Allottee/s shall take possession of the Apartment within 1 (One) month of the Promoter giving written notice to the Allottee/s intimating that the said Apartment is ready for use and occupation.
- 28.3. **Failure of Allottee/s to take Possession of Apartment:** Upon receiving a written intimation from the Promoter, as per clause 28.1, the Allottee/s shall take possession of the Apartment

करल - २		
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from the Promoter by executing necessary indemnities and undertakings prescribed in this Agreement and any other documentation as may be required. In case the Allottee/s fails to take possession within the time provided in clause 28.1, the Allottee/s shall continue to be liable to pay maintenance charges, electricity charges, municipal taxes and other taxes as levied by any other competent authority as applicable.

28.4 If within a period of five years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the Said Wing in which the Apartment are situated then, subject to clause 37 hereunder and provided the Allottee/s is not guilty or responsible for such defect, wherever possible such defects shall be rectified by the Promoter. However, it is specifically agreed by and between the Promoter and the Allottee that, if the Allottee does any alterations and/or cause damage to the waterproofing in the Apartment, the Promoter shall not be liable for any defect liability.



28.5 The Promoter is providing Air conditioners, Modular kitchen, Refrigerator, washing machine, oven, chimney, hob, water purifier and water heater. The Allottee/s himself/itself shall maintain the same at his own cost. The Promoter shall not be liable for any break downs or defects therein in any manner. The Promoter will hand over the warranty cards (if provided by the manufacturer) for the electronic items provided in the Apartment. In case of any problem, the Allottee shall directly pursue the concerned manufacturer/agency for getting the same repaired/replaced.

29. The Allottee/s shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space, if any, only for purpose of keeping or parking vehicle of his own only.

30. The Allottee/s along with other Allottee/s of Apartments in the Said Wing shall join in forming and registering the Society to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the Society of the Allottee/s in the Said Wing. No objection shall be taken by the

करल - २		
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Allottees if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

31.1 The Promoter shall, within three months of issuance of Occupation Certificates by the MCGM to all the Buildings in the Said Sector XI – A, subject to receiving full payment of consideration from all the Allottees and on fulfilment of the terms and conditions of the MMRDA and under the said Tripartite Agreement dated 19<sup>th</sup> November, 1986, cause to be transferred to the Society all the right, title and the interest of the Promoter in the structure of the Said Wing in which the said Apartment is situated (excluding basements and podiums), subject to the Promoter's rights to construct and dispose of the remaining apartments, if any.



31.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies of the Allottee/s of all the buildings in the said Sector/Layout Plot or after the Land covered by the Tripartite Agreement dated 19<sup>th</sup> November, 1986, is fully developed as contained in the said Tripartite Agreement dated 19<sup>th</sup> November, 1986, whichever is later, cause to be transferred to such Federation/Apex body, all the right, title and the interest of the Original Owner / Promoter in the Layout Plot.

31.3 Within 15 days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Layout Plot / Project Land namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Layout Plot / Project Land. Until Society is formed and the said structure of the Wing in which the said Apartment situates is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee/s share is so determined the Allottee/s shall pay to the Promoter adhoc/provisional monthly contribution of Rs.5,000/- per month towards the outgoings and property tax as per actuals. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the Wing in which the said Apartment situates is executed in favour of the society as aforesaid.

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करल - २		
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On such conveyance / being executed for the structure of the Wing in which the said Apartment situates, the aforesaid amounts (less deduction provided for in this Agreement) shall be paid over by the Promoter to the proposed Society.

32. The Allottee/s agrees and undertakes to abide by his / their / its obligations as under:

(a) To make necessary payments in the manner and within the time as specified in this Agreement and shall pay at proper time and place, stamp duty, registration charges, the share of municipal taxes, water and electricity charges, maintenance charges, ground rent and all other charges, payments.

(b) To pay the ad-hoc pro-rata maintenance charges towards the out-goings of the Layout Plot/Project Land.

(c) To pay interest i.e. monthly compounded interest on amount due at 12% p.a. till the amount is paid to the Promoter for any delay in payment of any of the instalments and any other amount/charges or deposits agreed to be paid under this Agreement, without prejudice to the rights of the Promoter of termination of the Agreement as per the terms of this Agreement.

(d) To sign the requisite applications and other documents / information for registration of the Society.

(e) To take possession of the said Apartment within a period of one month from the date of intimation by the Promoter.

33. The Allottee/s shall on or 30.03.2023 pay to Promoter, the following amounts:-

(i) Rs. 500/- (for Individual), Rs. 1000/- (for non-individual) towards share money, Rs.100/- application entrance fee of the Society,

(ii) Rs.9,400/- towards expenses for formation and registration of the society and incidental charges.

(iii) Rs. \_\_\_\_\_/- for proportionate share of taxes and other charges / levies in respect of the Federation / Apex body.

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करल - २		
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(iv) Rs. 1,00,000/- towards adhoc/provisional contribution towards outgoings of Society for twelve months and property taxes as per actuals applicable from the date of Allotment letter dated 15-03-2023.

(v) Rs. \_\_\_\_\_/- for deposit and charges towards Water, Electric, drainage, sewerage connection and other utility and services connection charges.

(vi) Rs. \_\_\_\_\_/- towards deposit and charges for electrical receiving and Sub Station provided in the Layout Plot.

Rs. \_\_\_\_\_/- towards Legal & Documentation charges

Rs. 10,000/- towards Mahanagar Gas Connection charges



The amounts towards provisional outgoings, as contained in sub-clause (i) & (iv) hereinabove will be transferred by the Promoter to the Society as and when management of the said Building is transferred to such Society, after deducting therefrom of arrears of taxes and expenses, as contained in Third Schedule hereunder. It is agreed that the Promoter is not liable to pay any interest on the aforesaid amounts towards provisional outgoings.

The aforesaid amounts mentioned in sub-clause (ii), (iii), (v), (vi), (vii) & (viii) shall be utilised by the Promoters to meet the expenses as mentioned therein and no interest will be payable on aforesaid amounts.

(ix) The Allottee/s shall, on or before taking possession of the said Apartment, pay Rs. 1,00,000/- to the Promoter to meet the future maintenance of Internal Layout Roads, Recreation Areas, Street Lighting etc. and for the purpose of maintenance and upkeep of recreation areas and other facilities which the Promoter provides in Hiranandani Gardens Complex (PADS). It is clarified that the said amount of Rs. 1,00,000/- is not by way of consideration for acquiring the Said Apartment by the Allottee/s but for the purpose of lumpsum payment of future maintenance in respect of the aforesaid area. It is further agreed that the Promoter will have right, and good power to invest the said amount or amounts for the betterment of the common infrastructure by the Promoter and the Allottee/s shall have no right to the said amount and the Allottee/s shall not claim either refund thereof or hold the Promoter liable in that behalf in any manner whatsoever. It is agreed that the Promoter shall be entitled to utilize the said amount for the purpose of the aforesaid arrangement in respect of the maintenance of internal layout roads, recreation areas and repairs

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करल - २		
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thereof, street lighting etc. It is also repeated and confirmed that the Promoter will make arrangement for the aforesaid maintenance work and make diligent efforts in that behalf. However, the Promoter shall not be liable for any act of commission or omission or failure in future maintenance or repairs of internal layout roads, street lighting and other areas by reason of the fact that the aforesaid amount is paid by the Allottee/s to the Promoter and the Promoter will endeavour in reasonable manner to provide for the same. It is agreed that the Promoter will be entitled to provide for a body or association as the Promoter may deem fit so as to maintain the said internal layout roads, street lighting etc. through the medium or instrument of such body or association as the case may be. The Promoter shall be entitled to transfer the said amount or balance thereof to such body or association as the case may be and whereupon the Promoter shall be absolved of all their liabilities in respect of the said amount and application and utilization thereof. The Allottee/s declare and confirm/s that the payment of the said sum as stated hereinabove is over and above the purchase price and also the various deposits and charges agreed to be paid by the Allottee/s and the same shall not be set off or adjusted against any other amount or amounts in any manner whatsoever.



34. The Allottee/s shall pay to the Promoter a sum of Rs. \_\_\_\_\_ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
35. Before registration of conveyance of the structure of the Wing in which the said Apartment situates, the Allottee/s shall pay to the Promoter, the Allottee/s' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Wing in which the said Apartment situates. Before registration of Lease of the Layout Plot in favour of the Apex Body or Federation of Societies, the Allottee/s shall pay to the Promoter, the Allottee/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such lease or any document or instrument of transfer in respect of the Layout Plot to be executed in favour of the Apex Body or Federation.

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*[Handwritten signature: Sushmita Ghosh]*

करल - २		
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३३. REPRESENTATION AND WARRANTIES OF THE PROMOTER		
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The Promoter hereby represents and warrants to the Allottee/s as follows:

- (i) The Promoter has clear and marketable title in respect of Larger Lands (which includes the Project Land); as declared in the title reports annexed to this Agreement and has the requisite rights to carry out development upon the Project Land and also



- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;

- (iii) There are no encumbrances upon the Project Land or the Project.

- (iv) There are no litigations pending before any Court of law with respect to the Project Land or Project except those disclosed in the title reports;

- (v) All approvals, licenses and permits issued by the competent authorities with respect to the said Project/Project Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project/Project Land and said Building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project/Project Land, Building/wing and common areas;

- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially affected;

- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Project Land, and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;



करल - २		
५५६६३९	३३८	
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- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;
- (ix) The Promoter has duly paid and shall continue to pay and discharge, till Promoter offers possession of the said Apartment to the Allottee/s, undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Project to the competent Authorities;
- (x) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the said Project Land, except those disclosed in the title certificates.



37. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows –
- (i) To maintain the Apartment at the Allottee/s own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Said Wing in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Said Wing in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to do or suffered to be done anything to the said Wing's entrance canopy, which may be against the rules, regulations or bye-laws of concerned local or any other authority.
- (iii) Not to encroach upon external and/or internal ducts/void areas adjacent to the Apartment by constructing permanent and/or temporary work by closing and/or using it. The said duct area is strictly provided for maintenance of service utilities such as

करल - २		
५५९६	३२	९३६
२०२३	plumbing-pipes, cables etc.	

For breach of any of the terms mentioned hereinabove, the Allottee/s shall be solely responsible for all the consequences arising because of the same.

- (iv) Not to affix or put any dish antenna outside the Apartment or change the position of A.C. condenser units installed in the Apartment or any of their accessories, which has the possibility to spoil the exterior elevation of the Apartment and the Said Wing. The Allottee/s can put additional A.C. condenser unit/s only after taking written permission from the Promoter.



Not to change the position of washing machine provided in the Said Apartment or any accessories in respect thereof in any manner. The Allottee/s shall be liable to make good any damage caused as a result of the Allottee/s not complying with the said condition.

- (vi) Not to affix or put any grills outside the windows of the Said Apartment as well as not to change material, color, holes, windows, chajjas, railings, etc., which has the possibility of spoiling the exterior elevation of the Apartment and/or the said Wing.
- (vii) Not to chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. pardis or other structural members in the said Wing or on the pardis/parapets/railing provided in the said Wing. Further, the Allottee/s is not entitled to make any kind of holes/ core cuts etc. in R.C.C. in R.C.C. slabs or any structural members. The Promoter has informed the Allottee/s that all the R.C.C. members, flooring, walls etc. form the structural members of the entire Wing and/or modification thereto and/or any changes therein either structural or elevational, require strict technical inputs, since any damage to them would result in damage to the entire structure of the Said Wing, which may lead to serious implications not only to the Said Apartment but to the Said Wing and other wings of REGENT HILL Building. The Promoter has also informed to the Allottee/s that for any such act on the part of the Allottee/s, Allottee/s shall also be criminally liable/ punishable under the relevant provisions of law.
- (viii) Not to put or keep flower / plant pots, signboards and / or any object outside the windows of the Said Apartment.

करल - २		
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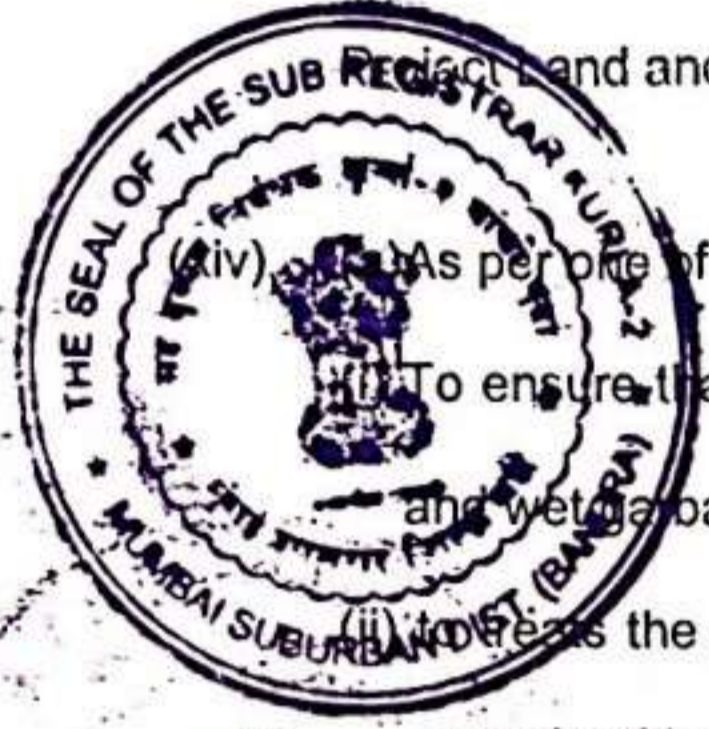
- (ix) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Wing in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Said Wing in which the Apartment is situated, including entrances of the Said Wing in which the Apartment is situated and in case any damage is caused to the Said Wing in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for the consequences of the breach.
- (x) To carry out at his own all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the Said Wing in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (xi) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration or extension of whatever nature in or to the Apartment or any part thereof, nor do any act which constitute or may constitute FSI violation in any manner, no breaking/breakages, no enclosing of any part of the Apartment without the written permission from the Promoter, Society and the MCGM, nor any alteration in the elevation and outside colour scheme of the Said Building or the Said Wing in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Said Wing in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment, without the prior written permission of the Promoter and/or the MCGM and/or the Society, as the case may be.



करल - २		
५५९६	३०	९३८
२०२३	(xii)	

Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land/ the Said Wing in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

(xiii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the Layout Plot/the Project Land and the Said Building / Said Wing in which the Apartment is situated.



(xiv) As per one of the conditions of the IOD,

To ensure that the Allottee/s and proposed society of the Allottees separate all dry and wet garbage and

deposit the garbage on the same plot as per the requirement of the MCGM and comply with necessary requirements of MCGM in this behalf from time to time.

(xv) Not to use any location of all designated refuge areas in the Said Wing for storage of goods or placement of ODUs and/or any such personal usage at all.

(xvi) To pay to the Promoter within thirty days of receipt of demand notice issued by the Promoter his/her/their share of additional security deposit/charges/premium, if any, that may be demanded by the concerned local authority or Government for giving water, drainage, electricity or any other service connection to the Said Building / Said Wing in which the Said Apartment is situated.

(xvii) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit / additional security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Said Building / Said Wing in which the Apartment is situated.

(xviii) 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 Apartment by the Allottee/s to any purposes other than for purpose for which it is sold.

(xix) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and

कमल - २		
५५६६	३५	९३८
२०२३		

only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.

- (xx) The Allottee/s shall observe and perform all the rules and regulations which the Society or Apex Body or Federation 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 / Said Wing and the Apartments 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 Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society / Apex Body / Federation regarding the occupancy and use of the Apartment in the Said Wing and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- (xxi) Till a conveyance of the structure of the Said Wing in which Apartment is situated is executed in favour of society, the Promoter and their surveyors and agents, with or without workmen and others, shall be entitled, at all reasonable times, to enter into and upon the Said Wing and any part thereof to view and examine the state and condition thereof.
- (xxii) Till lease/assignment of the Layout Plot of which the said Building forms part of, is executed by the Owner of the said Larger Lands i.e. MMRDA in favour of Apex Body or Federation of the societies of the Allottee/s of Apartments / flats in the Said Building in the said Layout, , the Promoter shall be entitled to and the Allottee/s shall not object to the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Layout Plot or any part thereof, including the Project Land, to view and examine the state and condition thereof. It is agreed by the parties hereto, which the Allottee/s specifically confirms that such lease/assignment will be executed by the Owner i.e. MMRDA only after the Lands covered by the Tripartite Agreement dated 19<sup>th</sup> November, 1986, are fully developed, as per the terms and conditions of the said Tripartite Agreement.



करल - २		
५५९६	३६	१३८
२०२३		

xxiii) Until the Lands covered by the Tripartite Agreement dated 19<sup>th</sup> November, 1986, are fully developed as provided in the said Tripartite Agreement, not to obstruct or prevent the Promoter in any manner whatsoever from carrying out further construction of buildings or structures on the Lands covered under PADS, in such manner as the Promoter may deem fit and proper, as per the sanctioned plans.

The Allottee/s agree/s to follow, bind himself/themselves and agree to indemnify the Promoter by giving irrevocable undertaking not to combine/amalgamate two adjacent apartments in the Said Wing in any manner whatsoever or do any alteration/s in the layout of the said Apartment, because of which the approved/sanctioned area of the said Apartment is increased.



The Allottee/s agree and undertake not raise any nature of objection and record his/her/their consent for giving access to the third party plot/s going through the plot/building compound, to such owners/possession holders of the third party plots within the said plot.

(xxv) The Allottee/s confirm/s that the Promoter has informed him/her/them and he/she/they are aware of about the balance work being done and on-going construction activity being undertaken at site/in the vicinity of the site. The Allottee/s further confirm/s that he/she/they have been specifically informed by the Promoter/Promoters staff that in view of the said on-going construction activities, the Allottee/s need to adhere to safety rules, including the rules put up on the site by the Promoter, providing for protective and safety measures and that the front site gate (Castle Rock site) needs to be used by the residents of the said Building and rear site gate (Hillgrange site) will have to be used for entry and exist of men and movement of material. The Promoter has, for the safety of the Allottee/s and residents of the said Building, provided safety barricades and other informational signages (warnings signs, work being in progress etc.) at the construction site.

(xxvi) The Allottee/s confirm/s having agreed to abide by all the conditions contained in the Agreement. In the event of failure by the Allottee/s to comply with any of the conditions, the Allottee/s shall be solely responsible and liable for the cost and consequences thereof and the Allottee/s agree and undertake to indemnify and keep indemnified the Promoter and MCGM in respect thereof, including failure of the

करल - २		
५५९६	३०	१३८
२०२३		

Allottee/s to comply with any of the conditions in this Agreement and because of occurrence of any mishap or any FSI violation by the Allottee/s, litigation arising because of the same, any other liability etc.

Further, the Allottee/s agrees to sign an undertaking confirming interalia above being **Annexure - "J"**, before claiming/taking possession of the said Apartment.

38. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s on account of the share capital for the promotion of the Cooperative Society or association or Company or towards the all outgoings and utilize the same only for the purposes for which they have been received.



39. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or the said Building / the Said Wing or any part thereof or the Project Land. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the Wing in which the said Apartment situates, is transferred to the Society or other body and until the said Layout Plot is transferred to the Apex Body / Federation as hereinbefore mentioned.

40. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement it shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

41. **BINDING EFFECT**

Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s(s) fails to execute and deliver to the

करल - २	
५५६६३८९३८	
२०२३	

Promoter this Agreement within 30(thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default,

which if not rectified within 15(fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s for the Said Apartment shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s, without any interest or compensation whatsoever, after deducting therefrom 10% of the consideration amount as compensation/ damages.



This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment or Building / Said Wing, as the case may be.

**43. RIGHTS TO AMEND**

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

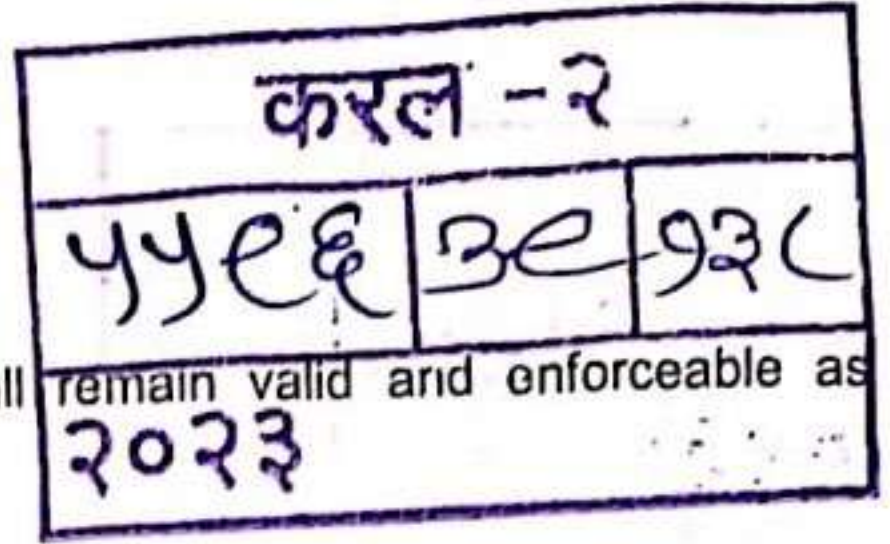
**44. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/S / SUBSEQUENT ALLOTTEE/S**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project Land / Building / Wing shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**45. SEVERABILITY**

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





and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

46. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottee/s(s) in said Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

47. **FURTHER ASSURANCES**

Both Parties agree that they shall execute, acknowledge and deliver the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.



48. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Branch Office, at Olympia, Powai at Mumbai, Maharashtra and after the Agreement is duly executed by the Allottee/s and the Promoter, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai, Maharashtra.

49. The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance / assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter or its authorised signatory will attend such office and admit execution thereof.

50. That all notices to be served on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below :

करल २		
५५२६	००	१३८
२०२३		

AlLOTtee/s Address : A-604, ETERNIA CHS,  
HIRANANDANI GARDENS  
POWAI, MUMBAI-400076

Notified Email ID : ghosal.anupam@gmail.com  
suchismita.ghosal2005@yahoo.com



Promoter Register Office Address : 514, Dalamal Towers,  
 Nariman Point,  
 Mumbai - 400021

Promoter Branch Office Address : Olympia Building,  
 Hiranandani Business Park,  
 Powai, Mumbai - 400 076

Notified Email ID : desai.kinjal@hiranandani.net  
bhosale.prakash@hiranandani.net

It shall be the duty of the Allottee/s and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee/s, as the case may be.

**51. JOINT ALLOTTEE/S**

That in case there are Joint Allottee/s all communications shall be sent by the Promoter to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s.

**52. STAMP DUTY AND REGISTRATION**

*shall be borne by MGP Community Pvt Ltd.*

The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s alone.

**53. DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

*[Handwritten signature]*

*[Handwritten signature]*

*Suchismita Ghosal*

*[Handwritten mark]*

करल - २		
५५६६	०९	१३८
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54. **GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts in Mumbai, Maharashtra will have the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai, Maharashtra in the presence of attesting witness, signing as such on the day first above written.



**FIRST SCHEDULE ABOVE REFERRED TO -**

FIRSTLY ALL THOSE pieces or parcels of land or ground situate lying and being at Village Powai, near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing CTS No. 20(pt), 21(pt), 22(pt), 29(pt) and 30(pt) of Village Powai and admeasuring 1,51,315 sq. mtrs. or thereabouts.

SECONDLY ALL THOSE pieces or parcels of land or ground situate lying and being at Village Powai, near I.I.T., off. Adi Shankaracharya Marg, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bearing CTS Nos. 6(pt), 7(pt), 20(pt), 21(pt) and 22(pt) of Village Powai and CTS Nos. 23, 24, 25(pt), 104(pt) and 105(pt) of Village Tirandaz, Taluka Kurla, admeasuring about 1,41,482 sq. mtrs. or thereabouts.

THIRDLY ALL THOSE pieces or parcels of land, being Sector XI-A, admeasuring 55105.19 sq. mtrs. and bearing CTS No.18(pt), 19(pt), 20A(pt), 20B, 22A(pt) and 22B of Village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of the Land, described Firstly in the First Schedule hereinabove.

FOURTHLY a portion of land admeasuring 2632.45 sq. mtrs. being the said Project Land and bearing CTS No. 20A(pt) and 22A (pt) of Village Powai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, forming part of the Land, described Secondly in the First Schedule hereinabove.

*[Signature]*

*[Signature]*

*[Signature]*

करल - २		
५५६६	०२	१३८
२०२३		

SECOND SCHEDULE ABOVE REFERRED TO -

The nature, extent and description of common areas and facilities of immediate area abutting the main entrance door after the landing of the floor of the Said Apartment hereby agreed to be sold in proportion with other Apartments on the same floor.

Pro-rata right along with the Allottees of Apartments in said Wing in limited common areas and facilities as follows (this does not apply in the case of premises other than Apartment) : (i) Staircase (ii) Main Entrance Hall (iii) Lifts and Lifts Lobbies on each floor (iv) Common Servants Toilets.



THIRD SCHEDULE ABOVE REFERRED TO -

The expenses of maintaining, repairing, redecorating, etc. of the main structure and in particular the terrace, club, garden and main water pipes, lift and electric wires in, under or upon the Said Wing and enjoyed or used by the Apartment holder/s in common with the other occupiers of flats and the main entrance passages, landings, lifts and staircases of the Said Wing or enjoyed by the Apartment holders used by him/her/them in common as aforesaid and the boundary walls of the Building, compound, terraces etc.

2. The cost of cleaning and lighting the passages, water pump, landing, staircases, lift, common lights and other parts of the Said Wing used by the Apartment holder/s in common as aforesaid.
3. The cost of the salaries of clerks, bill collectors, liftmen, chowkidars, pump-man, sweepers etc.
4. The cost of working and maintenance of common light, water pump, lift and other service charges.
5. Municipal and other taxes such as water charges bills, electricity charges bills, cesses, levy and revenue, N.A. taxes etc.
6. Insurance of the Said Wing.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

करल - २		
५५६६	०३	१३८
२०२३		

7. All the expenses relating to Sewerage Treatment Plants (STP's) including for maintenance, treating water, electricity etc.
8. Such other expenses as are necessary or incidental for the maintenance and upkeep of the Building along with parking spaces and / Project Land.

SCHEDULE 'A'

Apartment bearing number 1003 on the 10<sup>TH</sup> floor, in the 'D' wing of the Building REGENT HILL being the said project, admeasuring 35.25 sq.mtrs. (carpet area) equivalent to 379 sq. ft. (carpet area) "said Apartment") and bounded as follows -

- On or towards the East -
- On or towards the West -
- On or towards the North -
- On or towards the South -

*[Handwritten signature]*

*[Handwritten signature]*

*Suchivite Ghosai*



करल - २  
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 २०२३

SIGNED AND DELIVERED BY THE )  
 WITHIN NAMED Promoter )  
 HGP COMMUNITY PVT. LTD., )  
SAHOSY UJHAIKAR )

(through its Authorised Signatory) )

WITNESSES :

1. Name SNITRI CHAUHAN )

Signature [Signature] )

2. Name PRAKASH BHOSLE )

Signature [Signature] )

SIGNED AND DELIVERED BY THE )

WITHIN NAMED )

Allottee/s )

(1) ANUPAM GHOSAL )

(2) SUCHISMITA GHOSAL )

(3) [Signature] )

(4) \_\_\_\_\_ )

At \_\_\_\_\_ on \_\_\_\_\_ )

In the presence of WITNESSES :- )

1. Name NIJAN J. HUMANE )

Signature [Signature] )

2. Name Prasant Bhanute )

Signature [Signature] )



For HGP COMMUNITY PVT. LTD.

Authorised Signatory



करल - २		
५५६६	७५	२३८
२०२३		

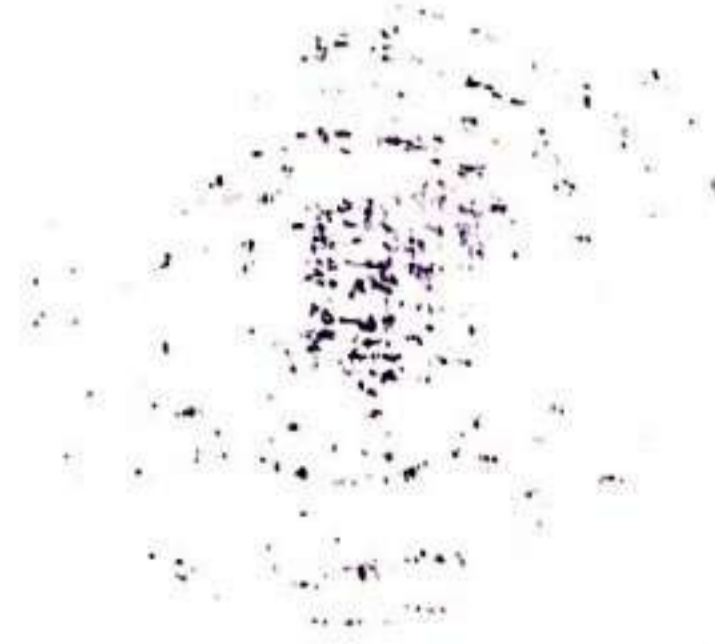
Received of and from the Allottee/s above named the sum of Rs. 14,16,294/- /-  
 (Rupees FOURTEEN LAKHS SIXTEEN THOUSAND TWO HUNDRED  
NINETY FOUR Only) on execution of this Agreement towards advance  
 money or application fee.

I say received.



The Promoter/s/Authorised Signatory

*Signature*  
*Sudhimita Ghoshal*







ANNEXURE - "B-1"

करल - २		
५५९६	७७	९३८
२०२३		

Form 346  
88

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



MUNICIPAL CORPORATION OF GREATER MUMBAI.

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

No. CHE/ES/2581/S/337(NEW)

MEMORANDUM

Municipal Office,

Mumbai

To,

Surendra Hiranandani

Olympia, Central Avenue, Hiranandani Business Park, Powai-400076



With reference to your Notice-337 (New), letter No. 7737 dated 1/8/2017 and the plans, Sections Specifications and description and further particulars and details of your buildings at Proposed residential bldg. no. 2 ( Regent hill ) on Sector-XI on plot bearing CTS Nos. 18, 19, 20A, 20B, 22A & 22B ( ALL PART ) of village Powai., CTS NO. 18, 19, 20A, 20B, 22A & 22B ( ALL PART ) furnished to me under your letter, dated 1/8/2017. I have to inform you that, I cannot approve of the work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Mumbai Municipal Corporation Act as amended up to date, my disapproval by reasons thereof :-

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

- 1 That construction area shall exceed 20,000 sqm. Without obtaining NOC from MOEF.
- 2 That the Janta Insurance Policy shall not be submitted.
- 3 That the requisitions of clause 45 & 46 of DCR 91 shall not be compiled with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
- 4 That the bore well shall not be constructed in consultation with H.E.
- 5 That the work shall not be carried out between sunrise and sunset, and the provision of notification issued by Ministry of Environment and Forest department dated 14.2.2000 and Rules framed for noise pollution (Regulation & Control) Rules 2000 shall be duly observed.
- 6 That the Board shall not be displayed showing details of proposed work, name of owner, developer, architect, R.C.C. consultant etc.
- 7 That the necessary deposit for hoarding or the flex of required size for the advertisement of proposal shall not be made by you.
- 8 That the balance pre-requisitions as per manual of EoDB shall not be submitted.

Page 1 of 9 On 26-Jun-2018

करल - २		
५५२६	४८	१३८
२०२३		



No. CHE/ES/2581/S/337(NEW)

- That the remarks from SWM department for debris management shall not be submitted
- C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C**
- That the plinth/stilt height shall not be got checked by this office staff.
- 2 That MoEF NOC shall not be submitted eventhough construction area exceeds 20,000 smt.
  - 3 All the payments as intimated by various departments of MCGM shall not be paid
  - 4 That the amended Remarks of concerned authorities / empanelled consultants for the approved plan, if differing from the plans submitted for remarks, shall not be submitted for : a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works I-E Building Proposal Page 43 f) Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) PCO k) MMRDA/MHADA l) MHCC NOC, m) Jail NOC n) CRZ NOC o) Railway NOC p) Highway NOC q) High Tension Line r) NOC from Electric Supply Company s) Defense NOC
  - 5 That set back land free of compensation and free of any encumbrance shall not be handed over to and possession receipt shall not be submitted from Assistant commissioner of the ward.
  - 6 The reservations affecting land u/r shall not be handed over to MCGM
  - 7 That in the event setback and /or reservation is not handed over then at FCC , area equivalent to the area of Setback and /or reservation shall not be restricted till such area is handed over or as per circular issued from time to time.
  - 8 That the Material testing report shall not be submitted
  - 9 That the quarterly progress report of the work will not be submitted by the Architect.
  - 10 That the application for separate P.R.C. in the name of M.C.G.M. for road set back / D.P. Road/reservation in the layout shall not be submitted .
  - 11 Civil Aviation NOC shall not be submitted before exceeding the height of building as mentioned in Table no. of DCR 1991.

**D: GENERAL CONDITIONS TO BE COMPILED BEFORE O.C**

- 1 That the low lying plot will not be filled up to a reduced level of at least 27.55 M Town Hall Datum or 0.15 m above adjoining road level, whichever is higher with murum, earth, boulders etc. and will not be leveled, rolled, consolidated and sloped towards road side
- 2 That Society Office permissible as per DCR before occupation for the building under reference shall not be constructed.
- 3 That Fitness Centre permissible as per DCR before occupation for the building under reference shall not be constructed. (if applicable)
- 4 That the dust bin will not be provided.
- 5 That 3.00 mt. wide paved pathway upto staircase will not be provided.
- 6 That the open spaces as per approval, parking spaces and terrace will not be kept open.
- 7 That the construction of layout road or access roads/ development of setback land will not be done and the access and setback land will not be developed accordingly including providing street lights and S.W.D. only if additional FSI is being claimed.
- 8 That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a

करल - २		
५५६६	७६	९३८
२०२३		

No. CHE/ES/2581/S/337(NEW)

prominent place.

- 9 That carriage entrance shall not be provided as per design of registered structural engineer and carriage entrance fee shall not be paid.
- 10 That terraces, sanitary blocks, nahans in kitchen will not be made water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of licensed plumber.
- 11 That final N.O.C. from concerned authorities / empanelled consultants for a) S.W.D. b) Parking c) Roads d) Sewerage e) Water Works f) CFO / Fire Fighting Provisions g) Mechanical Ventilation h) Tree authority i) Hydraulic Engineer j) vermiculture k) S.T.P. shall not be submitted before occupation.
- 12 That Structural Engineer's laminated final Stability Certificate along with upto date License copy and R.C.C. design canvas plan shall not be submitted.
- 13 That the separate vertical drain pipe, soil pipe, with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and that drainage system of the residential part of the building will not be affected if applicable.
- 14 That the construction of D.P. road and development of setback, land will not be done including providing street lights and S.W.D.
- 15 That canvas mounted plans shall not be submitted along with Notice of Completion of work under 353A of M.M.C. Act for work completed on site.
- 16 That Site Supervisor certificate for quality of work and completion of the work shall not be submitted in prescribed format.
- 17 That the vermiculture bins shall not be provided.
- 18 That the dry and wet garbage shall not be separated and the wet garbage generated by the building shall not be treated separately on the same plot by residents / occupants of the building in the jurisdiction of MCGM. Necessary condition in sale agreement with prospective buyer shall not be incorporated to that effect by the Developer / Owner.



करल - २		
५५६६	५०	९३८
२०२३		



No. CHE/ES/2581/S/337(NEW)

That proper gutters and down pipes are not intended to be put to prevent water dropping 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 before mentioned 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 day of but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

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, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.
3. Under Byelaw, No. 8 of the Commissioner has fixed the following levels :-  
"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be-  
a) Not less than, 2 feet (60 cms.) above the center of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street  
b) Not less than 2 feet (60 cms.) Above every portion of the ground within 5 feet (160 cms.) of such building.  
c) Not less than 92 ft. (Town Hall) above Town Hall Datum.
4. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.
5. Your attention is further drawn to the provision of Section 353-A about the 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 levy penalty for non-compliance under Section 471 if necessary.
6. Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.
7. One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.
8. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District

करल - २		
५५९६	५७	१३८
२०२३		

No. CHE/ES/2581/S/337(NEW)

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 there under.

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



करल - २		
५५६६	५२	३३८
२०२३		



No. CHE/ES/2581/S/337(NEW)

No. EB/CE/ /BS /AJ

#### NOTES

- 1) The work should not be started unless objections are complied with
- 2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- 3) Temporary permission on payment of deposit should be obtained any shed to house and store for construction purpose, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full-flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- 5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 6) The owners 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 their 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 bills preferred against them accordingly.
- 7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner/ architect /their contractors, etc without obtaining prior permission from the Ward Officer of the area.
- 8) The work 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.

करल - २		
५१९६	५३	९३८
२०२३		

No. CHE/ES/2581/S/337(NEW)

- 12) All the terms and condition 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 purpose) 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 access 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 asphalt lighting and drainage before submission 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 broken pieces at the rate of 12.5 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 adjoining 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.
- 20) The Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Municipal Commissioner under Section 13 (h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act 1966, (12 of the Town Planning Act), will be with drawn.
- 21) If it is proposed to demolish the existing structures be negotiations with the tenant, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
  - i. Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and the areas in occupation of each.
  - ii. Specifically signed agreement between you and the existing tenants that they are willing to avail or the alternative accommodation in the proposed structure at standard rent.
  - iii. Plans showing the phased programme of constructions has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.



करल - २		
५५६६	५०	२३८
२०२३		



No. CHE/ES/2581/S/337(NEW)

In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first starting the work.

- 23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.
- 24) The bottom of the over head storage work above the finished level of the terrace shall not be less than 1.20 Mt. and not more than 1.80 mt.
- 25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- 26) It is to be understood that the foundations must be excavated down to hard soil.
- 27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- 28) The water arrangement nut be carried out in strict accordance with the Municipal requirements.
- 29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- 30) All gully traps and open channel drains shall be provided with right fitting mosquito proof made of wrought iron plates or hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of lock and the warning pipes of the rabbet pretested with screw or dome shape pieces (like a garden man rose) with copper pipes with perforations each not exceeding 1.5 mm in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms above the top where they are to be fixed as its lower ends in cement concrete blocks.
- 31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- 32) a Louvres should be provided as required by Byeolaw No. 5 (b)  
b Lintels or Arches should be provided over Door and Windows opening  
c The drains should be laid as require under Section 234-1(a)  
d The inspection chamber should be plastered inside and outside.
- 33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so as your own risk.



करल - २  
५५२६ ५५ ९३८  
२०२३

No. CHE/ES/2581/S/337(NEW)

Executive Engineer, Building Proposals  
Zones ..... wards.

CHE/ES/2581/S/337(NEW)

- Copy To :-
1. Suhas Purshottam Joshi  
OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 78
  2. Asst. Commissioner S Ward.
  3. A.E.W.W. S Ward,
  4. Dy.A & C. Eastern Suburb
  5. Chief Officer, M.B.R. & R. Board S Ward.
  6. Designated Officer, Asstt. Engg.(B. & F.) S Ward
  7. The Collector of Mumbai



✓  
Name : AVINASH GORAKSH  
TAMBEWAGH  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 26-Jun-2018 10:42:47

ANNEXURE - "B-2"

करल - २		
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notestest

Application Number : CHE/ES/2581/S/337  
(NEW/337/2/Amend  
Zone Name : Eastern Suburb  
Architect/LE/SE Name : Suhas Purushottam Joshi

Ward Name : S Ward  
Inward Date : 14 May 2019  
Issued On : 03 Oct 2019

Authority Remark:  
Approved asp roposed



Name : KOTAN SENKAREG  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 03-Oct-2019 11:47:30

Executive Engineer (BP) ES II

करल - २		
५५६६	५०	३३८
२०२३		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/2581/S/337(NEW)/337/2/Amend dated 03.10.2019



Suresh Purushottam Joshi  
OLYMPIA, CENTRAL AVENUE  
HIRANANDANI BUSINESS PARK,  
POWAI, MUMBAI 400076

CC (Owner),  
SURENDRA HIRANANDANI,  
Olympia, Central Avenue,  
Hiranandani Business Park, Powai,  
Mumbai-400076

Subject: Proposed residential bldg. no. 2 ( Regent hill ) on Sector-XI on plot bearing CTS. Nos.18(PT),19(PT) ,20A(PT) ,20B ,22A (PT) & 22B of village Powai..

Reference: Online submission of plans dated 24.07.2019

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) 1. That the R.C.C. design & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.
- 2) 2. That No Dues Certificate from IA.E.W.W. ('S' Ward) shall be submitted before C.C.
- 3) 3. That the extra water and sewage charges shall be paid to AE(WW) 'S' ward.
- 4) 4. That the Assessment Clearance from A.A. & C. shall be submitted.
- 5) 5. That the PCO charges shall be paid to PCO 'S' ward time to time.
- 6) 6. That C.C. shall be got endorsed as per amended plans.
- 7) 7. That the requisite fees, deposits, development charges etc. shall be paid.
- 8) 8. That the direction of Hon'ble Supreme Court vide order 15/03/2018 in SLP (Civil) no. D23708/2017 in dumping ground case shall be complied with.
- 9) 9. That the undertaking stating that, the premium as per Reg. no. 31 (1)(vi) for excess parking than permitted under Reg. no. 44 of DCPR 2034, if any, at final stage of development be paid before OCC to last building shall be submitted..
- 10) That the provision of reg. no. 14A & 15 of DCPR 2034 shall be complied with before 31.12.2019 as per T 5 policy.
- 11) That the provision of IH as per regulation no. 15 of DCPR -2034 shall be got approved from this office before requesting OCC to the building.
- 12) That the RUT stating that the development Cess & Additional FSI in case of approved TDR BUA, if applicable as per policy, will be paid whenever demanded.
- 13) That the handing over of all reservations to MCGM immediately after sanction of EP in DCPR-2034 or before asking OC to any building whichever is earlier.
- 14) That the DP road shall be handed over to MCGM before claiming benefit of the same.

✓  
Name : LOTAN SUKADAO  
AHIRE  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 03-Oct-2019 11: 52:30

करल - २		
५५९६	५८	१३८
२०२३		

For and on behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer, Building Proposal  
Eastern Suburb


Copy to :

- 1) Assistant Commissioner, S Ward
  - 2) A.E.W.W., S Ward
  - 3) D.O. S Ward
- Forwarded for information please.



करल - २		
५५६६	५६	७३८
२०२३		

C-3


**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/2581/S/337(NEW)/FCC/5/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 HGP COMMUNITY PRIVATE LIMITED  
 Olympia, Central Avenue, Hiranandani Business  
 Park, Powai-400076

Sir,

With reference to your application No. CHE/ES/2581/S/337(NEW)/FCC/5/Amend Dated 27 May 2021 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 27 May 2021 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. Old C.T.S. No. 18-(Pt), 19(Pt), 20A(Pt), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) Division / Village / Town Planning Scheme No. POWAI situated at Loop road Road / Street in S Ward Ward .

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

1. The land vacated on 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 of 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 event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

करल - २		
५५६	६०	१३८
२०२३		
This CC is valid upto 22/10/2019		

Issue On : 23 Oct 2018

Valid Upto : 22 Oct 2019

Application Number :

Remark :

plinth CC upto top of basement 1, for core portion within building line (i.e. Excluding the extended basement) as per IOD plans dated 26.06.2018.

Approved By



Issue On : 04 Apr 2019

Valid Upto : 03 Apr 2020

Application Number :

CHE/ES/2581/S/337(NEW)/FCC/WNew

Remark :

Plinth CC is re-endorsed for entire work upto plinth i.e. upto still top of wing A, B, C, D & E including basement top as per approved plans dtd 26.06.2018.

Approved By

Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 28 May 2019

Valid Upto : 27-May-2020

Application Number :

CHE/ES/2581/S/337(NEW)/FCC/4/Amend

Remark :

Full CC granted for Wing A & B comprising of 03 level basements + still + 1st to 23rd upper floors as per approved plans dtd 08.05.2019.

Approved By

Assistant Engineer S&T ward  
Assistant Engineer (BP)

CHE/ES/2581/S/337(NEW)/FCC/5/Amend

Page 2 of 4 On 21-Oct-2021

करल - २		
५५९६	७	१३८
२०२३		

Issue On : 16 Aug 2019 Valid Upto : 15 Aug 2020

Application Number : CHE/ES/2581/S/337(NEW)/FCC/2/Amend

Remark :

Full CC granted for Wing C comprising of 03 level basements + still + 1st to 6th upper floors as per approved plans dtd 08.05.2019.

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)



Issue On : 07 Oct 2019 Valid Upto : 06 Oct 2020

Application Number : CHE/ES/2581/S/337(NEW)/FCC/3/Amend

Remark :

Full CC for Wing C comprising of 03 level basements + still + 1st to 23rd upper floors as per approved plans dtd 03.10.2019.

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 04 Nov 2019 Valid Upto : 03 Nov 2020

Application Number : CHE/ES/2581/S/337(NEW)/FCC/4/Amend

Remark :

Full CC granted for Wing D & E comprising of 03 level basements + still + 1st to 23rd upper floors as per approved plans dtd 03.10.2019.

Approved By  
Assistant Engineer S&T ward  
Assistant Engineer (BP)

Issue On : 21 Oct 2021 Valid Upto : 22 Oct 2022

CHE/ES/2581/S/337(NEW)/FCC/5/Amend

Page 3 of 4 On 21-Oct-2021

करल - २		
५५६	६२	२३८
२०२३		

Application Number :

CHE/ES/2581/S/337(NEW)/FCC/5/Amend

Remark :

Full CC granted for residential building No.2 comprising of 3 basements + still + 1st to 23rd upper floors for wings A to E, along with the elevation treatments as per approved plans dtd 01.09.2021.



Name : Nitin Vasantrao Patil  
 Designation : Assistant Engineer  
 Organization : Personal  
 Date : 21-Oct-2021 15: 20:09



For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Assistant Engineer, Building Proposal  
 Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban / Mumbai District





MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII  
PART OCCUPANCY CERTIFICATE  
[CHE/ES/2581/S/337(NEW)/OCC/1/NEW of 09 March 2022]

करल - २		
५१६	६३	१२८
२०२३		

To,  
Surendra Hiranandani, CA to Owner  
Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.

Dear Applicant/Owners,

The Part development work of Residential building comprising of Residential building No- 2 (Regent Hill ) comprising of i.e. the full development work of Residential building comprising of of Wing-A & B having 3 level basements + stilt + 1st to 23rd on plot bearing C.S.No./CTS No. Old C.T.S. No. 18 (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. ca8625 , Site supervisor, Lic.No. P/8/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. CHE/ES/2581/S/337(NEW)-CFO/1/New dated 13 December 2021.

It can be occupied with the following condition/s.

- 1) That the balance conditions as per this office Intimation of Disapproval and amended plans approval conditions under even no. shall be complied with before requesting full OCC.
- 2) That the building for which part occupation permission as marked on accompanied plans shall be protected against fire mishap & no FSI violations within the said portion shall be permitted by the developer.
- 3) That the prospective occupants of building shall be made aware of the balance works & MCGM shall be kept indemnified for any litigations, mishap etc.
- 4) That the prospective occupiers of building shall be made aware of the ongoing construction activities/ partially incomplete works & protective/ safety measures to be adopted at their end & no FSI violations within the said portion shall be permitted by the developer.
- 5) That the RG/ LOS shall be developed as per approved plans & same shall be planted with trees as per regulations.
- 6) That all temporary provisions in regards to building services shall be maintained till full OCC.

Copy To :

1. Asstt. Commissioner, S Ward
  2. A.A. & C. , S Ward
  3. EE (V), Eastern Suburb
  4. M.I. , S Ward
  5. A.E.W.W. , S Ward
  6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76
- For Information please

Name : Lolan Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 09-Mar-2022 12: 55:05

करल - २		
५१६	६००	३३८
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/ES/2581/S/337 (NEW)/OCC/1/NEW	Ward Name :	S Ward
Zone Name :	Eastern Suburb	Inward Date :	27 May 2021
Architect/LE/SE Name :	Suhas Purushottam Joshi	Issued On :	09 Mar 2022

Authority Remark:

Approved as proposed to grant the Part Occupation permission to residential wings A & B for building comprising of 3 level basements + stilt + 1st to 23rd residential upper

floors



Name : Lotan Sukadeo Ahire  
Designation : Executive Engineer  
Organization : Personal  
Date : 09-Mar-2022 12: 50:48

Executive Engineer (BP) ES II

Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
S Ward

ANNEXURE - C-1"

करल - २		
५५६६	६५	१३८
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MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/ES/2581/S/337 (NEW)/OCC/1/New	Ward Name :	S Ward
Zone Name :	Eastern Suburb	Inward Date :	27 May 2021
Architect/LE/SE Name :	Suhas Purushottam Joshi	Issued On :	22 Apr 2022

Authority Remark:

Approved as proposed to grant the Full Occupation permission for full development work of Residential Building No.2 (Regent Hill) comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (including LMR, Staircase room, OHT) in addition to the earlier OCC granted for the wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors., subject to compliance of MoEF before handing over physical possession to occupier.



Name : Lotan Sukadeo Ahire  
Designation : Executive Engineer  
Organization : Personal  
Date : 22-Apr-2022 12: 37:11



Executive Engineer (BP) ES II

करल-२		
५५६६	६६	१३८
२०२३		



MUNICIPAL CORPORATION OF GREATER MUMBAI  
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)\* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)\*  
[CHE/ES/2581/S/337(NEW)/OCC/1/New of 22 April 2022]

To,  
Surendra Hiranandani, CA to Owner  
Olympia, Central Avenue, Hiranandani Business Park, Powai-400076.

Dear Applicant/Owners,

The full development work of Residential building comprising of Residential building No- 2 (Regent Hill ) comprising of i.e. the full development work of Residential building comprising of Wing 'C', 'D' & 'E' having 3 level basements + stilt + 1st to 23rd residential upper floors (Including LMR, Staircase room, OHT) In addition to the earlier OCC granted to entire wings A & B having 3 level basements + stilt + 1st to 23rd residential upper floors on plot bearing C.S.No./CTS No. Old C.T.S. No. 18. (Pt.), 19(Pt.), 20A(Pt.), 20B, 22A(Pt.) & 22B & New C.T.S. No. 22A/9 (Pt.) of village POWAI at Hiranandani Gardens is completed under the supervision of Shri. Suhas Purushottam Joshi , Architect , Lic. No. CA/84/8625 , Shri. Shallesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. C. K. PITHAWALLA , Site supervisor, Lic.No. P/B/SS-I and as per development completion certificate submitted by architect and as per completion certificate Issued by Chief Fire Officer no. CHE/ES/2581/S/337(NEW)-CFO/1/Amend dated 17 February 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

Copy

1. Asstt. Commissioner, S Ward
2. A.A. & G., S Ward
3. E.E. (V), Eastern Suburb
4. M.O., S Ward
5. A.E.V.V., S Ward

6. Architect, Suhas Purushottam Joshi, OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76  
For information, please



Name : Lotan Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 22-Apr-2022 17: 11:03



Yours faithfully  
Executive Engineer (Building Proposals)  
Municipal Corporation of Greater Mumbai  
S Ward

करल - २		
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ANNEXURE - D-1 & D-2



**CHAPHEKAR AND CO.**  
ADVOCATES AND SOLICITORS

ANANT R. CHAPHEKAR  
SR. SOLICITOR & SUPREME COURT ADVOCATE

Address: Block No. 11-12, 156-D,  
'Satjangad' Dr. Ambedkar Road,  
Hindu Colony, Dadar (East),  
Mumbai - 400 014.

Resl. : 022-2414,4416  
Mobile: 98192 56445  
E-Mail : anantchaphekar@hotmail.com

To,  
HGP Community Pvt. Ltd.  
Mumbai.

Re.: Description of the land being a portion of all those pieces or parcels of land comprising of CTS Nos. 20(pt), 21(pt), 22(pt), 29(pt) and 30(pt) of Village Powai admeasuring about 1,51,315 sq. mtrs. or thereabouts. ("Said Property")

Sirs,

This is to state that we have investigated the title of HGP COMMUNITY PVT. LTD. (formerly known as M/s. Crescendo Associates), a Company, registered under the Companies Act, 2013, hereinafter referred to as the "Said HGP Community" to the Said Property and we have to state as under -

- 1] In pursuance of the provisions of the MMRDA Act, The Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") formulated and sanctioned at its 9<sup>th</sup> meeting held on 24<sup>th</sup> January, 1977, a scheme called "Powai Area Development Scheme" for the development of lands situated lying and being at Villages Powai and Tirandaz of Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban.

करल - २		
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It further appears that between January 1977 and December 1983, Shri Chandrabhan Bhuramal Sharma, was the Original Owner (hereinafter referred to as the "Original Owner") of the Said Property.

The said Original Owner and M/s. Crescendo Associates (hereinafter called Said Crescendo) had entered into Agreement for Development cum Sale dated 28<sup>th</sup> January, 1984, whereby the said Original Owner granted exclusive right of development in respect of the Said Property to the Said Crescendo and had placed the Said Crescendo in exclusive possession of the Said Property. The said Original Owner also executed Power of Attorney dated 28<sup>th</sup> January, 1984, in favour of Partner of the Said Crescendo, thereby authorizing him to do acts and deeds, as contained therein.

- 4] By Tripartite Agreement dated 19<sup>th</sup> November, 1986, made between the Governor of Maharashtra of the first part, the said MRMDA of the second part and Harishchandra Chandrabhan Sharma and others, it also included the said Original Owner, the said Original Owner, through their C.A., the Partner of the Said Crescendo, surrendered and delivered the Said Property to the State Government and/or the said MMRDA pursuant to the said reservation under the said MMRDA Act of 1974 and accordingly the Governor of Maharashtra and the said Constituted Authority, MMRDA, agreed to dispose of by way of a lease the Said Property back to the said Original Owner, as per the terms and conditions set out therein. Pursuant to the said Tripartite Agreement of 19<sup>th</sup> November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19<sup>th</sup> November, 1986, by MMRDA in favour of the said Original Owner / their assigns as the then licensees and the said Owner / their assigns were accordingly allowed to enter upon to deal with and develop the Said Property subject to the terms and conditions therein

करल - २		
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contained which include an agreement to grant a lease for period of 8 years, as contained therein.

- 5] The said Original Owrier executed Writing dated 24<sup>th</sup> February, 1980, confirming interalia that - (i) the said Crescendo had made full payment of all the consideration under the aforesaid Agreement for Development cum Sale dated 28<sup>th</sup> January, 1984 and that he had no financial or other claim of any nature whatsoever against the said Crescendo and (ii) the said Crescendo is entitled to develop, sale, lease and mortgage the Said Property as it in its sole and absolute discretion deem fit without any reference or recourse to him.
- 6] We also state that all the aforesaid documents and deeds, including the Tripartite Agreement of 19<sup>th</sup> November, 1986, Agreement to Lease also bearing the same date, are still valid and subsisting as on this date.
- 7] Thus, the Said Crescendo is in exclusive possession of the Said Property from the year 1984 and is developing the Said Property in a phased wise manner since then. In the course of the development, the Said Crescendo has constructed / constructing several buildings on the Said Property and sold / disposed of the flats / tenements constructed thereon.
- 8] We understand that legal proceedings in the form of PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010, have been filed by certain persons in respect of the lands forming part of PADS, including the Said Property. Certain Orders have been passed in the said PILs including Order / Judgment dated 22<sup>nd</sup> February, 2012 and Order dated 4<sup>th</sup> October, 2012 (the said Orders).



करल - २		
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- 9] From the Search Report furnished by Mr. Nilesh Vagal, we find 6 (six) Mortgages had been created by the Partners of M/s. Crescendo Associates. From the six registered Deeds of Reconveyance, executed by the Mortgagee, it is clear that the Mortgagees have been duly paid the amounts under the said Mortgages and now there is no subsisting Mortgage in respect of the Said Property.
- 10] The Said Crescendo and some other entities have been merged with the said HGP Community under the Amalgamation / Merger Scheme sanctioned by the Bombay High Court on 18<sup>th</sup> November, 2016 vide common Order in CSPs/483 to 489 /2016. The said Order has been duly registered with the Sub-Registrar of Assurances, Kurla-1, MSD, under serial no. KRL-1/4693/2017. As a result thereof, the assets and liabilities of the Said Crescendo stood transferred to the said HGP Community.
- 11] In the premises aforesaid, subject to the aforesaid Tripartite Agreement and Agreement to Lease, both dated 19<sup>th</sup> November, 1986, we have found the title of the Said HGP Community as the Assignee of the Original Owner to the Said Property as clear and marketable and free from any encumbrance of any nature whatsoever.

Dated this 23<sup>rd</sup> day of June 2017.

Yours faithfully,  
For M/s. Chaphekar & Co.

*Anant Chaphekar*

Anant Chaphekar  
Sr. Solicitor & Supreme Court Advocate



करल - २		
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ANNEXURE - D-1 & D-2		

**CHAPHEKAR AND CO.**  
ADVOCATES AND SOLICITORS



**ANANT R, CHAPHEKAR**  
SR. SOLICITOR & SUPREME COURT ADVOCATE

Address: Block No.11-12, 166-D,  
'Satjangad' Dr. Ambedkar Road,  
Hindu Colony, Dadar (East),  
Mumbai - 400 014.

Resl. : 022-24144418  
Mobile: 9819256145  
E-Mail: anantchapekar@hotmail.com

To,  
HGP Community Pvt. Ltd.  
Mumbai.

Re.: Description of the land being a portion of all those pieces or parcels of land comprising of CTS Nos. 6(pt), 7(pt), 20(pt), 21(pt) and 22(pt) of Village Powai and CTS Nos. 23, 24, 25(pt), 104(pt) and 105(pt) of Village Tirandaz, Taluka Kurla, admeasuring about 1,41,482 sq. mtrs. ("Said Property")

Sirs,

This is to state that we have investigated the title of HGP COMMUNITY PVT. LTD. (formerly known as M/s. Omega Associates), a Company, registered under the Companies Act, 2013, hereinafter referred to as the "Said HGP Community" to the Said Property and we have to state as under -

- 1] In pursuance of the provisions of the MMRDA Act, The Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") formulated and sanctioned at its 9<sup>th</sup> meeting held on 24<sup>th</sup> January, 1977, a scheme called "Powai Area Development Scheme" for

करल - २		
५१६	७२	१३८
२०२३		

the development of lands situated lying and being at Villages Powal and Tirandaz of Taluka Kurla in the registration district and sub-district of Mumbai City and Mumbai Suburban.



It further appears that between January 1977 and December 1983, Shri Chandrabhan Bhuramal Sharma and Smt. Durgadevi C. Sharma, were the Original Owners (hereinafter referred to as the "Original Owners") of the Said Property.

- 3] The said Original Owners and the Said Omega had entered into Agreement for Development cum Sale dated 28<sup>th</sup> January, 1984, whereby the said Original Owners granted exclusive right of development in respect of the Said Property to the Said Omega and had placed the Said Omega in exclusive possession of the Said Property. The said Original Owners also executed Power of Attorney dated 28<sup>th</sup> January, 1984, in favour of Partner of the Said Omega, thereby authorizing him to do acts and deeds, as contained therein. The said Original Owners thereafter executed Supplemental Agreement dated 15<sup>th</sup> April, 1985, whereby it was confirmed inter alia that the Said Original Owners have placed the said Omega in quiet, vacant and peaceful possession of the Said Property and that the said Omega is entitled to develop the Said Property, as contained therein. The said Original Owners also executed Writing / Confirmation dated 10<sup>th</sup> December, 1985, thereby confirming inter alia that the Deed of Trust by Chandrabhan Bhuramal Sharma dated 1<sup>st</sup> March, 1972, was for the benefit of Smt. Durgadevi Sharma Charitable Trust, (then proposed). However, the same continue to remain unregistered and therefore the same do not become operative in law.

करल - २		
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- 4) The said Chandrabhan Bhuramal Sharma executed Writing dated 24<sup>th</sup> February, 1990, thereby recording that – (i) the Said Omega had made full payment of all consideration and had also complied with all the terms and conditions of Agreement for Development cum Sale dated 28<sup>th</sup> January, 1984 and that he had no financial or other claim of any nature and (ii) that the Said Omega is entitled to develop, sale, lease, mortgage the Said Property in any manner as it may in its sole and absolute discretion deem fit without any reference or recourse to him.
- 5) By Tripartite Agreement dated 19<sup>th</sup> November, 1986, made between the Governor of Maharashtra of the first part, the said MMRDA of the second part and Harishchandra Chandrabhan Sharma and others, it also included the said Original Owners, the said Original Owners, through their C.A., the Partner of the Said Omega, surrendered and delivered the Said Property to the State Government and/or the said MMRDA pursuant to the said reservation under the said MMRDA Act of 1974 and accordingly the Governor of Maharashtra and the said Constituted Authority, MMRDA, agreed to dispose of by way of a lease the Said Property back to the said Original Owners, as per the terms and conditions set out therein. Pursuant to the said Tripartite Agreement of 19<sup>th</sup> November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19<sup>th</sup> November, 1986, by MMRDA in favour of the said Original Owners / their assigns as the then licensees and the said Owners / their assigns were accordingly allowed to enter upon to deal with and develop the Said Property subject to the terms and conditions therein contained which include an agreement to grant a lease for period of 80 years, as contained therein.

करल - २		
५५६	१०४	९३८
२०२३		



6] The said Omega had created a mortgage in favour of Kotak Mahindra Bank Ltd., in respect of a portion of the Said Property, dated 30<sup>th</sup> August, 2007, for securing an amount of Rs. 24 crores, which was registered with the Sub-Registrar of Assurances at Kurla. The said Omega paid off the Mortgage Amount and Kotak Mahindra Bank Ltd. vide Reconveyance dated 2<sup>nd</sup> September, 2008, had reconveyed the portion of the Said Property to the said Omega, which is also registered with the Sub-Registrar of Assurances at Kurla.

7] We also state that all the aforesaid documents and deeds, including the Tripartite Agreement of 19<sup>th</sup> November, 1986, Agreement to Lease also bearing the same date, are still valid and subsisting as on this date.

8] Thus, the Said Omega is in exclusive possession of the Said Property from the year 1984 and is developing the Said Property in a phased wise manner since then. In the course of the development, the Said Omega has constructed several buildings on the Said Property and sold / disposed of the flats / tenements constructed thereon.

9] We understand that legal proceedings in the form of PILs, being PIL Nos. 131 of 2008, 91 of 2008 and 21 of 2010, have been filed by certain persons in respect of the lands forming part of PADS, including the Said Property. Certain Orders have been passed in the said PILs including Order / Judgment dated 22<sup>nd</sup> February, 2012 and Order dated 4<sup>th</sup> October, 2012 (the said Orders). The said M/s. Omega Associates are constructing buildings on the Said Property under the said Orders.

10] The Said Omega and some other entities have been merged with the said HGP Community under the Amalgamation / Merger Scheme sanctioned by the Bombay High Court on 18<sup>th</sup> November, 2016 vide

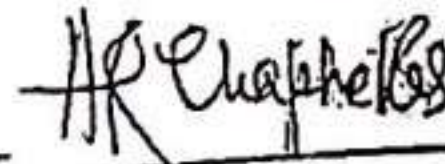
करल - २		
५५६	७५	१३८
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common Order in CSPs/483 to 489 /2016. The said Order has been duly registered with the Sub-Registrar of Assurances, Kurla-1; MSD, under serial no. KRle-1/4693/2017. As a result thereof, the assets and liabilities of the Said Omega stood transferred to the said HGP Community.

- 11] In the premises aforesaid, subject to the aforesaid Tripartite Agreement and Agreement to Lease, both dated 19<sup>th</sup> November, 1986, we have found the title of the Said HGP Community as the Assignee of the Original Owner to the Said Property as clear and marketable and free from any encumbrance of any nature whatsoever.

Dated this 22<sup>nd</sup> June 2017.

Yours faithfully,  
For M/s. Chaphekar & Co.



Anant Chaphekar  
Sr. Solicitor & Supreme Court Advocate





करल - २		
५५६	७७	७३८
२०२३		

मालमत्ता पत्रक

विभाग/मोजे - पर्व

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

शिट नंबर , प्लॉट नंबर

क्षेत्र धारणाधिकार पो.मी.

शासनाला दिलेल्या आकरणांचा प्रतिया घ.इत्यांचे तपशील आणि त्याच्या फेर तपसणीची निय. येळ)



क्रमांक	खंड क्रमांक	नविन जाक (घा) एड्रेस (घ) किंवा पार (घ)	साक्षात्करण
०७/०४/२००६	--	(H) मा.आयुक्त न.भू.अ.मुलुंड (रस्ता) क्षेत्र ६३.२० चौ.मी.	हल्ली - ११११-०१-१२ न.भू.अ.मुलुंड
१०/०४/२०११	--	मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र.११/२/२००९ अन्वये न.भू.क्र.२० या मिल्कतीचे पोटविभाग न.भू.क्र.२० क्षेत्र ३०२१५.३ चौ.मी.मधून न.भू.क्र.२० व क्षेत्र २६९६.६ चौ.मी.निवासी क्षेत्राची स्वतंत्र मिल्कतपत्रिका तयार करून न.भू.क्र.२० चे क्षेत्र २६९६.६ चौ.मी.वंग्या यारु न.भू.क्र.२० चे क्षेत्र २७५१८.७ चौ.मी.कायम केले व त्यास न.भू.क्र.२० असा रोज दिला.	के रफ्तार क्र.१२६ प्रमाणे हल्ली - १०/०४/२०११ न.भू.अ.मुलुंड
१५/१२/२०१५	--	ना.जमाबंदी आयुक्त आणि संचालक मूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.घ/अहरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि.१०/४/२०११ चे नोंदीने मिल्कत पत्रिकेवर दाखल असलेले अहरी क्षेत्र अहरी सत्ताबोस हजार पाचशे आठशे पुर्णप सात दशांश चौ.मी.दाखल केले.	के रफ्तार क्र.१३९ प्रमाणे हल्ली - १५/१२/२०१५ न.भू.अ.मुलुंड

तपासणे करणारा -

खरी नकल -

न.भू.अ. मुलुंड  
मुंबई उपनगर जिल्हा

एस. के. घडयाळ  
प.पू.१२

अर्ज क्रमांक २२३६  
अर्ज प्राप्त दिनांक २२/४/१७ रक्कम शुल्क १६०  
नकल तयार दिनांक २०/४/१७ कायम फी ४  
नकल दिल्याची दिनांक १७/४/१७ एकूण रक्कम रु.१६४  
खरी नकल

नगर भूमापन अधिकारी मुलुंड

प्रमुख लिपिक न.भू.अ. मुलुंड





करत - २  
५५९६ ७९ ३३८  
२०२३

मालमत्ता पत्रक

वेभाग/मोजे - पर्वत तालुक/न.भू.मा.का. -- न.भू.अ. मुलुंड जिल्हा -- मुंबई उपनगर जिल्हा



क्रमांक	नविन धारक (या) पट्टेदार (य) किंवा मार (या)	साक्षात्कार
२८/१२/१९९२	<p>न.भू.अ. मुंबई यांचेकडील नं.पू.स/पर्वत-तिरंदाज/८८, दि.१९/११/९१ अन्वये निरंजन हिरानंदानी यांचा दि.२८/८/९० य.जनाब यामन्ये न.भू.अ.१ मुंबई यांचेकडील आदेश क्र.न.भू.८/पर्वत/तिरंदाज/९२ दि.२८/१२/९२ अन्वये भाडेपट्टेदारचे १८८२३०.६ चौ.मी. क्षेत्रापुरते डेव्हलपर्स म्हणून इतर हक्कनात नाव दाखल केले.</p>	<p>सही - १८/०२/१९८८ मा.नि.नि.पू.अ.तया. न.पू.अ.क्र.१ मुंबई</p>
२८/०१/१९९४	<p>मा.नि.पू.अ. मुंबई यांचेकडील क्र.सी/कार्या-७/एकत्रीकरण/पो.वि/एसआर ११३/दि.५/११/९३ अन्वये व मो.र.नं.१७३/१३प्रमाणे न.पू.क्र.२३अ पे ३१३७.०० चौ.मी. क्षेत्र सामील केले व न.पू.क्र.२२/१२/२२ व २२/३ च्या स्यतंत्र मिळकतपत्रिका उघडल्याने ४७८५०.९ चौ.मी. क्षेत्र कमी करून न.पू.क्र.२२चे २०८१७७.९ चौ.मी. क्षेत्र कायम केले.</p>	<p>सही - २८/०१/१९९४ मा.नि.नि.पू.अ.तया. न.पू.अ.क्र.१ मुंबई</p>
१५/१२/१९९८	<p>दि. ४/९८ मा.अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.स/मुलुंड/मि.प/पुनर्लेखन/१८/१६४९ दि.२/७/९८ अन्वये न.पू.क्र.२२ (म.क्र.२२) या मिळकतपत्रिकेचे नविन म.का.क्र.८०वर पुनर्लेखन केले.</p>	<p>सही - १५/१२/१९९८ न.पू.अ.मुलुंड</p>
१२/०१/१९९९	<p>मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-२८/एकत्रीकरण/पो.वि/एसआरके १३/दिनांक २६/१०/९८ अन्वये आदेश प्राप्त झाल्याने १४३७.६ चौ.मी. क्षेत्र न.पू.क्र.७ मध्ये सामील झाल्याने तेवढे क्षेत्र कमी करून न.पू.क्र.२२चे एकूण क्षेत्र २०६७४०.३ चौ.मी. इतके कायम केले.</p>	<p>सही - १२/०१/१९९९ न.पू.अ.मुलुंड</p>
१३/०१/२०००	<p>मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्रमांक सी/कार्या-२८/एकत्रीकरण/पो.वि/एसआर.के.०१६६, दि.६/११/९९चे आदेशान्वये व मो.र.नं.२०५/९९प्रमाणे न.पू.क्र.२२चे क्षेत्र १३४४६.७ चौ.मी. क्षेत्र न.पू.क्र.२१ मध्ये सामील झाल्याने कमी केले. न.पू.क्र.मांक २२चे क्षेत्र १,९३,२९३.६ कायम केले. तसेच २२चे एकूण क्षेत्र १,९३,२९३.६ चौ.मी. क्षेत्रातून २३५.५ चौ.मी. क्षेत्र न.पू.क्र.७/४ मध्ये सामील होणार असल्याने २३५.५ चौ.मी. क्षेत्र कमी केले व न.पू.क्र.२२चे क्षेत्र १,९३,०५८.१ इतके कायम केले.</p>	<p>के.रमणू क्र.६० प्रमाणे सही - १३/०१/२००० न.पू.अ.मुलुंड</p>
३०/०१/२००२	<p>मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश मंजूर अभिन्यास क्र.सी/कार्या-२८/एकत्रीकरण/पो.वि/एसआर.के.२४२ दि.२६/३/०२ व शुध्दीपत्रक दि.२४/९/०२ व इफडील पो.वि.मो.र.नं.४२५७/०२ दि.१०/५/०२ आणि न.पू.अ.मुलुंड यांचे आदेश क्रमांक न.पू.पर्वत/न.पू.क्र.२२ या २३अ/०२ दि.३०/९/०२ अन्वये न.पू.क्र.२२चे क्षेत्र १९३०५८.९ चौ.मी. मधून पोर्टविभागाकडे वर्ग होणारे क्षेत्र ७४५२३.७ (७४०८४.३+४३९४) चौ.मी. वजा करून शिल्लक क्षेत्र १९८५३४.४ चौ.मी. कायम केले व न.पू.क्र.२२/५,६ पे व ७ च्या नविन मिळकतपत्रिका उघडल्या.</p>	<p>के.रमणू क्र.७७ प्रमाणे सही - ३०/०१/२००२ न.पू.अ.मुलुंड</p>
०५/०५/२००५	<p>मा.अ.पू.अ. मुंबई उपनगर मुंबई यांचेकडील दि.३१/१२/०४चे पुनर्विलोकन आदेश व इफडील दि.५/५/०४चे आदेशाने दि.१८/२/८८चे नोंदीतील भाडेपट्टेदार श्री.स्वामीनारायण ट्रस्ट व पी.सी.शर्मा यांची नावे कमी केली.</p>	<p>भाडेपट्टेदार श्री.सी.बी.शर्मा</p>
२१/०८/२००५	<p>मा.जिल्हाधिकारी, मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.सी/कार्या-२८/एल.एन.टी/कावि ४७० दि.११/७/०५ चे आदेशाने व दि.२१/७/०५चे शुध्दीपत्रानुसार सधर मिळकतपत्रिके १,९८५३४.४ चौ.मी. क्षेत्रापैकी १७४९९.९ चौ.मी. क्षेत्रावर स्वामीनारायण ट्रस्टचे नाव कच्चेवहिवाटीप्रमाणे धारक म्हणून लावणाने आदेशीत केले आहे. तथापि सधरची मिळकत शेती असल्याने १७४९९.९ चौ.मी. क्षेत्राचे धारक शेतीचे अभिप्रेत (७/१२)प्रमाणे असतील.</p>	<p>के.रमणू क्र.८९ प्रमाणे सही - ११/०८/२००५ न.पू.अ.मुलुंड</p>



करल - २		
५५६६	८९	१३८
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



1. Registration is granted under section 5 of the Act to the following project under project registration number :

PS/800018629

Project: REGENT HILL A B C D AND E WING Plot Bearing / CTS / Survey / Final Plot No.: 20 A PT AND 22 A PT at Kurla, Kurla, Mumbai Suburban, 400076;

1. Regent Community Pvt. Ltd. having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400021.

2. This registration is granted subject to the following conditions, namely:-

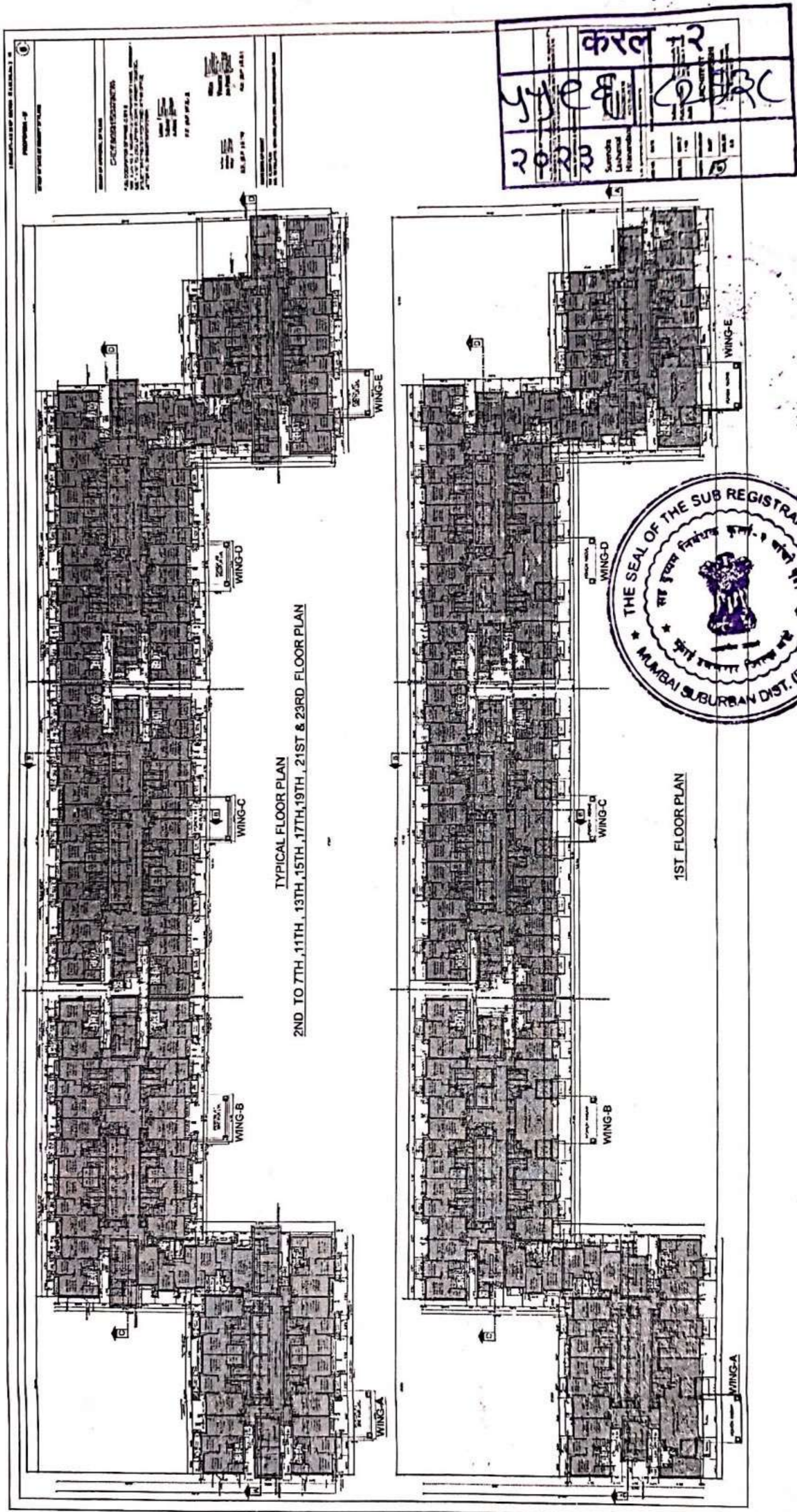
- The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees; as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 22/11/2018 and ending with 30/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

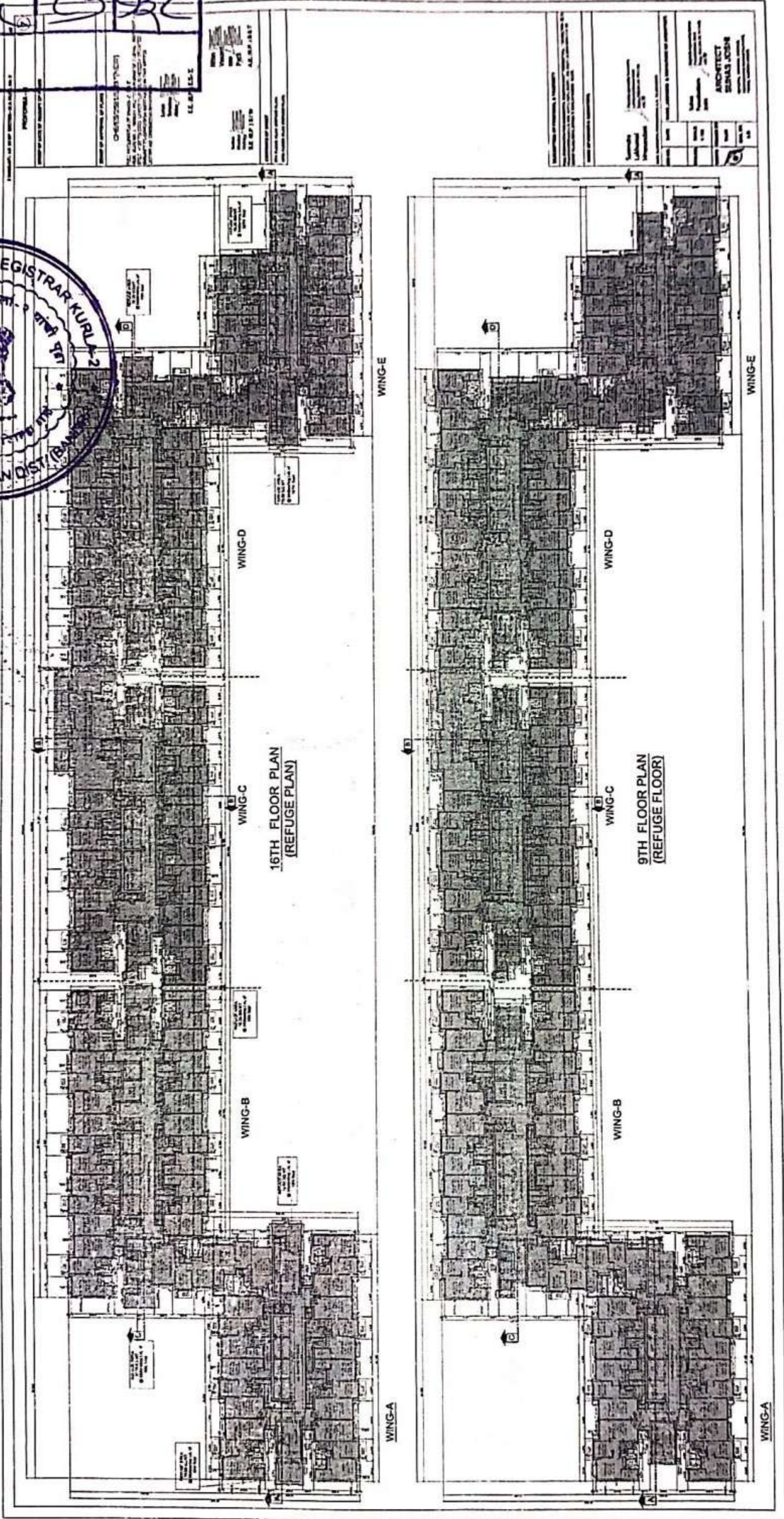
Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 23-06-2020 11:10:05

Dated: 19/05/2020  
Place: Mumbai

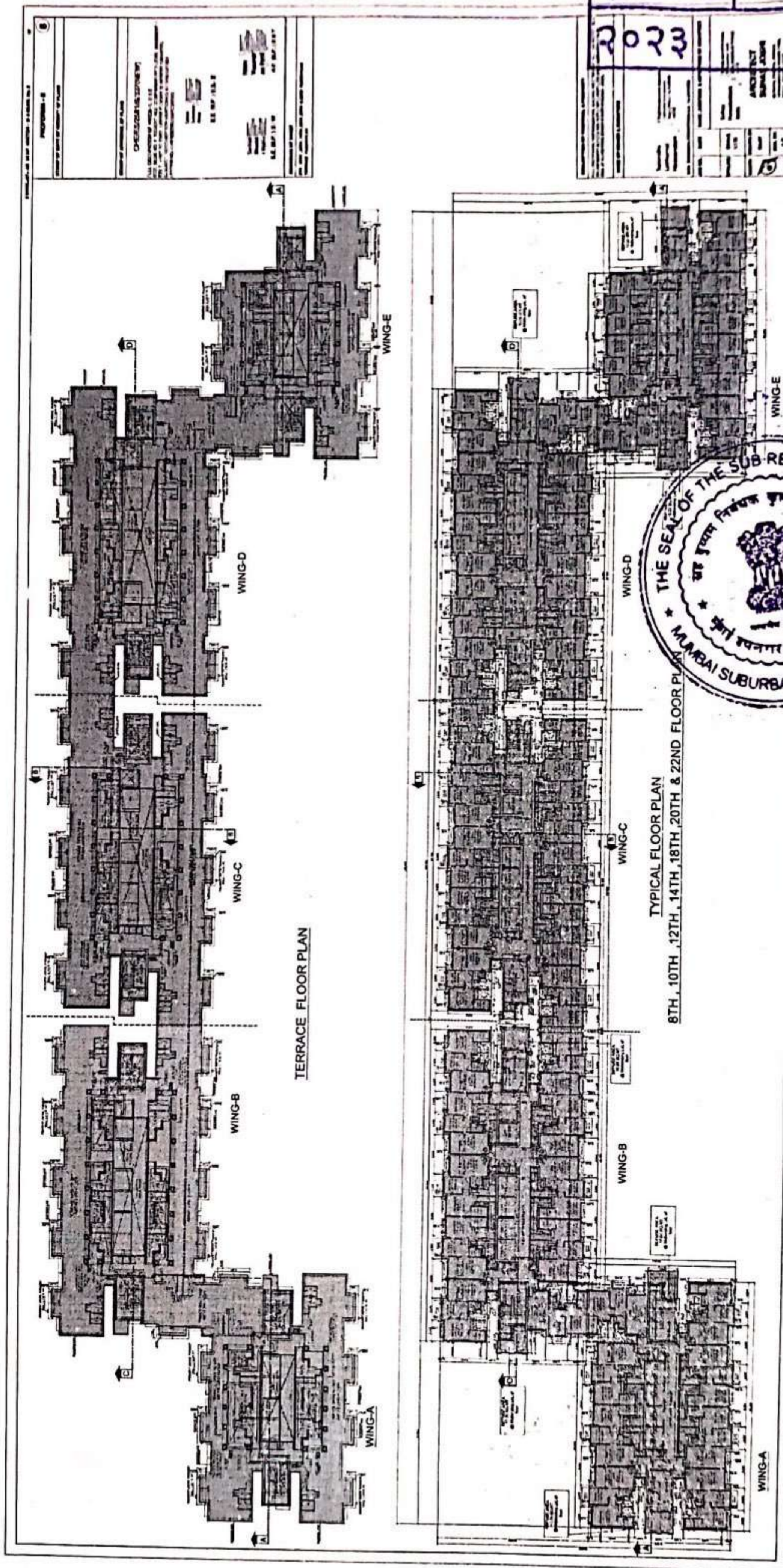
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



करल - २  
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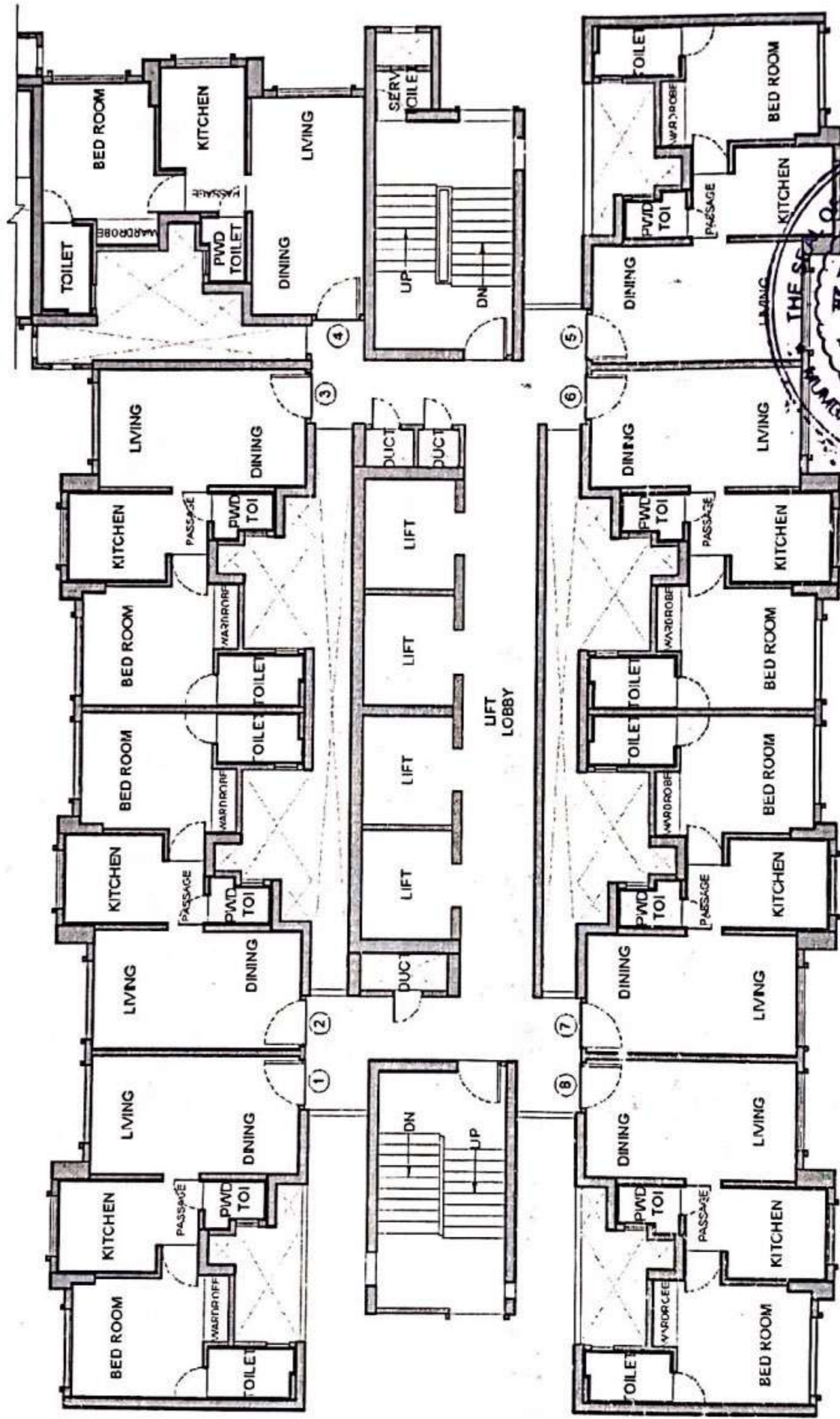


करल - २  
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करल - २		
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TYPICAL FLOOR PLAN

(3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 22nd FLOORS)

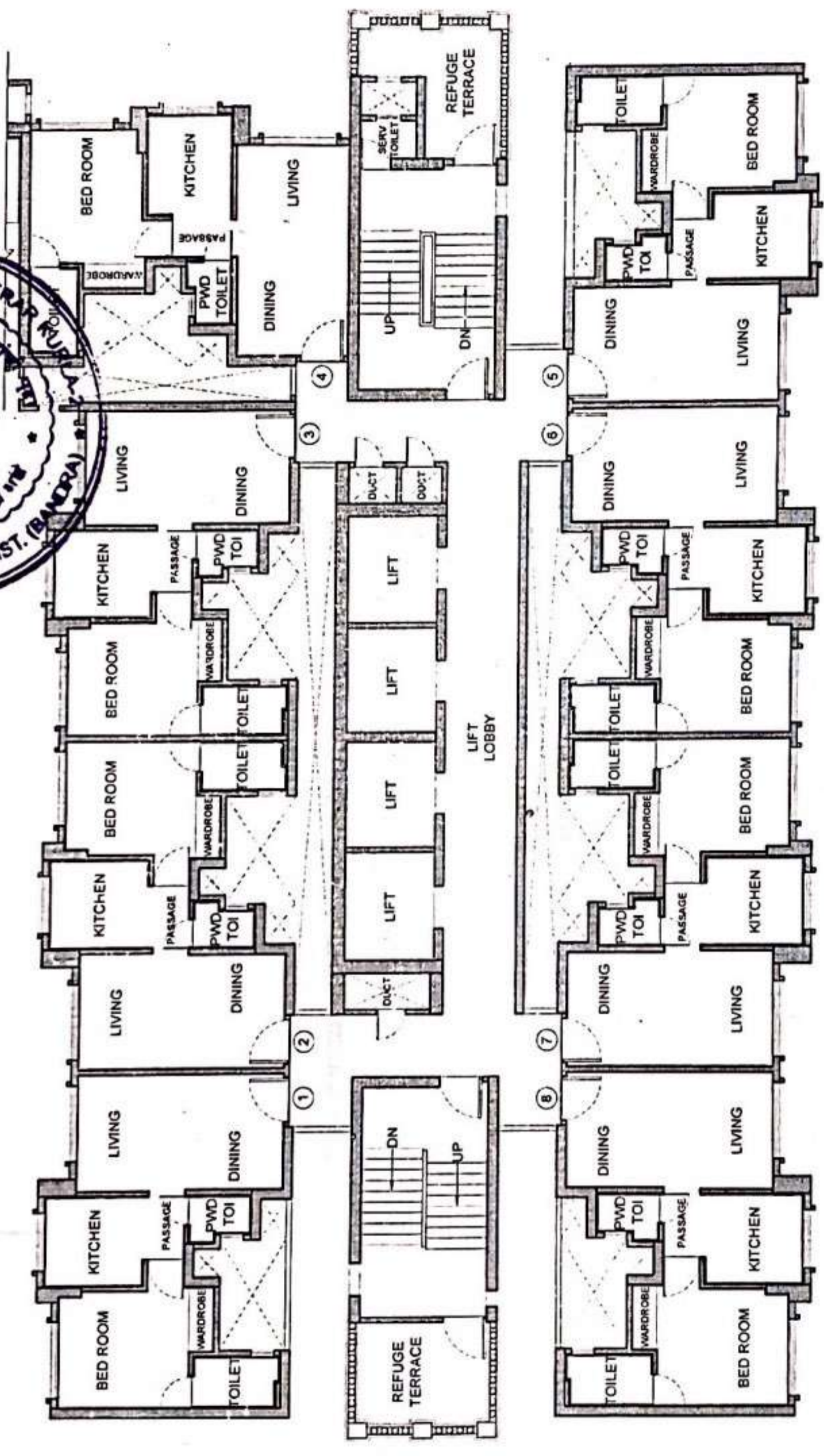
SECTOR-XI : REGENT HILL : WING

FLAT NO. : \_\_\_\_\_

FLOOR : \_\_\_\_\_



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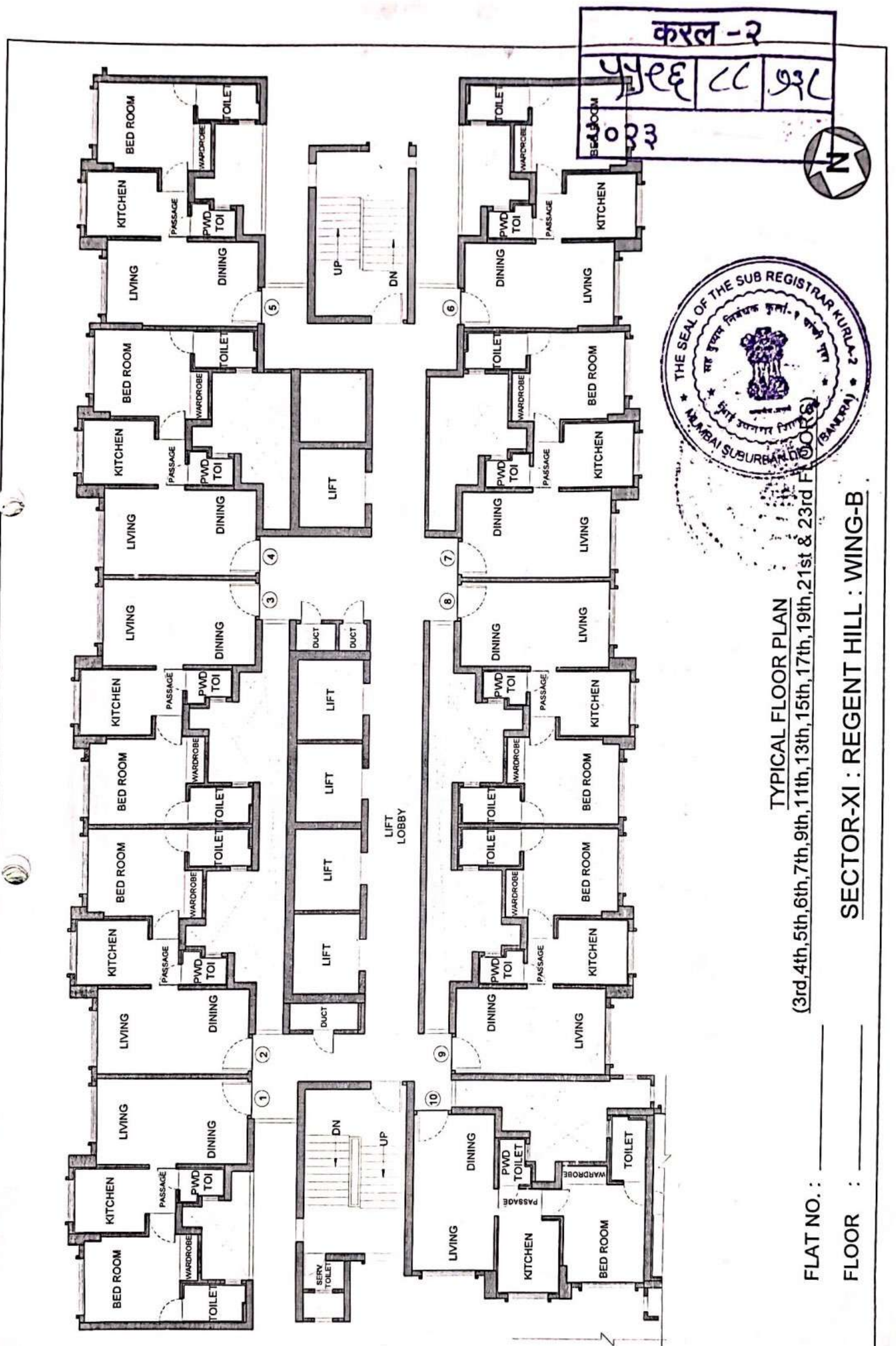


TYPICAL REFUGE FLOOR PLAN  
 (8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd FLOORS)

SECTOR-XI : REGENT HILL : WING-A

FLAT NO. : \_\_\_\_\_

FLOOR : \_\_\_\_\_



**TYPICAL FLOOR PLAN**

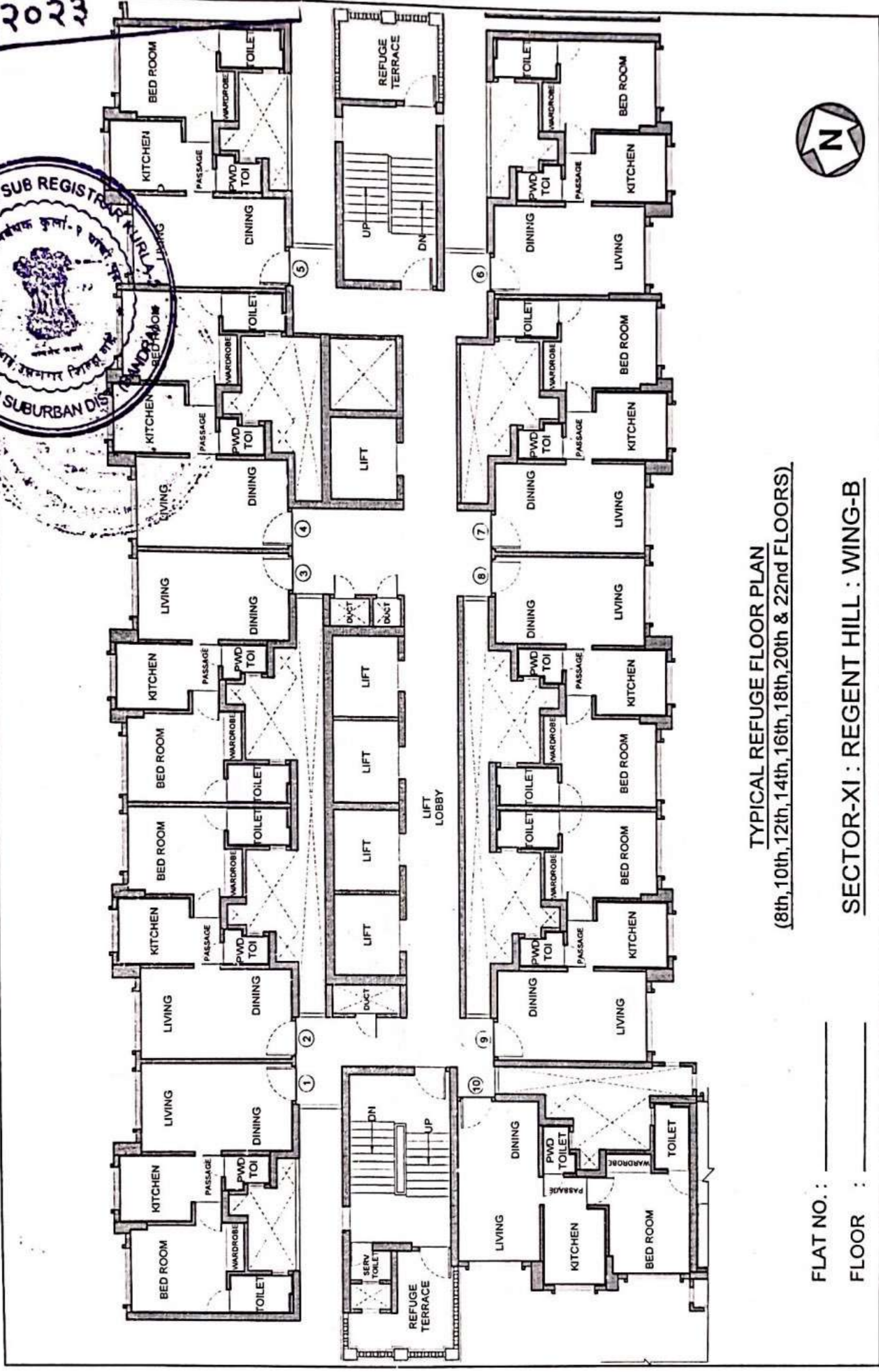
(3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 23rd FLOOR)

**SECTOR-XI : REGENT HILL : WING-B**

FLAT NO. : \_\_\_\_\_

FLOOR : \_\_\_\_\_

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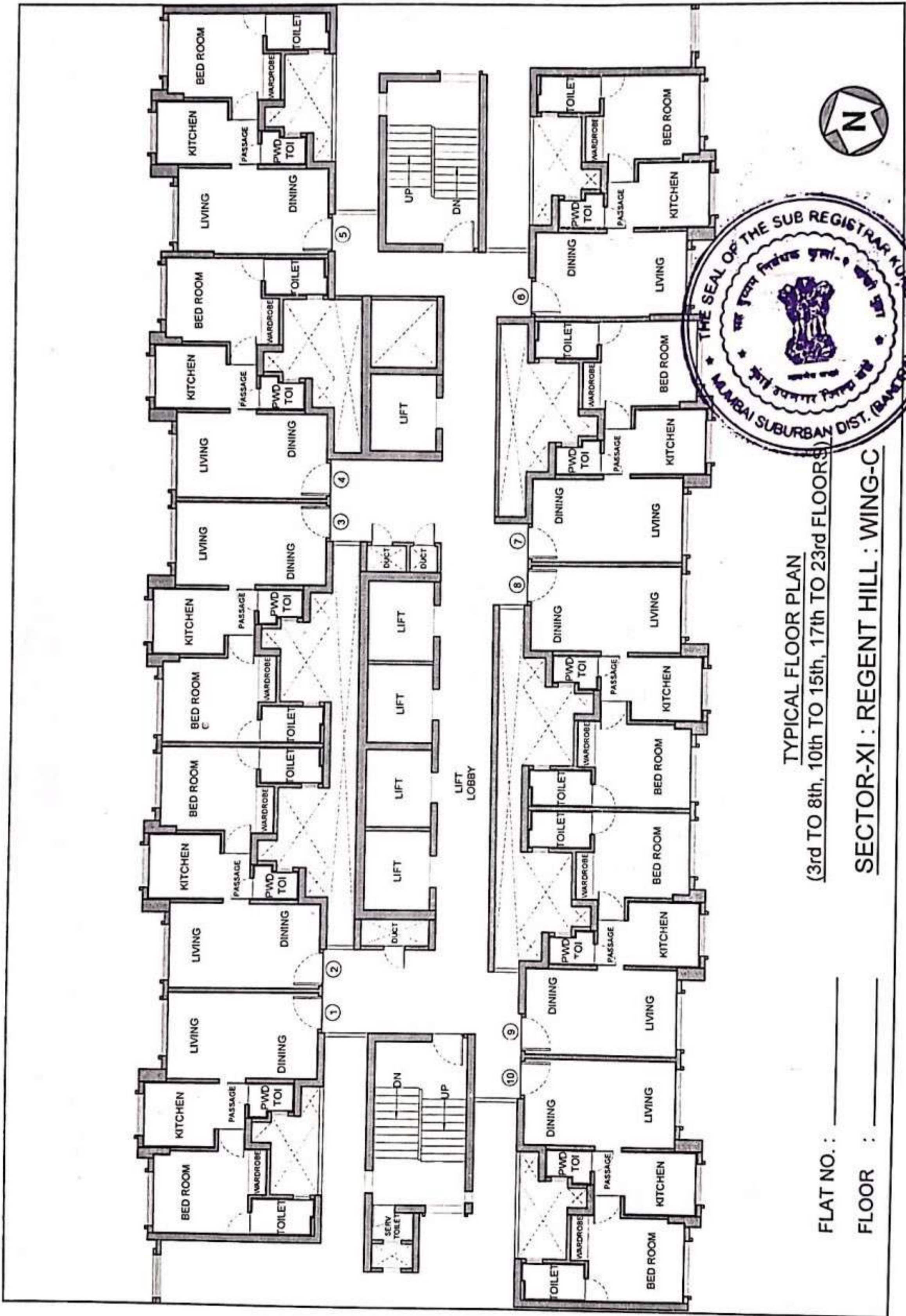


TYPICAL REFUGE FLOOR PLAN  
 (8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd FLOORS)

FLAT NO. : \_\_\_\_\_  
 FLOOR : \_\_\_\_\_

SECTOR-XI : REGENT HILL : WING-B

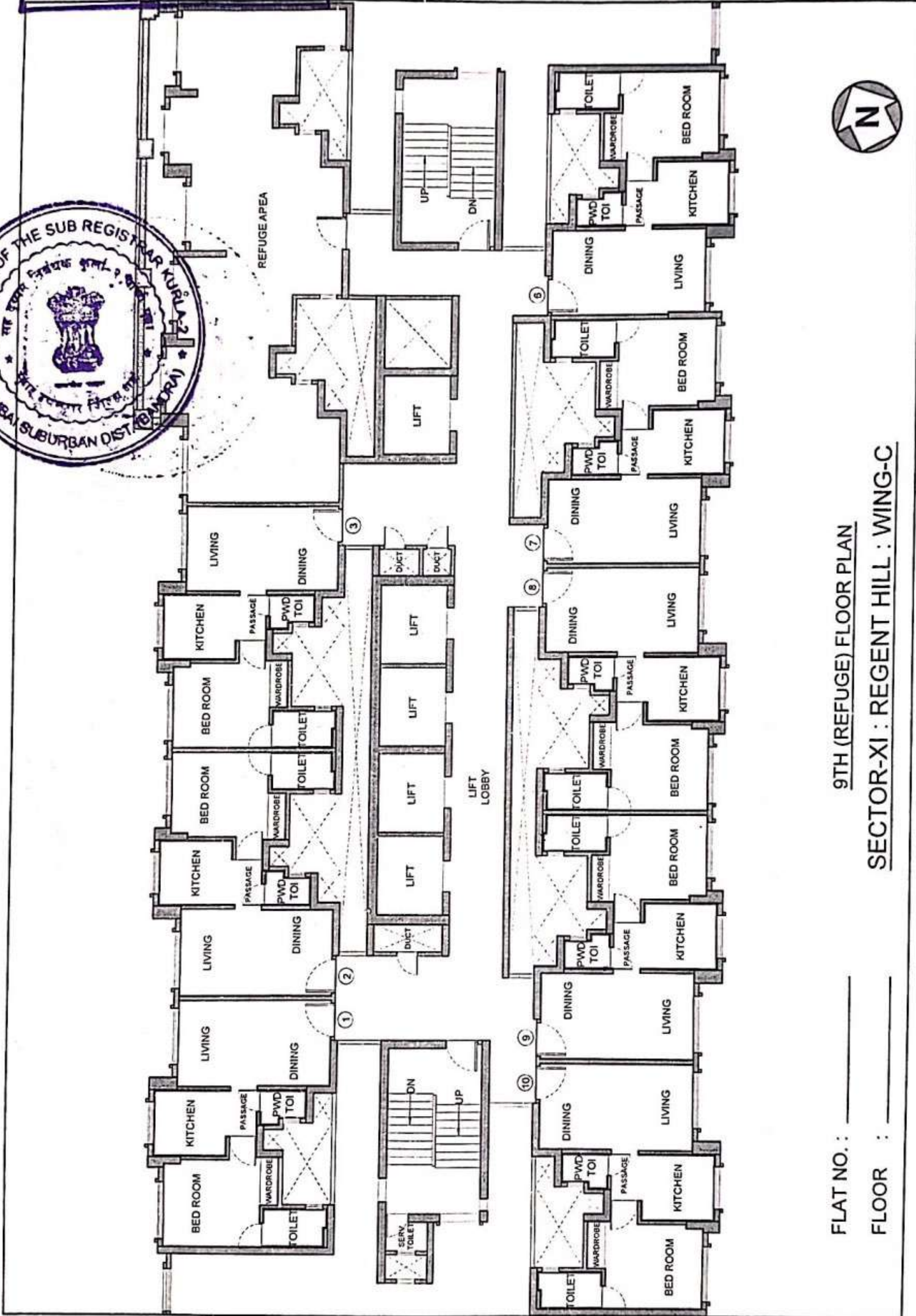
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TYPICAL FLOOR PLAN  
 (3rd TO 8th, 10th TO 15th, 17th TO 23rd FLOORS)  
 SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : \_\_\_\_\_  
 FLOOR : \_\_\_\_\_

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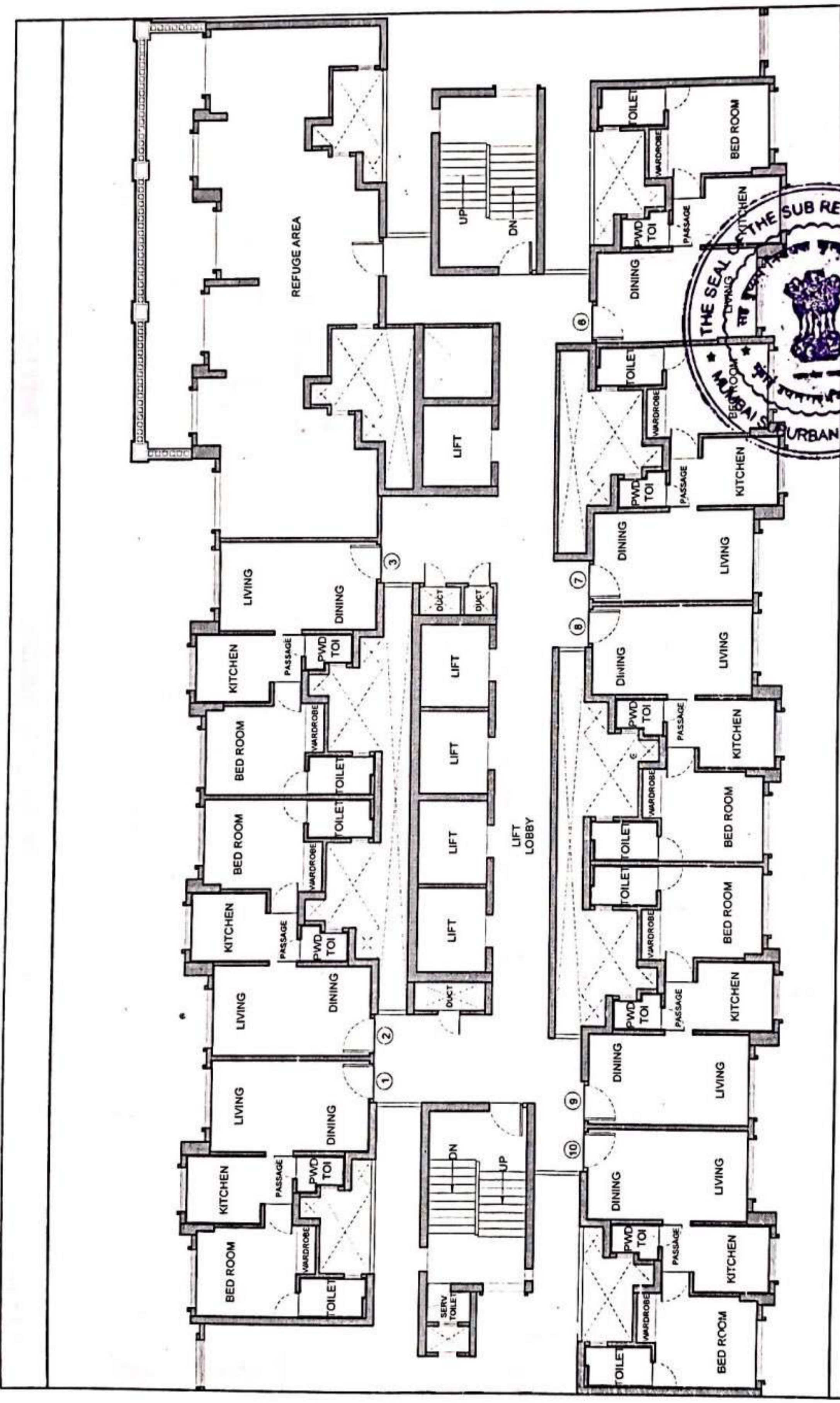
9TH (REFUGE) FLOOR PLAN

SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : \_\_\_\_\_

FLOOR : \_\_\_\_\_

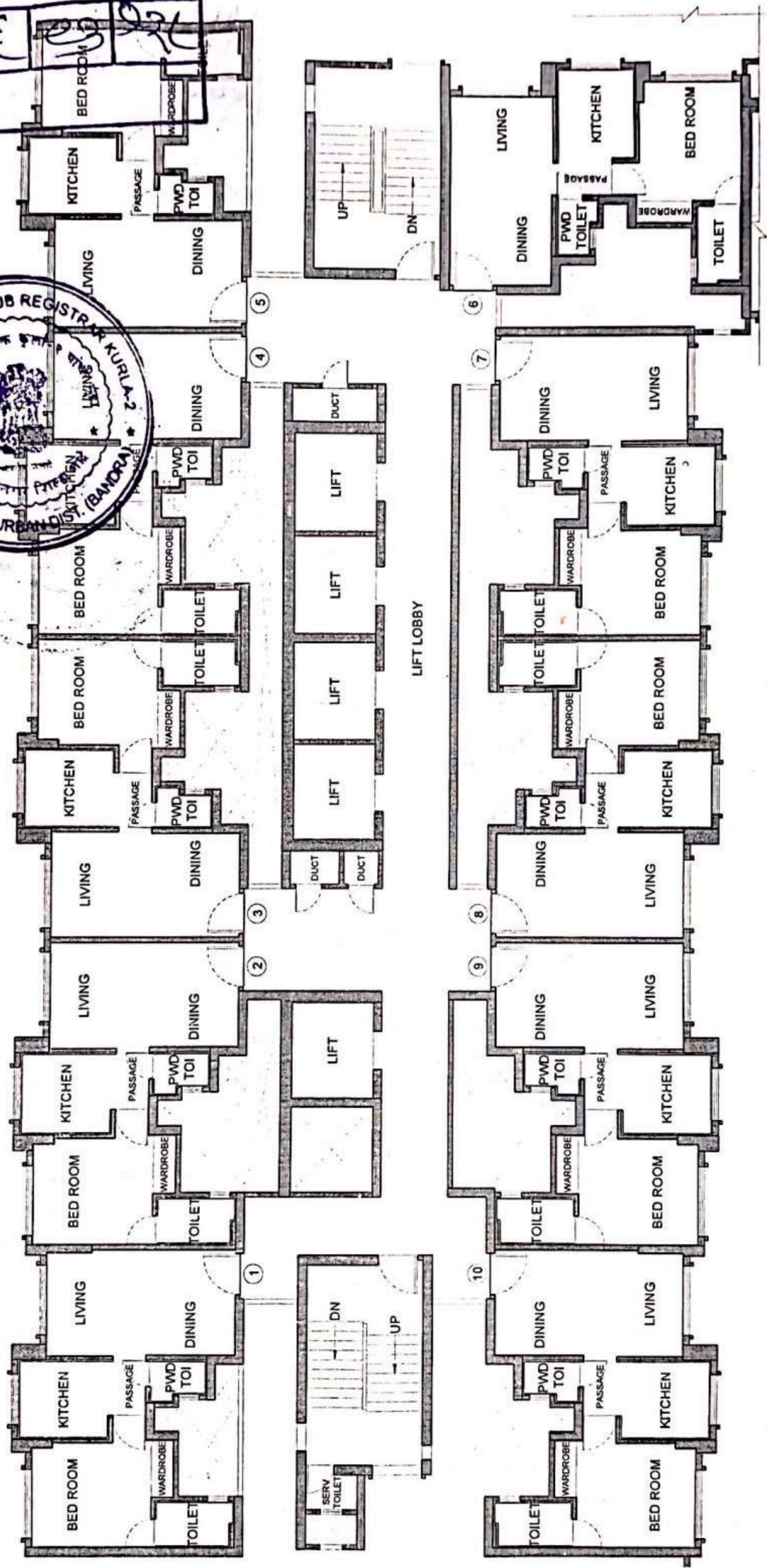
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16TH (REFUGE) FLOOR PLAN  
 SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : \_\_\_\_\_  
 FLOOR : \_\_\_\_\_

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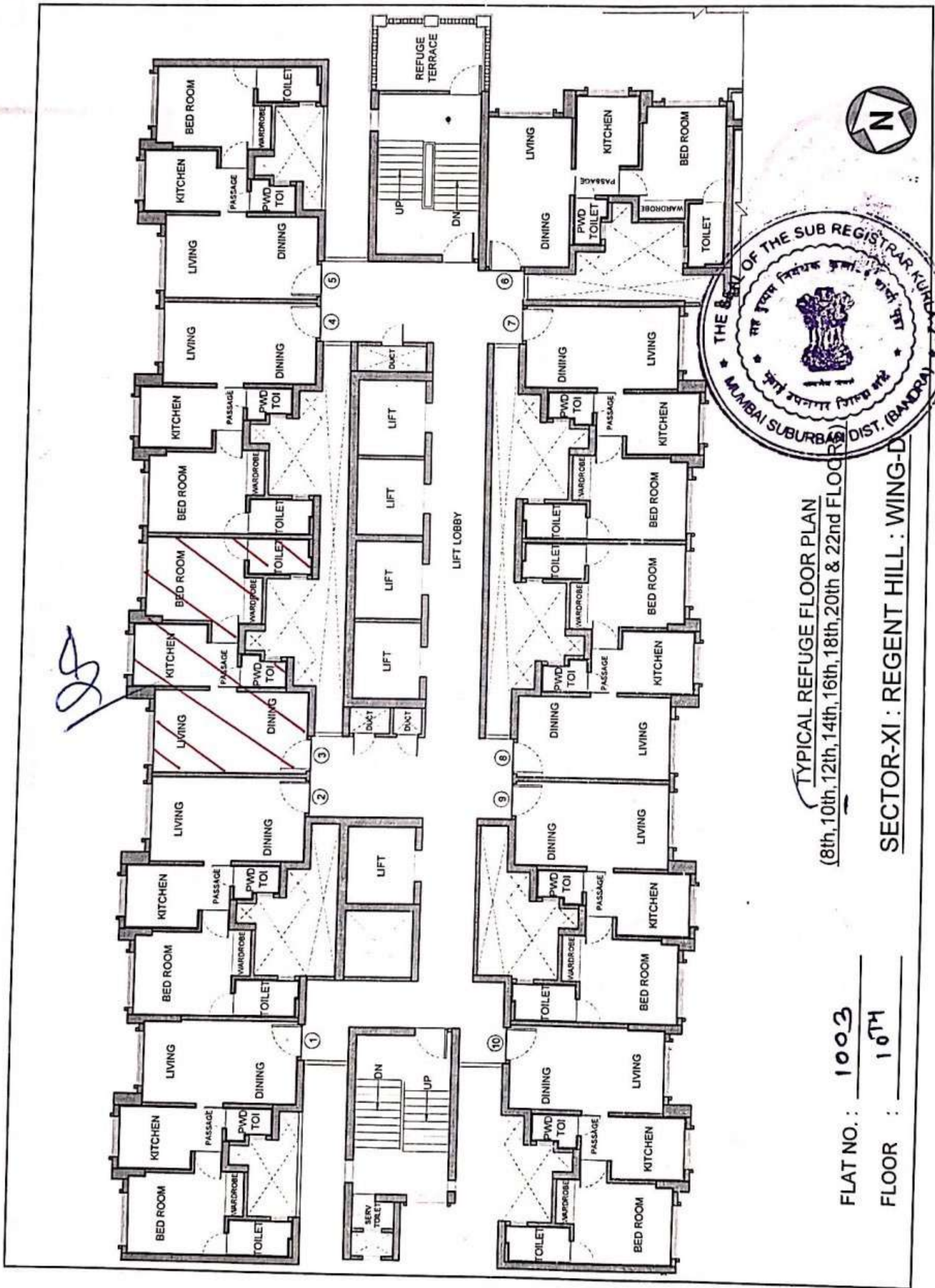
**TYPICAL FLOOR PLAN**  
 (3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 23rd FLOORS)

FLAT NO. : \_\_\_\_\_

FLOOR : \_\_\_\_\_

**SECTOR-XI : REGENT HILL : WING-D**

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TYPICAL REFUGE FLOOR PLAN

(8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd FLOOR)

SECTOR-XI : REGENT HILL : WING-D

FLAT NO. : 1003

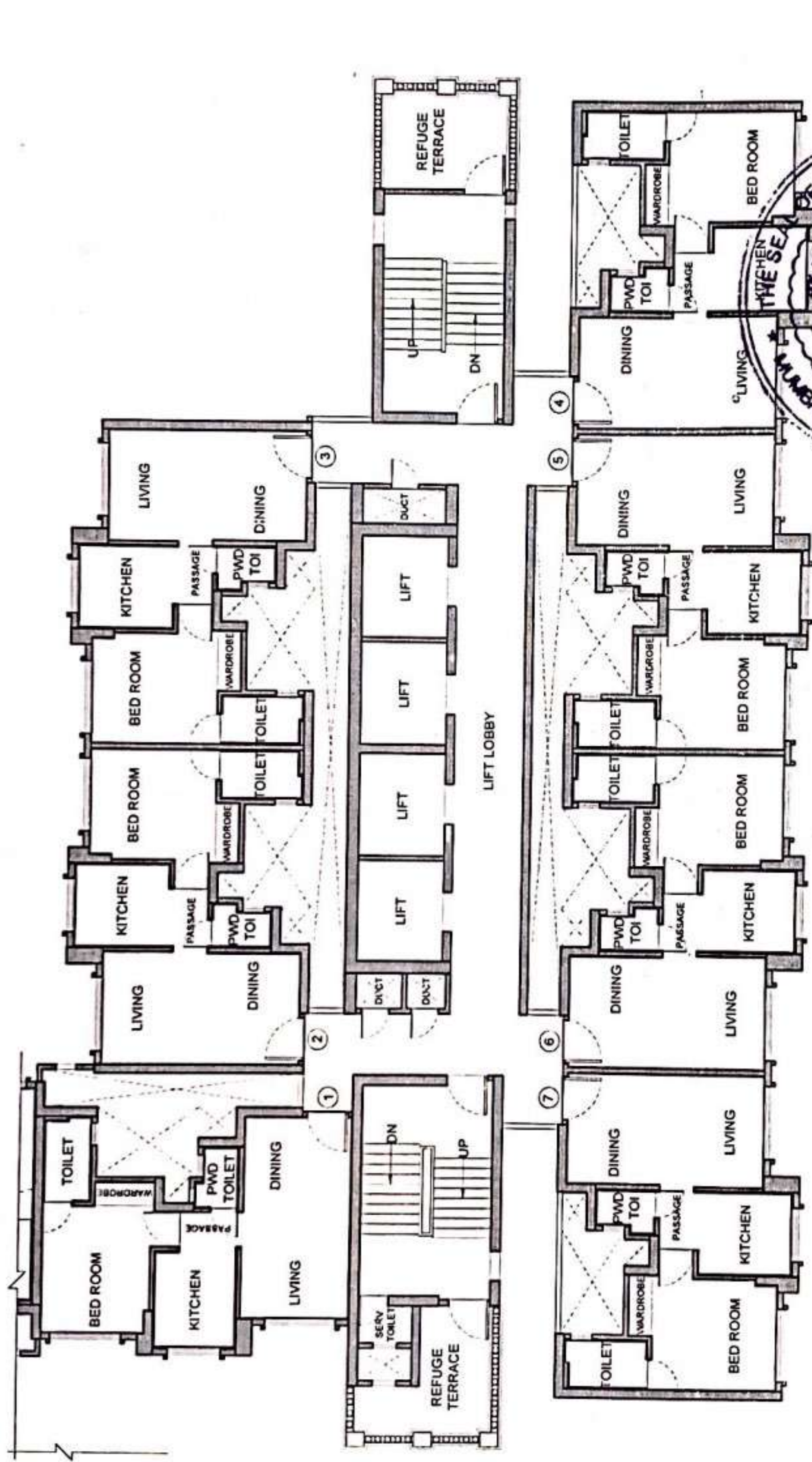
FLOOR : 10TH

*Sachinika Ghosh*





करल - २  
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TYPICAL REFUGE FLOOR PLAN  
 (8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd FLOORS)

SECTOR-XI : REGENT HILL : WING-E

FLAT NO. : \_\_\_\_\_  
 FLOOR : \_\_\_\_\_

करल-२		
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ANNEXURE - I

(General Specification and amenities for the Apartment and the Building Other than servant rooms/servant toilets if any)

1. R.C.C. Frame Structure.
2. Tile Flooring in Living room, bedroom, kitchen and passage (Tile Rs.100/- per sq.ft.)
3. Tile Flooring and Dado in toilets (Tiles Rs.60/- per sq.ft.)
4. W/C with flush tank and fittings (Rs. 15,000/- per set) and Shower mixer with fittings (Rs. 14,000/- per set).
5. One door bell.
6. Lifts (Rs. 50 Lakhs per elevator)
7. Wash basin with mixer and fittings (Rs.7500/- per set)
8. Kitchen platform with sink, tile dado and fittings.
9. Main door with mortise lock - polished / painted from inside & outside.
10. Building exterior and interior with quality paints.
11. Entrance hall suitably decorated.
12. Modular type electrical switches/sockets (Rs.5500/- per apartment)
13. Air Conditioner Split Units in Living and Bedrooms (Rs.15000/- per unit)
14. Modular Kitchen cabinets along with refrigerator, washing machine, oven, chimney, hob, water purifier and water heater.



## UNDERTAKING FROM ALLOTTEES

करल - २		
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२०२३		of Mumbai

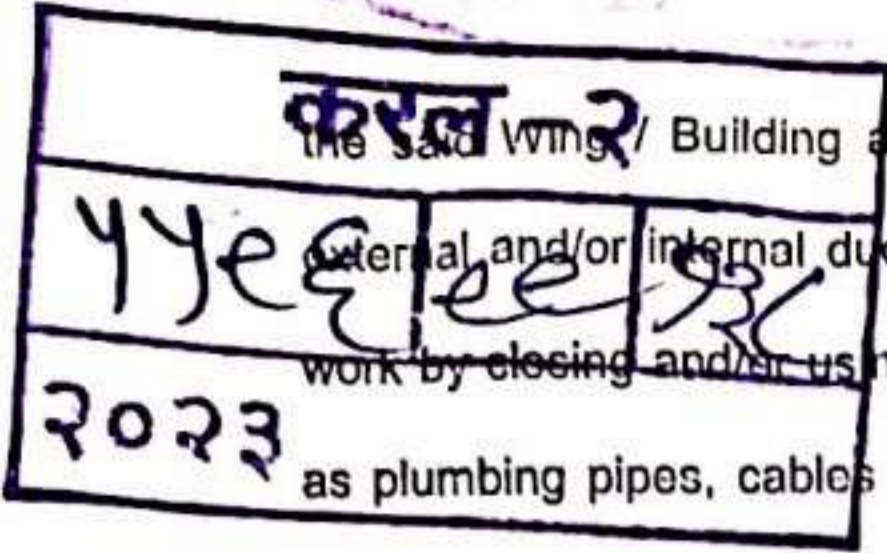
I/We/M/s. \_\_\_\_\_

Indian Inhabitant residing at \_\_\_\_\_

do hereby affirms and state as under:-

- 1) I/We say that by an Agreement for Sale dated \_\_\_\_\_ and entered into between M/s. HGP Community Pvt. Ltd. of the ONE part (hereinafter referred to as "the said Promoter") and myself/ourselves of the OTHER PART. I/We have agreed to purchase an Apartment bearing No. \_\_\_\_\_ in the \_\_\_\_\_ Wing (hereinafter referred to as the said Apartment) of the Building known as "HIGHLAND", in Sector XI-A (hereinafter referred to as the said Building) situated at Hiranandani Gardens, Powai, Mumbai 400 076.
- 2) I/We are giving this undertaking not only for myself/ourselves but also for my family members, visitors etc. It is understood that reference to myself /ourselves shall whenever the context so admits include such other persons as stated hereinabove.
- 3) As agreed to in the aforesaid agreement, I/We do hereby covenant and undertake with the said Promoter as follows:-
  - a) I/We shall not make any addition or any alteration in the architectural elevation of the said Wing / Building and shall not change the outside colour scheme or coating of the said Wing / Building.
  - b) I/We shall not make any change in any of the external windows or doors of the Apartment in the Wing/Building by way of shifting, altering, changing the colour or any other way whatsoever.
  - c) I/We am fully aware that I/we are not permitted to install any grills outside the windows and hence undertake not to install or affix any grills on the outside the windows / window sills. Any such grills affixed by me/us, shall be fitted on the internal marble sill only on the inside of the windows.
  - d) I/We shall not keep shoe racks in the lift lobby, flower/plants in pots or any other objects on the outside the windows or on the parapets or chajjas, lift lobby or any other common areas and shall not do anything which may cause discoloration or disfiguration or any damage to the said Wing / Building.
  - e) I/We shall not affix any collapsible shutters on the outside of 'French windows', in case of Apartment with canopy balcony. Any such collapsible shutter shall be fixed only on the inner side of 'French Windows'.
  - f) I/We shall not cover any chajjas/terraces/balconies or construct any structure or poles or pergolas or trellis on the chajjas/terraces/balconies/deck.
  - g) I/We not chisel or break or cause any damage to the columns, beams, walls, slabs or R.C.C. Pardis or other structural members of the said Wing / Building or on the pardis/parapets/rallings provided in the said Wing / Building.
  - h) I/We shall not enclose any space adjoining to the Main door forming part of the lift lobby/common areas and parking space, if any, in my/our possession in any manner whatsoever.
  - i) I/We shall not affix window in bedroom duct opening, kitchen balcony & kitchen duct, Marble sills and jambs in kitchen balcony and kitchen duct opening as such alterations / works affect architectural elevation of





the said Wing/ Building and cause discoloration of the external elevation. I/We shall not encroach upon external and/or internal ducts/vold areas adjacent to the Apartment by constructing permanent or temporary work by closing and/or using it. Such duct areas are provided strictly for maintenance of service utilities, such as plumbing pipes, cables etc. For breach of any of the terms mentioned hereinabove, I/We shall be solely responsible for all the consequences arising because of the same.

j) I/We agree to follow, bind ourselves and agree to indemnify you by giving irrevocable undertaking that we will not do any alteration/s in the layout of the said Apartment, because of which the approved/sanctioned area of the said Apartment may increased.

k) I/We am/are also aware that in the plumbing duct, the pipes are to be always kept exposed as these pipes may be required for periodical/future plumbing maintenance.

l) I/We shall not carry out any external alteration in the said Apartment by way of breaking any walls or bearing chajjas so as to alter the external appearance of the Apartment, nor shall I/We affix or cause any slabs or voids in the said Wing / Building.

m) I/We shall not fix any additional external unit of split A.C. on the outside in elevation. Any such additional external unit of split A.C. shall be located only inside the duct/space provided (by Promoter) specially for split A.C.

n) I/We are aware that no individual DTH/dish antennae will be allowed on the terrace or on the exterior wall/window of the Wing / Building. I/we are aware that the connection has to be taken from the Common DTH/dish antennae only which is available in the Wing / Building.

o) I/We confirm of having agreed and undertaken to follow and abide by the rules and regulations that have been made as also those which may be made hereafter from time to time by the said Promoter and/or person/s body in charge of maintaining and/or providing common facilities in the complex. I/We shall maintain proper code of conduct and discipline in the complex and give every possible co-operation to the said Promoter and/or any other person or body that may have been appointed by the said Promoter in that behalf, in maintaining cleanliness and good atmosphere in complex for the better enjoyment of the common facilities by all the persons concerned.

p) I/We are aware that all electricity bills from date of possession/OC, whichever is earlier, are payable by me/us and I/We will not hold the Promoter responsible for any consequences arising of non-payment thereof.

q) I/We are aware that Fire Fighting Sprinklers are installed in all rooms. I/we confirm that we will not cover the same as it control spread of fire & prevent major damage.

r) I/We are aware that you have assigned the contract to install mechanized parking/car lifts in the said building to \_\_\_\_\_ (Name of the Vendor/Contractor) having office at : \_\_\_\_\_ who has vide an Undertaking-cum-Indemnity agreed to be liable for all such acts of omission and commission and has undertaken to indemnify and keep indemnified the Promoter and the said Allottee/s against any failure of mechanical parking system/car lifts/nuisance to the building and to adjoining wings/building which includes any litigation arising thereof. I/We hereby agree and confirm that in the event of any nuisance, damages, cost, etc. litigation/s, if any, the same will be filed against the contractor/vendor as mentioned herein above during the subsistence of the contract. Further I/We agree and undertake to not hold the Promoter or MCGM liable thereof. The aforesaid contractor/vendor shall be liable for the full term of the contract as may have been

करल - २		
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assigned to him/them. I/We hereby irrevocably agree and undertake that the Organization/Co-operative Society of all the Allottee/s in the said Building shall, on expiry/termination of the said contract with the aforesaid Contractor/Vendor, appoint a Contractor/Vendor of their choice for management and maintenance of the mechanical parking system/car lift and shall get executed from such contractor/s undertaking cum indemnity indemnifying the Promoter, the Organization/Co-operative Society of the Allottee/s and the MCGM against any litigation/s damages, cost consequences etc. arising out of failure, nuisance, mishap of mechanical parking system/car lift, etc; to the said Wing/Building and/or to any adjoining wing/building .

4) I/We do hereby confirm and covenant with the said Promoter that I/We shall always carry out the terms and conditions of this Undertaking given by me/us and the same shall be binding upon me/us even after the registration of a Co-operative Society of Allottees / Purchasers of Apartments in the said Wing / Building and/or Federation /Association of the Societies in the said Sector when formed and this Undertaking shall also be binding upon me/ my/ our heirs and successors-in-title to the same extent as the Agreement for Sale dated \_\_\_\_\_ . I/We agree and confirm that in the event of breach of any of the terms of this Undertaking, the said Promoter, along with any other remedies, shall also be entitled inter alia to withdraw common facilities provided by it in the complex and I/We expressly authorise the Promoter to do so.



5) I/We hereby declare, confirm and covenant with the Promoter that in the event of my/our transferring the said Apartment and/or my/our right, title and interest in respect thereof in favour of any other person to the extent and as permitted in the said Agreement for Sale dated \_\_\_\_\_, I/We shall obtain an Undertaking on the similar lines from any such purchaser/s and in the event of my/our failing to do so, the said Promoter or the Co-operative Society of the Apartment purchasers of the said Wing / Building / Federation /Association, shall be entitled to refuse to transfer the said Apartment in favour of such prospective purchaser.

6) I/We hereby further declare and confirm that in the event of me or my heirs and successors -in-title committing any breach or default in any of the provisions of these presents, I and/or my heirs and successors-in-title shall be liable for damages for the loss and damage which may be caused to the said Apartment, Wing / Building and/or to the said Promoter and further the Promoter and the Co-operative Society of Apartments purchasers of the said Wing / Building / Federation /Association as and when formed, shall also be entitled to terminate the aforesaid Agreement for Sale and to recover all damages, costs, from me and / or my heirs and successors-in-title.

7) I/We hereby undertake that I/We shall bear the entire cost of repairs or rectifications required due to alterations / changes carried out by me/us in the said Apartment in case of damages caused to RCC /STRUCTURE/WATERPROOFING/PLUMBING/CIVIL/ELECTRICAL / INSTALLATION or if the work is not done in a proper manner, even after taking possession. I/We shall bear the entire cost of repairs required in case of any damages to common Premises and Apartments belonging to other members due to the alterations/changes or interior works carried out by me/us in the said Apartment.

करल २  
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I/We confirm that from the date the Promoter offers the possession of the Apartment or from the date of S.C., whichever is earlier, I/we undertake to pay the Maintenance charges demanded by the Promcter. I/We are aware that I/we am/are liable to all future maintenance and/or property tax becoming payable by me/us in respect of the said Apartment and the Said Wing and I/We undertake to pay the same immediately on being called upon by the Promoter.

9) I/We also undertake, that if I/We wish to give the Apartment on Lease/Rent, it is our responsibility to inform the Promoter and also to obtain the necessary POLICE VERIFICATION of the proposed licensee / tenants and submit the copy of the same duly acknowledged and confirmed by the concerned Police Station, bearing the necessary stamp, to the Maintenance office/ In charge of the Wing / Building. I/We am/are also aware that this is a mandatory requirement from the Police department.



I/We are aware that the vitrified tiles used in the said Apartment are of highest quality. However due to its natural process and high heat the tiles undergo during their making, they may have inherent lippage/warpage causing undulation in tiles which shall not be treated as imperfections or defects in tiles or workmanship.

11) I/We are aware that as per instructions from MCGM, kitchen/household garbage have to be segregated in dry and wet and should be given to the sweepers. I/We are aware to treats the wet garbage on the same plot as per the requirement of the MCGM and comply with necessary requirements of MCGM in this behalf from time to time.

12) I/We hereby confirm that the representatives of the Hiranandani Group of Companies are allowed to access the said Apartment without my/our prior consent, to view and examine the state and condition of the Apartment and to check if any unauthorised change/s has/have been done therein when the Apartment is not occupied by us and when the interior works are in progress by my/our staff/persons. Once occupied by myself/ourselves/our tenants/ or any other persons, I/We will allow access as per mutually decided time.

13) I/We are also giving the undertaking that any liability arising out of GST or any other tax or any increase / additions that may become applicable on account of the purchase transaction of the said Apartment, shall be paid by me/us."

Solemnly declared at Mumbai )

on this \_\_\_\_\_ day of \_\_\_\_\_ .)

करल - २		
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२०२३		

Page 1 of 1

390/18427

पावती

Original/Duplicate

Tuesday, November 30, 2021

नोंदणी क्र.: 39M

1:39 PM

Regn.: 39M

पावती क्र.: 19591 दिनांक: 30/11/2021

गावाचे नाव: पवई

दस्तऐवजाचा अनुक्रमांक: करल3-18427-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी मनीष गुप्ता

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 25



एकूण:

रु. 600.00

आपणास मूळ दस्त, पंढनेल प्रिंट, सूची-२ अंदाजे

1:59 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दु. निबंधक कर्ला-३  
सह. दु. निबंधक  
कर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3011202101845 दिनांक: 30/11/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007370102202122P दिनांक: 30/11/2021

बँकेचे नाव व पत्ता:

*(Handwritten signature)*

**DELIVERED**

wLaOUljaH

11/30/2021



करल - २  
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3011202101845	Date 30/11/2021
Received from HGP COMMUNITY PVT LTD, Mobile number 9920968227, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name sbiepay	Date 30/11/2021
Bank CIN 10004152021113001694	REF No. 202133474596796
This is computer generated receipt, hence no signature is required.	



करल - ३  
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CHALLAN  
MTR Form Number-6

करल - ३  
५५६९००६८

GRN	MI4007370102202122P	BARCODE	Date 11/10/2021 17:25:53		Form ID	48(1)
Department Inspector General Of Registration				Payer Details		
Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment Registration Fee		PAN No.(If Applicable)		AADCH8389P		
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name		HGP COMMUNITY PVT LTD		
Location MUMBAI		Flat/Block No.		OLYMPIA BUILDINGS, CENTRAL AVENUE, HIRANANDAN GARDENS		
Year 2021-2022 One Time		Premises/Building		HIRANANDAN BUSINESS CENTRAL, HIRANANDAN GARDENS		
Account Head Details		Amount In Rs.		Town/City/District		
0030045501 Stamp Duty		500.00		POWAI, MUMBAI		
0030063301 Registration Fee		100.00		MUMBAI SUBURBAN DIST. (BANDRA)		
		PIN		4 0 0 0 7 6		
		Remarks (If Any)		SecondPartyName=DILIP KAPADIA AND OTHER-		
				करल - ३५५		
				५४२५ २ २५		
				२०२१		
		Amount In		Six Hundred Rupees Only		
Total		600.00		Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021101102661	2474488353323	
Cheque/DD No.		Bank Date	RBI Date	11/10/2021-17:25:53	Not Verified with RBI	
Name of Bank		Bank-Branch		STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date		Not Verified with Scroll		



करल - ३५५  
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Department ID : Mobile No. : 8879694924  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन फेवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

P.O.A Date 11/10/2021





CHALLAN  
MTR Form Number-8

करल - २

11/10/2021 17:25:18

2023

Stamp Duty

Type of Payment Registration Fee

Department Inspector General Of Registration  
Date 11/10/2021-17:25:18 Form ID 48(1)

Department Inspector General Of Registration		Payer Details	
Stamp Duty		TAX ID / TAN (If Any)	
Type of Payment Registration Fee		PAN No.(if Applicable)	AADCH8389P
Office Name KRL3_JT SUB REGISTRAR KURLA NO 3		Full Name	HGP COMMUNITY PVT LTD
Location MUMBAI		Flat/Block No.	OLYMPIA BUILDING, CENTRAL AVENUE
Year 2021-2022 One Time		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	HIRANANDANI BUSINESS PARK, HIRANANDANI GARDENS
0030045501 Stamp Duty	500.00	Area/Locality	POWAI, MUMBAI
0030063391 Registration Fee	100.00	Town/City/District	
		PIN	4 0 0 0 7 8

Remarks (If Any)  
SecondPartyName=DILIP KARADIA AND OTHER

करल - ३ TD  
१४२७ ३ २५  
२०२१

Amount In Six Hundred Rupees Only  
Words

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	10000502021101102661 2474488353323
Cheque/DD No.	Bank Date	RBI Date	11/10/2021-17:25:53 13/10/2021
Name of Bank	Bank-Branch		STATE BANK OF INDIA
Name of Branch	Scroll No. . Date		1007895 , 13/10/2021

Department ID : Mobile No. : 8879694924  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चटल फलत दरयान निवाक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चटल लागू नाही.

Signature Not Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.11.30  
14:05:35 IST  
Reason: Secure

Challan Defaced

Sr. No.	Document	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-390-18427	0004474096202122	30/11/2021-13:39:02	IGR199	100.00
2	(IS)-390-18427	0004474096202122	30/11/2021-13:39:02	IGR199	500.00
Total Defacement Amount					600.00

करल - २  
 ५५६६ १०६ ९३८  
 २०२३



**D**ocument **H**andling **C**harges  
 Inspector General of Registration & Stamp

**Receipt of Document Handling Charges**

PRN 3011202101845 Receipt Date 30/11/2021

Received from HGP COMMUNITY PVT LTD, Mobile number 9920968227, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 18427 dated 30/11/2021 at the Sub Registrar office Joint S.R. Kurla 3 of the District Mumbai Sub-urban District.

DEFACED  
 ₹ 500  
 DEFACED

**Payment Details**

Bank Name sbiepay	Payment Date 30/11/2021
Bank CIN 10004152021113001694	REF No. 202133474596796
Deface No 3011202101845D	Deface Date 30/11/2021



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

करल - ३  
 अठरा ४ २५  
 २०२३



करल - २		
५१६६	१००	१३८
२०२३		

करल - ३		
१६	५	२५
२०२१		

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We,  
MR. PRAKASH SHAH, MR. MANISH GUPTA AND MR. SANTOSH



WALKER, the undersigned Authorized Signatories of HGP  
COMMUNITY PRIVATE LIMITED, having Registered office of at 514,  
Dalamal towers, 211, FPJ Marg, Nariman Point, Mumbai - 400 021, and  
office address at "Olympia", Central Avenue, Hiranandani Business Park,  
Hiranandani Gardens, Powai, Mumbai 400076, (hereinafter referred to as  
the "said Company"), DO HEREBY SEND GREETINGS:

WHEREAS We have been duly authorized by the said Company to  
sign and execute agreements for sale, leave & license, agreements for  
lease, deeds of lease, and documents such as declarations, affidavits,  
applications, representations, clarifications, writings and other necessary /  
incidental documents, only in respect of those Apartments / Flats / Shops /  
Offices, for which allotment letters have been signed and/or written  
permissions have been given by Mrs. Kamal Hiranandani and/or Mrs. Alka  
Hiranandani, Directors of the said Company (hereinafter referred to as the  
"Said Agreements / Documents") and execute power of attorney in  
favour of some persons, authorizing them to do all the acts, deeds and  
things only for the purpose of registration of the said Agreements /  
Documents with the Sub-Registrar of Assurances of different places,  
districts all over Maharashtra.

*(Handwritten signatures of the undersigned)*



करल - ३  
१५०२७ ६ २५  
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करल - २  
५५६६७०१३८  
२०२३

AND WHEREAS, for the sake of convenience, we are desirous of appointing some persons to be our true and lawful attorney for us and in our names to do and execute and perform the following acts, deed, matters and things in connection with the registration of the Said Agreements / Documents as hereinafter appearing.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT We, MR. PRAKASH SHAH, MR. MANISH GUPTA AND MR. SANTOSH UKHALKER, the undersigned, duly authorized by HGP COMMUNITY PRIVATE LIMITED vide its Board Resolution



13-08-2021 (hereinafter referred to as the "Bcard Resolution"), do hereby appoint, authorize and constitute each of the following persons viz (1) Mr. Dilip Kapadia (2) Mr. Kinjal Desai, (3) Mr. Abhinandan K. Yadav (4) Mr. Ramesh Bhatia, (5) Mr. Dominic Sequeira (6) Mr. Dharmendra Shah, (7) Mr. Sameer Pradhan, (8) Mr. Deepak Suhag, (9) Mr. Mahesh Dodekar, (10) Mrs. Hilda Barboza, (11) Mr. Prakash Bhosale, and (12) Mr. Sandeep Sarkar, 13, Mr Sanjay Bhatt & 14. Mr.Vijay Humane hereinafter referred to as the "said Attorneys", to be our true and lawful attorneys in our names to do the following acts, deeds, matters and things jointly and individually/severally :

- 1) To appear before the Sub-Registrar of Assurances at Mumbai, including at Bandra, Andheri, Kurla, and before all Sub-Registrar of Assurances of different places, districts all over Maharashtra and present the Said Agreements / Documents for registration on our behalf.



Handwritten signatures of the undersigned parties.

करल - २  
 ५५ एड १०० एड १३  
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करल - ३  
 ५५ एड १०० एड १३  
 २०२३

2) To present for registration and admit execution of the Said Agreements / Documents executed or may be executed by us / any of us, being duly authorized by the said Company under the said Board Resolution.



3) To do all acts, things necessary and/or incidental for registration of the Said Agreements / Documents, to receive the same back on our behalf, after they are registered and to do all acts and things necessary for duly registering the said Agreements/Documents, as effectively as we could do being personally present.

4) We do hereby for ourselves agree to confirm and ratify all such acts, deeds and things that may be lawfully done by the said Attorneys and/or any of them on our behalf and in our names, as contained herein..



Handwritten marks: a checkmark, a checkmark, and a signature.

5) This Power of Attorney is revocable and we shall be entitled to terminate / revoke the same and terminate / revoke the authority granted to the said Attorneys and/or any of the said Attorneys at any time as we / the said Company may deem fit, without reference to the said Attorneys in any manner whatsoever.



IN WITNESS WHEREOF, we have set and subscribed our hands hereunto this Power of Attorney on this 11<sup>th</sup> day of October, 2021.

SIGNED AND DELIVERED  
 BY THE WITHINNAMED  
 ON BEHALF OF  
 HGP COMMUNITY PRIVATE LIMITED



}  
 }  
 }  
 }

Handwritten signature.

करल - २  
 ५५९६११०१३८  
 २०२३



	For HGP COMMUNITY PVT. LTD. Director / Authorised Signatory	
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MR. PRAKASH SHAH

	For HGP COMMUNITY PVT. LTD. Director / Authorised Signatory	
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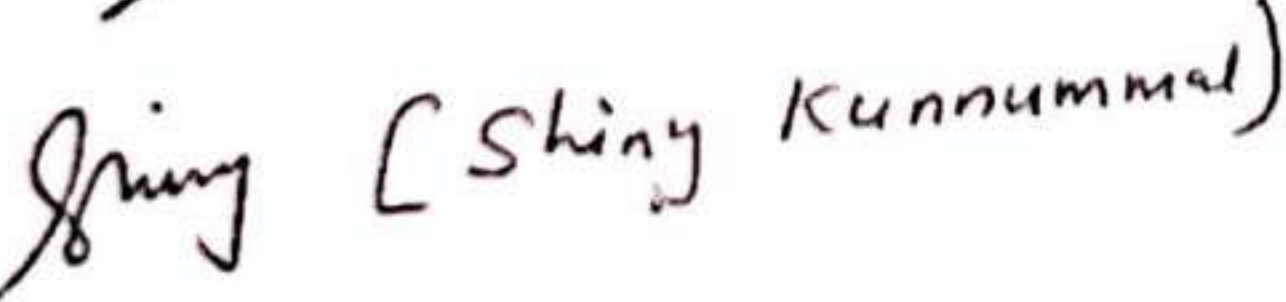
MR. MANISH GUPTA



	For HGP COMMUNITY PVT. LTD. Director / Authorised Signatory	
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MR. SANTOSH UKHALKER

IN THE PRESENCE OF

-  (Savitri Chaudhan)
-  (Shiny Kunnummal)

करल - ३  
 ५५९६११०१३८  
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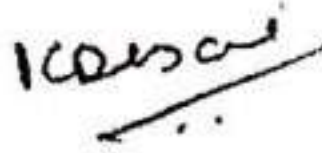
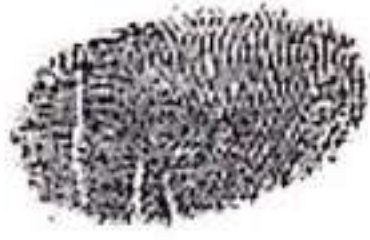


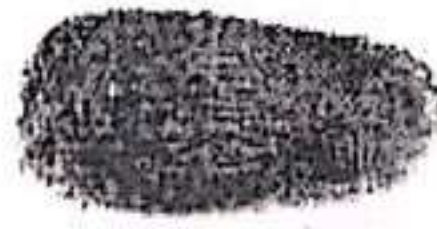

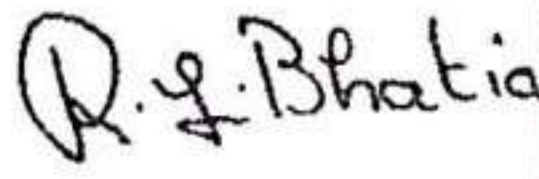


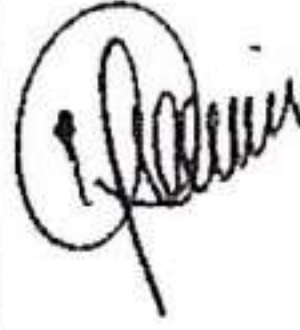



फॉर्म - २  
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 २०२३




PHOTOGRAPHS, SIGNATURES AND LEFT HAND / RIGHT HAND THUMB IMPRESSIONS OF THE SAID ATTORNEYS






		
<b>1. MR. DILIP KAPADIA</b>		
		
<b>2. MR. KINJAL DESAI</b>		
		
<b>3. MR. ABHINANDAN K. YADAV</b>		
		
<b>4. Mr. RAMESH BHATIA</b>		
		
<b>5. MR. DOMINIC SEQUEIRA</b>		




करल - २  
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6. MR. DHARMENDRA SHAH

		
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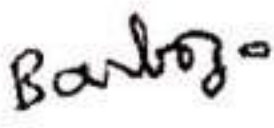

7. MR. SAMEER PRADHAN

		
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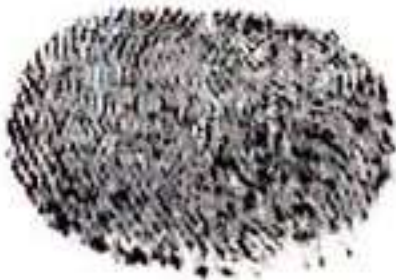
8. MR. DEEPAK SUHAG

		
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9. MR. MAHESH DODEKAR

		
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10. MRS. HILDA BARBOZA

		
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11. MR. PRAKASH BHOSALE




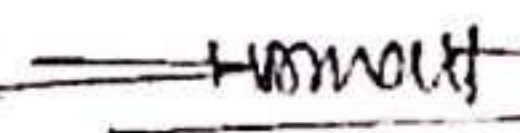

करल - ३७०  
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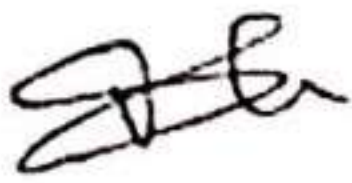

करल - २  
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करल - ३-१  
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 २०२१

		
12. MR. SANDEEP SARKAR		



		
13. MR. SANJAY BHATT		

		
14. MR. VIJAY HUMANE		



करल - ३  
 १५/०८/२०२१

HGP Community Private Limited  
 CIN: U45201MH2016PTC274222

करल - २  
 १५/०८/२०२१

CERTIFIED TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HGP COMMUNITY PRIVATE LIMITED ("THE COMPANY") HELD ON 13<sup>th</sup> AUGUST, 2021 AT ITS CORPORATE OFFICE AT OLYMPIA, 3<sup>rd</sup> FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI - 400 076.

RESOLVED that (1) Mr. Prakash Shah, (2) Mr. Manish Gupta and (3) Mr. Santosh Ukhalker, are authorized, jointly and / or severally/individually, to sign and execute on behalf of the Company agreements for sale, leave & license, agreements for lease, deeds of gift, documents such as declarations, affidavits, applications, representations, clarifications, writings and other necessary / incidental documents, only in respect of those Apartments / Flats / Shops / Offices, for which Allotment letters and/or written permissions have been given by Mrs. Kamal Hiranandani and/or Mrs. Alka Hiranandani, Directors of the Company (hereinafter referred to as the "Said Agreements / Documents") and issue Power of Attorney in favour of such person/s as Attorneys only for the purpose of presenting the Said Agreements / Documents for registration with the Sub-registrar of Assurances of Mumbai, including at Bandra, Andheri, Kurla and before all Sub-registrar of Assurances of different places / district all over Maharashtra and do all other necessary / incidental things / deeds for the purpose of duly registering the Said Agreements / Documents;

RESOLVED further that Mr. Prakash Shah, Mr. Manish Gupta and Mr. Santosh Ukhalker, shall give fortnightly updates to the Directors / any of the Directors of the Company i.e. to Mrs. Kamal Hiranandani or Mrs. Alka Hiranandani, about the said Agreements / Documents signed by them / any of them on behalf of the Company in the previous 15 days under this Board Resolution;

RESOLVED further that the aforesaid authority being given under this Board Resolution to Mr. Prakash Shah, Mr. Manish Gupta and Mr. Santosh Ukhalker, shall be valid only for the period of one year from the date hereof and at the end of the said period of one year, the said authority shall come to an end automatically and shall stand terminated."

*Certified to be true copy*

For HGP Community Private Limited

*Asha Bhatia*  
 Asha Bhatia  
 Director  
 DIN: 06611619



Corporate Address: Olympia Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076 India  
 E-Mail: [info@hgpcommunity.com](mailto:info@hgpcommunity.com) Tel: (91-22) 2570 6441 / 6466 Fax: (91-22) 2570 6455  
 Registered Office: S1A, Dalamal Towers, Nariman Point, Mumbai - 400 021. Tel: 2287 6060 / 2287 6061 • Fax: 22832010

Consumer Number (CA no.): 9000 0110 3710  
Name: HGP COMMUNITY PVT. LTD.

YOU CAN REACH OUT TO US AT:  
TOLL FREE NO.: 18002095161  
WHATSAPP: 7045116237  
IN CASE OF FIRE/ ACCIDENT: 022 2577 4399  
EMAIL: customercare@tatapower.com  
WEBSITE: cp.tatapower.com



The Tata Power Company Ltd., Commercial Department,  
Dharavi Receiving Station, Matunga (W), Mumbai-400019

Address: PODIUM WING B OLYMPIA, HIRANANDANI  
GARDENS, POWAI, MUMBAI, 400078

Mobile No.: Email Id : mu\*\*\*\*\*ah@h\*\*nl.net  
PAN No: GST No:

Regular Bill	Bill Month: SEP-2021	Bill Period: 21.08.2021 to 20.09.2021	Bill Date: 24.09.2021
First Bill	Metered Units : 1,253	Discount Date : 01.10.2021	Tariff Category : LT II(A) : LT-COMMERCIAL 0-20 KW
Bill No. : 93626533813	Billed Units : 1,253	Due Date : 15.10.2021	MRU : D1520109
Meter No. : ST019018	Supply Zone : East EZ01	Supply Date : 21.08.2021	Consumer : Direct
Meter status : OK	Dispatch Zone : East EZ01	Nxt. Mtr. Rdg. : 20.10.2021 (Tent.)	Type Of Supply : 3 PHASE LT

Current Bill Amount Rs. 11,348.00	+	Net Other Charges Rs. 0.00	+	Past Dues Rs. 40.00	=	Total Amount Before Due Date* Rs. 11,388.00*
Amount By Discount Date Rs. 11,298.00		Amount After Due Date Rs. 11,530.00		Security Deposit Available Rs. 22,700.00		Security Deposit Due Rs. 0.00

\*Due date is applicable for current bill only. Past dues are payable immediately.

For Advertisement enquiries please contact "Printography Systems (India) Pvt. Ltd." email: sales2@printography.com

## GREEN POWER TO THE ECO CONSCIOUS MUMBAI CITIZENS

GREEN POWER AT AN ADDITIONAL COST OF RS 0.66/UNIT  
CO2 EMISSION REDUCTION IS EXPECTED TO BE -0.7KG / UNIT  
MONTHLY GREEN CERTIFICATE TO CONSUMERS

Your nearest offline payment centres-Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)  
Shop No 07, 7A Shri Hari Co-op Society . RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400053.

**MESSAGE TO CONSUMER**

Dear Consumer, kindly update your Mobile Number & Email Id to receive timely notification/alerts on Billing, Offers & also consent for our Bill on WhatsApp Service. You can also opt for 100% Renewable Energy (Green Power) by paying Rs.0.66/kWh. For more info: login to My Account of our Customer Portal <https://cp.tatapower.com> or contact Toll Free 18002095161.

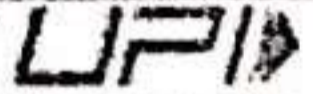
*Nilesh Kane*  
Nilesh Kane  
Chief Distribution  
Mumbai Operations



FOLLOW US ON:

11.21.14.23 09 2021

EZ/D1520109/3/0090



THE TATA POWER COMPANY LIMITED			
Consumer Name: HGP COMMUNITY PVT. LTD.		Consumer No: 9000 0110 3710	
Bill No. : 93626533813	Bill Date : 24.09.2021	Bill Amount : Rs.11,388.00	
Cheque No. :	Discount Date : 01.10.2021	Amt by Disc Dt. : Rs.11,298.00	
Cheque Date :	Due Date : 15.10.2021	Amt After Due Dt. : Rs.11,530.00	

Payment should be made by crossed cheque/DD in favour of Tata Power  
CA.NO 9000 0110 3710  
For multiple payments, write CA no & break-up of amount on back side of cheque.  
Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



करल - ३७

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HGP COMMUNITY PRIVATE  
LIMITED

11/03/2016  
Permanent Account Number

AADCH8380P

करल - २		
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9102016

करल - ३

९५४२७	९४	२५
२०२३		

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADPS6732L



नाम / NAME  
PRAKASH SOMALAL SHAH

पिता का नाम / FATHER'S NAME  
SOMALAL PURSHOTAMDAS SHAH

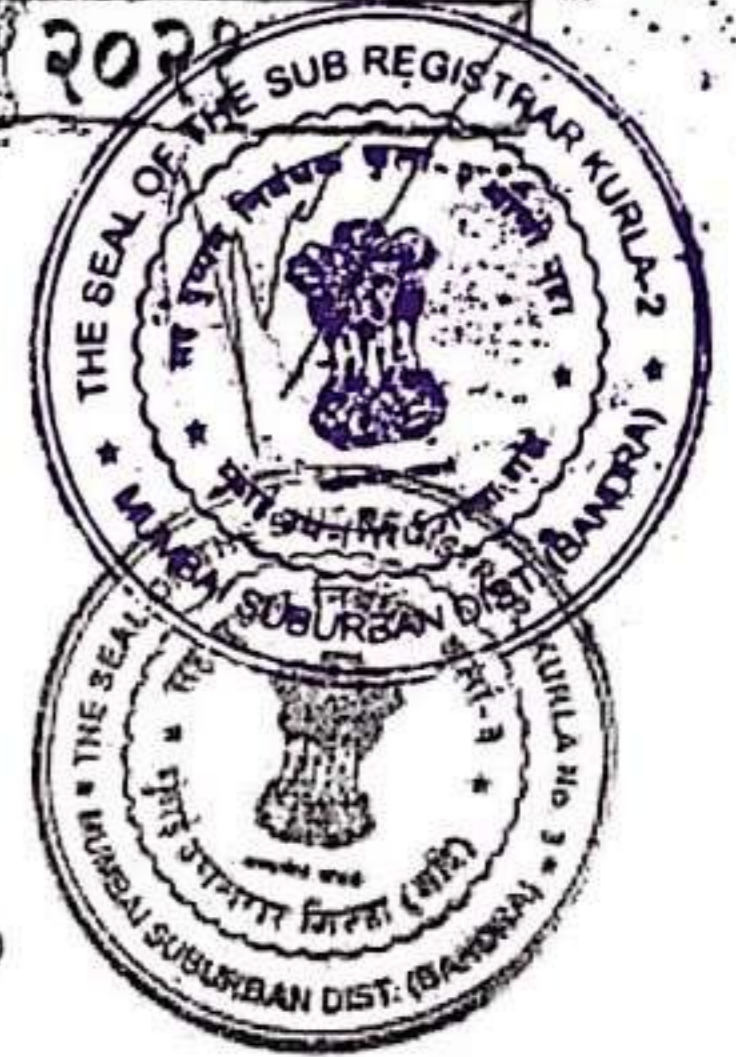
जन्म तिथि / DATE OF BIRTH  
04-06-1960

हस्ताक्षर / SIGNATURE



*Prakash*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ACCPG6734D

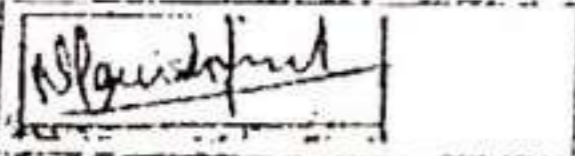


नाम / NAME  
MANISH KUMAR GUPTA

पिता का नाम / FATHER'S NAME  
RAMESH PRASAD GUPTA

जन्म तिथि / DATE OF BIRTH  
11-12-1970

हस्ताक्षर / SIGNATURE



आयकर जायका (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)



*Manish*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANTOSH GIRIDHARRAO UKHALKAR  
GIRIDHAR NARAYANRAO UKHALKAR  
15/04/1968

Permanent Account Number

AALPU9805G

*Santosh*



*Santosh*

आयकर विभाग  
INCOME TAX DEPARTMENT  
KINJAL M DESAI  
MAHENDRAKUMAR MADANLAL DESAI  
04/08/1975  
Permanent Account Number  
AEYPD4505M  
Signature: *K Desai*

भारत सरकार  
GOVT. OF INDIA

दिलीप प्रभाकर कपडणीस  
Dilip Prabhakar Kapadia  
8494 6572 2324  
20 आधार - सामान्य माणसाचा अधिकार  
भारतीय पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पत्ता प्लॉट ई-04 ओम पार्श्वनाथ  
अपार्टमेंट, साई बाबा मंदिर रोड, आर्जेंट  
अपार्टमेंट, साई बाबा मंदिर रोड, आर्जेंट  
Address: Flat E-04 Om Parshwanath  
Apartment, Sai Baba Mandir Road, Neraj  
Apartment, Sai Baba Mandir,  
Mumbai, Dehruvi West, Mumbai,  
Maharashtra, 400092

THE SEAL OF THE SUB-REGISTRAR, KURLA  
8494 6572 2324  
24  
भारत सरकार  
GOVERNMENT OF INDIA  
अभिनंदन कमलाजी यादव  
Abhinandan Kamalaji Yadav  
जन्म तारीख/DOB: 03/11/1972  
पुरुष MALE  
Mobile No: 9004472124  
6897 4464 5115  
VID: 9105 0518 3272 5169

माझे आधार, माझी ओळख  
भारतीय पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA  
पत्ता  
S/O: कमलाजी यादव, सी/217 जिनहाटा (मिर्जा) रीसल्ट  
लिमिटेड, शंभूजी राठोड मार्ग, महालाक्ष्मी रस कोर्स,  
महालाक्ष्मी, मुंबई, महाराष्ट्र - 400034  
Address:  
S/O: Kamalaji Yadav, C/217 JINAHATA (MIRZA) CHS  
LTD, SHANUJIJI RATHOD MARG, OPP MAHALAKSHMI  
RACE COURSE, MAHALAKSHMI, Mumbai, Mumbai,  
Maharashtra - 400034

1947 1800 200 1947  
1800 200 1947  
www.uidai.gov.in  
www.uidai.gov.in  
P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT  
DHARMENDRA V SHAH  
VITHALDAS JETHALAL SHAH  
04/04/1975  
Permanent Account Number  
BMOPS1811E  
Signature: *D V Shah*

भारत सरकार  
GOVT. OF INDIA

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

आयकर विभाग  
INCOME TAX DEPARTMENT  
DHARMENDRA SHAH  
VITHALDAS SHAH  
04/04/1975  
Permanent Account Number  
BMOPS1811E  
Signature: *R. Bhatia*

भारत सरकार  
GOVT. OF INDIA

भारत सरकार  
Government of India  
अभिनंदन कमलाजी यादव  
Abhinandan Kamalaji Yadav  
जन्म तारीख/DOB: 03/11/1972  
पुरुष MALE  
5759 7486 1590  
आम आदमी का अधिकार  
Unique Identification Authority of India


5759 7486 1590  
Signature: *A. Bhatia*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SAMEER A PRADHAN  
ARUNKUMAR DATTATRAYA PRADHAN

22/08/1983  
Permanent Account Number  
AYFPP5712P



*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEEPAK SUHAG  
DULICHAND SUKHDEV

16/10/1987  
Permanent Account Number  
CERPS1967K

करल - २		
५५९६	९९८	९३८
२०२३		

करल - ३		
९८२२०	९६	२५
२०२१		



भारत सरकार  
GOVERNMENT OF INDIA

Prakash Baburao Bhosale  
प्रकाश बाबुराव भोसले  
जन्म तिथि/DOB:  
14-04-1985  
पुरुष / MALE



2667 1418 7233

- आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA

जन्म तिथि / Birth  
14/04/1985  
पुरुष / Male



5598 9329 4359

- सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता  
S/O बाबुराव भोसले, प्लॉट नं. १, रावप्रकाश  
रिजिड, बानकेत मंदिर मार्ग, लिंक  
मिनेगा मणोर, एल्फिस्टोन रोड, वीजाईव  
रोड, मुंबई,  
महाराष्ट्र ४०००१३

Address:  
S/O Baburao Bhosale, A/101  
RAJGRUH BUILDING, BALSHETH  
MAJURKAR MARG, OPP DEEPAK  
CINEMA, ELPHISTONE ROAD, Delhi  
Road, Mumbai,  
Maharashtra 400013



1947  
1000 180 1947  
help@uidai.gov.in www.uidai.gov.in P 11 Bha 1947  
Bengaluru 560 001

*P. Bhosale*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: बालशेठ मंदिर मार्ग, प्लॉट नं. १,  
राजग्रुह बिल्डिंग, बालशेठ  
मंजुरकार मार्ग, डीपी डीपक  
सिनेमा, एल्फिस्टोन रोड,  
मुंबई, महाराष्ट्र ४०००१३

Address: A-402, Pearl Apts, Cross  
Road No 4, Near L.S. Ground,  
I.C. Colony, Bandra West,  
Mandapeshwar, Mumbai,  
Maharashtra, 400103

COLOUR XEROY

1947  
1000 180 1947  
help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947,  
Bengaluru 560 001

*Banks*





आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH ASHOK DODEKAR  
ASHOK DHAKU DODEKAR



भारत सरकार  
GOVT. OF INDIA



26122012

25/07/1980  
करल - ३  
Permanent Account Number  
ALAPD087BQ  
Signature

PERMANENT ACCOUNT NUMBER  
AFNPB35G3M



नाम / NAME  
SANJAY HARIOM BHATT  
पिता का नाम / FATHER'S NAME  
HARIOM DALUDHAI BHATT  
जन्म तिथि / DATE OF BIRTH  
23-09-1961

Signature

Signature

*Dodekar*

करल - ३  
१८/०७/२०२५



भारत सरकार  
Government of India  
विजय शंकर हुमणे  
Vijay Shankar Humane  
जन्म तारीख / DOB : 12/03/1969  
पुरुष / Male



4692 0260 5300

आधार - सामान्य माणसाचा अधिकार  
Unique Identification Authority of India

पत्ता 11/बी-13, प्लॉट-6, एन.एन.पी. कॉलोनी, गंधारी सीएचएस, 3RD FLOOR, जन.ए.के. वाड्या मार्ग, 0PP, हवरेजा समीर, गोंरेगाव ईस्ट, मुंबई, आरिम्बिका कॉलोनी, महाराष्ट्र, 400065  
Address 11/B-13, PLOT-6, N.N.P. COLONY, GANDHARI CHS, 3RD FLOOR, GEN.A.K. VAJDA MARG, 0PP, HAREJA COMPLEX, GOREGAWN EAST, Mumbai, Azareyma Colony, Mahara 21/3, 400065

4692 0260 5300



*[Signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT  
SANDEEP SARKAR  
R G SARKAR  
01/12/1979  
Permanent Account Number  
BAUPS1477E  
Signature



भारत सरकार  
GOVT. OF INDIA



*[Signature]*

**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH03 20180020004 DOY: 04-08-2018  
 Valid Till: 04-08-2026 (MT) 08-08-2021  
 AUTHORITY TO DRIVE PERMITS CLASS OF VEHICLES THROUGHOUT INDIA  
 COV: C1V MCWG: 04-08-2018

DOB: 10-01-1984 BG  
 Name: NANDKUMAR VENGURLEKAR  
 S/O of: NANDDEV VENGURLEKAR  
 Add: PANCHSHIL NIVAS, PADMAVATI DEVI ROAD,  
 CHAITANYA NAGAR, I.T MARKET,  
 GREATER MUMBAI, MUMBAI SUBURBAN  
 PIN: 400078

Signature & ID of Issuing Authority: MH03

करल - २  
 ५७६६७२०३८  
 २०२३

करल - ३ प्र  
 १८००२५ १८२५  
 २०२१

**MAHARASHTRA STATE MOTOR DRIVING LICENCE**  
 DL No: MH03 20180018115 DOY: 12-04-2018  
 Valid Till: 12-01-2024 (MT)

NAME: PRASHANT BHAPTE  
 S/O of: SHIVRAM BHAPTE  
 Add: 110, ANIL JAI BANSODRI WATA CHAWL,  
 WALDA (B) THANE  
 PIN: 400004



**आयकर विभाग** भारत सरकार  
**INCOME TAX DEPARTMENT** GOVT. OF INDIA

धर्मदा लेखा रक्षक कार्ड  
 Permanent Account Number Card  
**GSPPK9118A**

नाम: गणेश मण्डले  
 पते: १११, जयसिंग नगर,  
 माणिकगड, मुंबई - ४०००२२

*Correct*

बंदरा - ३१०

१००० १९ २५

१९११

५१९६ १२९ ३८

२०२३



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PAGE

को

पृष्ठ

Summary 1 (Dastgoshwara bhag 1)

390/18427  
मंगळवार, 30 नोव्हेंबर 2021 1:39 म.नं.

दस्त गोपवाग भाग-1

करल Page 1 of 1  
५१९६ १०२ १३८  
२०२१/११/२०२१  
करल - ३  
१८२२० २०२५  
२०२१

दस्त क्रमांक: करल३/१८४२७/२०२१

बाजार मूल्य: रु. ००/-

मोबदला: रु. ००/-

भरणेचे मुद्रांक शुल्क: रु. ५००/-

दु. नि. मह. दु. नि. करल३ यांचे कार्यालयान  
अ. क्रं. १८४२७ वर दि.३०-११-२०२१  
रोजी १:३७ म.नं. वा. हजर केला.

गावची: १९५९१ गावची दिनांक: ३०/११/२०२१  
मादरकरणागचे नाव: एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे  
ऑयोरगईज मिगनेटरी मनीग गुमा

नोंदणी फी रु. १००.००  
दस्त हाताळणी फी रु. ५००.००  
पृष्ठांची संख्या: २५

दस्त हजर करणाऱ्याची मधी:

एकूण: ६००.००

सह: दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



सह: दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)



मुद्रांक शुल्क: (४८-ड) जेव्हा त्यामुळे का खर्चीला एकापेक्षा अधिक असेल तेव्हा

शिक्का क्रं. १३०/११/२०२१ ०१:३७:३७ PM ची वेळ: (सादरीकरण)

शिक्का क्रं. २३०/११/२०२१ ०१:३९:०० PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दरतातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सरोजत जोडलेल्या कागदपत्रांची अंतिम दस्ताची सत्यता, वैधता कायदांतून प्रतीपादी राखलीत दस्त निष्पादक व कतुलीधारक हे संपूर्णपणे जबाबदार राहतील. तसेच सदर दस्तांवरून घडणुके राज्य शासन / केन्द्र शासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणारे

१)   
२)   
३)

लिहून घेणारे

१)   
२)   
३)   
R. Bhatia

Barbaji  
Bhosale  
  
Homas



दस्तावेज क्रमांक: 18427/2021  
दस्तावेजाचा प्रकार: कर्णधारपत्र

मुंबई नगरपालिका भाग-2  
करल - 3  
90006 2924  
2023

करल 3  
दस्तावेज क्रमांक: 18427/2021

करल - 2  
4116  
2023

2 नाव: एच प्री पी कम्युनिटी हाईवेट मिमिटेड चे ओथोराईज मिगनेटी  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AADCH8389P

3 नाव: रवींद्र कपाडिया  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर: AADCH8389P

4 नाव: अशोक अर्जुनी  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AEYPD4505M

5 नाव: अभिनंदन के राव  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: ..

6 नाव: रमेश भाटिया  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AACPB3420H

7 नाव: डॉमनिक मित्रे  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AX.JPS9876L

8 नाव: धर्मेश शहा  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: BMOPS1811E

9 नाव: ममीर प्रधान  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर: AYFPP5712P

10 नाव: दीपक मुहाग  
पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग,  
ब्लॉक नं: मेट्रॉ एव्हेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: CERPS1967K

पं. नं. 50  
स्वाक्षरी: ..

पं. नं. 53  
स्वाक्षरी: ..

पं. नं. 69  
स्वाक्षरी: ..

पं. नं. 46  
स्वाक्षरी: ..

पं. नं. 49  
स्वाक्षरी: ..

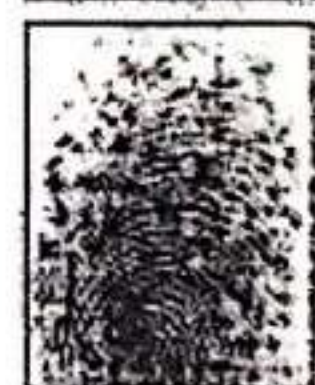
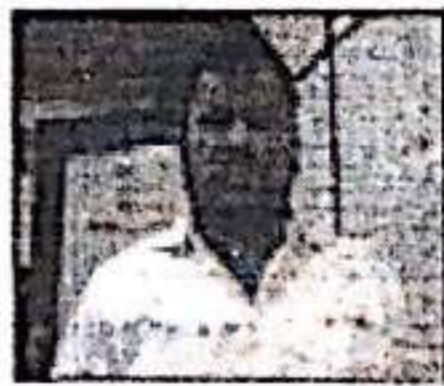
पं. नं. 69  
स्वाक्षरी: ..

पं. नं. 44  
स्वाक्षरी: ..

पं. नं. 46  
स्वाक्षरी: ..

पं. नं. 38  
स्वाक्षरी: ..

पं. नं. 33  
स्वाक्षरी: ..



करल - २

५५९६ २२/१२

11/30/21, 1:56 PM

Summary-2

- 11 नाव:पद्मेश होडेकर  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:ALAPD0078Q
- 12 नाव:हिन्दा बागबोजा  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:ADLPB4508L
- 13 नाव:प्रकाश भोमने  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:AONPB0454L
- 14 नाव:मंदिप मयकार  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:BAUPS1477E
- 15 नाव:मजय भट्ट  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:AFNPB3563M
- 16 नाव:विजय हुमणे  
पत्ता:प्लॉट नं: .. माळा नं: .. इमागतीचे नाव: ओम्पिया बिल्डींग,  
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,  
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.  
पिन नंबर:ABWPH9029D

पावर ऑफ अटॉर्नी  
होल्डर  
वय :-41  
स्वाक्षरी

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पावर ऑफ अटॉर्नी  
होल्डर  
वय :-53  
स्वाक्षरी

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पावर ऑफ अटॉर्नी  
होल्डर  
वय :-36  
स्वाक्षरी

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पावर ऑफ अटॉर्नी  
होल्डर  
वय :-41  
स्वाक्षरी

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पावर ऑफ अटॉर्नी  
होल्डर  
वय :-60  
स्वाक्षरी

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पावर ऑफ अटॉर्नी  
होल्डर  
वय :-52  
स्वाक्षरी

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वरील दस्तऐवज करून देणार नवाकर्धीन कुलमुखन्यायपत्र चा दस्त एवज करून दिल्याचे कदुल करतात.

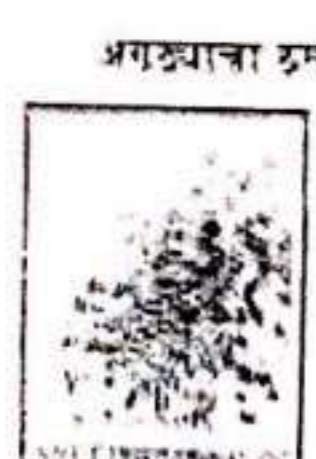
ओळख:-

खाणीन हमम अमे निवेदीन करतान की ने दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतान, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव,प्रशांत भामटे  
वय:32  
पत्ता ओम्पिया बिल्डींग, हिरानंदानी गार्डन, पवई, मुंबई  
पिन कोड:400076

स्वाक्षरी  
*Handwritten signature*



- 2 नाव,नंदकुमार वेगुर्जेकर  
वय:56  
पत्ता:ओम्पिया बिल्डींग, हिरानंदानी गार्डन, पवई, मुंबई  
पिन कोड:400076

स्वाक्षरी  
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खाणीन पक्षकाराची कवुनी उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी :प्रकाश शाह  
प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओम्पिया बिल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं:  
पवई, मुंबई, महाराष्ट्र, मुम्बई.  
AADCH8399A



करल - ३  
२०२१ २२ २५  
२०२१

सह, दाय्यम निबंधक  
कुर्ला-३ (वर्ग-२)

## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Daface Number	Daface Date
1	HGP COMMUNITY PVT LTD	eChallan	10000502021101102001	MH007370102202122P	500.00	SD	0004474096202122	30/11/2021
2	HGP COMMUNITY PVT LTD	eChallan		MH007370102202122P	100	RF	0004474096202122	30/11/2021
3		DHC		3011202101845	500	RF	3011202101845D	30/11/2021

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

18427 /2021

करल - २

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२०२३

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करल - ३

१८४२१० २३ २५

२०२१



प्रमाणित करण्यात येते की या दस्तावध्ये  
 एकूण ( )पाने आहेत.  
 पुस्तक क्रमांक-१/करल-३ /२०२१  
 क्रमांकावर नोंदला.  
 दिनांक:

एम. के. देवरे  
 सह मुख्य निबंधक कुर्ला-३  
 मुंबई उपनगर जिल्हा.



02/12/2021 1 41:37 PM

दस्तावेजाचा क्रमांक : कर्ना3/18427/2021  
दस्तावेजाचा प्रकार :- कुलमुख्यालय

कर्ना3/18427/2021		
१८४२७	२४	१५
२०२१		

कर्ना-२	
कर्ना3	दस्तावेजाचा क्रमांक: 18427/2021
१८४२७	२४
२०२३	

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छपा
1	नाव: एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑर्थोगॉवर्नर मियानेटी प्रकाश भास्कर पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AADCH8389P	कुलमुख्यालय देणार वय :- 61 स्वाक्षरी		

वरील दस्तावेजावर करून देणार न्यायाधीश कुलमुख्यालय चा दस्तऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ: 02 / 12 / 2021 01 : 39 : 45 PM

## • ओळख :-

खालील इमम भ्रमं निवेदीन करणान की ते दस्तावेजावर करून देणा-याना अर्नीश: ओळखतान, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव: गणेश कांबळे - - वय: 30 पत्ता: ओनपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड: 400076
2	नाव: नंदकुमार वेगुनेकर वय: 56 पत्ता: ओनपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड: 400076

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा छपा
1	नाव: गणेश कांबळे - - वय: 30 पत्ता: ओनपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड: 400076		
2	नाव: नंदकुमार वेगुनेकर वय: 56 पत्ता: ओनपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड: 400076		

खालील पक्षकारांची कवुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मंजय : भट्ट प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग , ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AFNPB3563M विजय : हृमणे
2	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. ABWPH9029D प्रकाश : भोमणे
3	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AONPB0454L
4	एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑर्थोगॉवर्नर मियानेटी : मनीष गुप्ता प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AADCH8389P
5	एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑर्थोगॉवर्नर मियानेटी : भंनोप उखळकर प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AADCH8389P
6	दिनीप : कपराडिया प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. किन्नल : देसाई
7	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग , ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AEYPD4505M अभिनेशन के : पादत्र
8	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओनपिया विल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.



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प्लॉट नं.: .. माळा नं.: .. इमारतीचे नाव: ओनंपिया विन्डींग, ब्लॉक नं.: मेट्रन एवेन्यू, हिरानंदानी विजनेम पार्क, हिरानंदानी गार्डन, रोड नं.: पवई, मुंबई.

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महाराष्ट्र, मुंबई.

शिवका क्र.4 ची वेळ: 12/12/2021 01:41:33 PM

करल - ३	
92820	24/24
2023	

सह-सुव्यम निबंधक  
कुर्ला-३ (वर्ग-२)

sr.	Purchaser	Types	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HGP COMMUNITY PVT LTD	eChallan	10000502021101102661	MH007370102202122P	500.00	SD	0004474096202122	30/11/2021
2	HGP COMMUNITY PVT LTD	eChallan		MH007370102202122P	100	RF	0004474096202122	30/11/2021
3		DHC		3011202101845	500	RF	3011202101845D	30/11/2021

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

18427 /2021

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2. Get print immediately after registration.

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प्रमाणित करणकस घेते की या दस्तामधे  
एकूण पयवस (२५) पाने आहेत.  
पुस्तक क्रमांक ३/१८४२०/२०२१  
क्रमांकावर नोंदला.  
दिनांक: ०२/१२/२०२१

एम. क. वेवरे  
सह सुव्यम निबंधक कुर्ला-३,  
मुंबई उपनगर जिल्हा.

घोषणापत्र

करल - २		
५५९६	१२६	१३८
२०२३		

मी ..... अजय भट .....

याद्वारे घोषित करतो की, दुय्यम निबंधक ..... कुर्क-२ ..... यांचे

कार्यालयात ..... त्राकरनामा ..... या शिर्षकाच्या

दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. .... अनीष उद्योग .....

व इ. यांनी दि. ११/१०/२०२४ ..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुण कबुली जबाब

दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही

किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदर

कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुष्पाक्ष सक्षी आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८

अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : २९/०३/२०२३

H.M. Matt  
कुलमुखत्यारपत्र धारकाचे नांव

व सही

करल - २		
५१२६	१२२	१३६
२०२३	HGP Community Private Limited	

CIN: U45201MH2016PTC274222

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HGP COMMUNITY PRIVATE LIMITED ("THE COMPANY") AT THEIR MEETING HELD ON 10<sup>TH</sup> AUGUST 2022 AT ITS CORPORATE OFFICE AT OLYMPIA, 3RD FLOOR, HIRANANDANI BUSINESS PARK, POWAI, MUMBAI -400076**

"RESOLVED THAT (1) Mr. Manish Gupta and (2) Mr. Santosh Ukhalker are authorized, jointly and / or severally/individually, to sign and execute on behalf of the Company agreements for sale, leave & license, agreements for lease, deeds of lease and documents such as declarations, affidavits, applications, representations, clarifications, writings and other necessary / incidental documents, only in respect of those Apartments / Flats / Shops / Offices, for which Allotment letters and/or written permissions have been given by Mrs. Kamal Hiranandani and/or Mrs. Alka Hiranandani, Directors of the said Company (hereinafter referred to as the "Said Agreements / Documents") and issue Power of Attorney in favour of such person/s as Attorneys only for the purpose of presenting the Said Agreements / Documents for registration with the Sub-registrar of Assurances at Mumbai, including at Bandra, Andheri, Kurla and before all Sub-registrar Assurances of different places / district all over Maharashtra and do all other necessary / incidental things / deeds for the purpose of duly registering the Said Agreements / Documents;

RESOLVED FURTHER THAT Mr. Manish Gupta and Mr. Santosh Ukhalker shall give fortnightly updates to Mrs. Kamal Hiranandani- Director or Mrs. Alka Hiranandani- Director, about the said Agreements / Documents signed by them / any of them on behalf of the Company in the previous 15 days under this Board Resolution;

RESOLVED FURTHER THAT the aforesaid authority being given under this Board Resolution to Mr. Manish Gupta and Mr. Santosh Ukhalker shall be valid only for the period of one year from the date hereof and at the end of the said period of one year, the said authority shall come to an end automatically and shall stand terminated."

*Certified True Copy*  
For HGP Community Private Limited

*K. Nal*

Kamal Hiranandani  
Director  
DIN: 00011521

*[Signature]*

Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076, India  
E-Mail: [hsecretarial@hiranandani.net](mailto:hsecretarial@hiranandani.net) Tel: (91-22) 2570 6441 / 6466 Fax: (91-22) 2570 6455  
Registered Office: S14, Dalamal Towers, Nariman Point, Mumbai - 400 021, Tel.: 2287 6060 / 2287 6061 \* Fax: 22832010

करल - २		
५५६६	१३०	१३६
२०२३		

हमीपत्र

आम्ही

१. लिहून देणारे

एच जी पी कम्युनिटी प्रा.ली चे ऑथोरिज  
 दिग्गनेरी येतोष उषळळ (तर्फे वुळ  
 मुख्य्या संजय भट्ट

२. लिहून घेणारे

१) अनुपम घोषाल  
 २) सुचिम्बिता घोषाल



या हमीपत्राद्वारे श.दु.नि. कुर्ला - २ यांना हमी देतो कि, सदर दस्तामध्ये नमूद

मिळकतीसांबत कोणतेही वाहनतळ (कार पार्किंग) याची विक्री हस्तांतरण होत नाही.

१. लिहून देणारे

[Signature]

२. लिहून घेणारे

[Signature]  
 Suchimta Ghoshal

करल - २  
 ५५९६ १३७ १३५  
 २०२३

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

HGP COMMUNITY PRIVATE LIMITED

11/03/2016  
 Permanent Account Number

AADCH8388P



आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 AALPU9805G

नाम/Name  
 SANTOSH GIRIDHARRAO UKHALKAR

पिता का नाम / Father's Name  
 GIRIDHAR NARAYANRAO UKHALKAR

जन्म की तारीख / Date of Birth  
 15/04/1968

हस्ताक्षर / Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
 AFNPB3553M

नाम / NAME  
 SANJAY HARIOM BHATT

पिता का नाम / FATHER'S NAME  
 HARIOM BALUBHAI BHATT

जन्म तिथि / DATE OF BIRTH  
 23-09-1961

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेक्टर)  
 Commissioner of Income Tax (Computer Operator)

Sanjay Bhatt

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABMPG4934E



12032022

नाम/Name  
ANUPAM GHOSAL

पिता का नाम/Father's Name  
BAIDYA NATH GHOSAL

जन्म की तारीख/  
Date of Birth  
21/01/1968

PAN Application Electronically Signed. Card Not Valid unless Physically Signed

करल - २		
५५९६	७३२	९३८
२०२३		



भारत सरकार  
Government of India



आधार

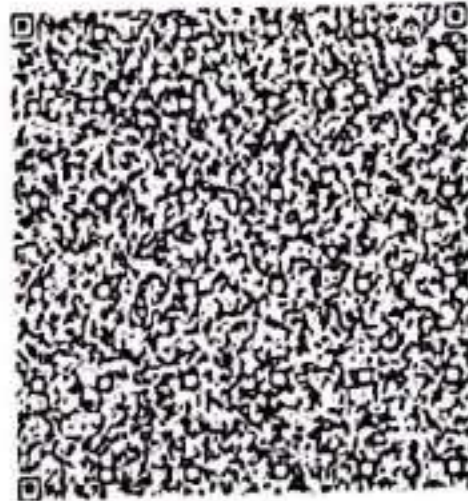
भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 0000/00528/60169

To  
अनुपम घोषाल  
Anupam Ghosal  
A 604, ETERNIA CHS  
Main Street  
Near Galleria Shopping Complex  
Hiranandani Garden, Powai  
Mumbai  
Mumbai Suburban Maharashtra - 400076  
9860724830

Signature Not Verified



आपला आधार क्रमांक / Your Aadhaar No. :

7862 7463 1224

VID : 9136 8111 1624 7906

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



आधार

Issue Date 12 01 2017



अनुपम घोषाल  
Anupam Ghosal  
जन्म तारीख/DOB: 21/01/1968  
पुरुष/ MALE

*Signature*

7862 7463 1224

VID : 9136 8111 1624 7906

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



AADHAAR



- आधार ओळखीचा पुरावा आहे. नागरिकत्व नाही.
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणिकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले पत्र आहे.
- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- भारत देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India



AADHAAR

पत्ता:  
गा ६०४, इंटरने चस, मैन स्ट्रीट, नेट गॅलरी शॉपिंग  
कॉम्प्लेक्स, हिरानंदानी गार्डन, पोंवई, मुंबई, मुंबई सबअर्बन,  
महाराष्ट्र - 400076

Address:  
A 604, ETERNIA CHS, Main Street, Near  
Galleria Shopping Complex, Hiranandani  
Garden, Powai, Mumbai, Mumbai Suburban,  
Maharashtra - 400076



7862 7463 1224

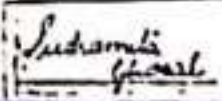
VID : 9136 8111 1624 7906

help@uidai.gov.in | www.uidai.gov.in

1947

*Signature*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AENPG4049Q**  
 नाम / NAME  
**SUCHISMITA ANUPAM GHOSAL**  
 पिता का नाम / FATHER'S NAME  
**SOVENDRA KUMAR BOSE**  
 जन्म तिथि / DATE OF BIRTH  
**26-08-1972**  
 अधिकार प्राप्ति-1, पुणे  
 Commissioner of Income-tax 1, Pune



करल  
 ५५९६ १३३ २३२  
 २०२३  
 हस्ताक्षर / SIGNATURE  


*Suchismita Ghosal*  
*Suchismita Ghosal*



  
 भारत सरकार  
 Government of India  
 THE DEPT. OF THE SUB REGISTRAR KURLA  
 Maharashtra  
 Registration No. 0000/00432/87122  
 To  
 Suchismita Ghosal  
 ANUPAM GHOSAL  
 604 ETERNIA CHS  
 MAIN STREET  
 MUMBAI SUBURBAN (BANDRA)  
 NEAR GALLERIA SHOPPING COMPLEX  
 HIRANANDANI GARDEN, POWAI  
 Mumbai  
 Mumbai Suburban Maharashtra - 400076  
 9994309810  

  
 आपका आधार क्रमांक / Your Aadhaar No. :  
**9573 4493 6079**  
 VID : 9152 8189 8359 3524  
 मेरा आधार, मेरी पहचान



  
 सूचना  
 ■ आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
 ■ सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।  
 ■ यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।  
 INFORMATION  
 ■ Aadhaar is a proof of identity, not of citizenship.  
 ■ Verify identity using Secure QR Code/ Offline XML/ Online Authentication.  
 ■ This is electronically generated letter.  
 ■ आधार देश भर में मान्य है।  
 ■ आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।  
 ■ आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।  
 ■ आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।  
 ■ Aadhaar is valid throughout the country.  
 ■ Aadhaar helps you avail various Government and non-Government services easily.  
 ■ Keep your mobile number & email ID updated in Aadhaar.  
 ■ Carry Aadhaar in your smart phone – use mAadhaar App.



  
 भारत सरकार  
 Government of India  
 Suchismita Ghosal  
 Date of Birth/DOB: 26/08/1972  
 Female/ FEMALE  

  
*Suchismita Ghosal*  
**9573 4493 6079**  
 VID : 9152 8189 8359 3524  
 मेरा आधार, मेरी पहचान



  
 भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India  
 Address:  
 ANUPAM GHOSAL, A 604 ETERNIA CHS, MAIN STREET, NEAR GALLERIA SHOPPING COMPLEX, HIRANANDANI GARDEN, POWAI, Mumbai, Mumbai Suburban, Maharashtra - 400076  
  
**9573 4493 6079**  
 VID : 9152 8189 8359 3524  
 1047 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार  
GOVERNMENT OF INDIA



Vijay Shankar Humane  
विजय शंकर हुमणे  
जन्म तिथि/DOI:  
12-03-1969  
पुंर / MALE



4692 0260 5300

करल - २		
५५६९३०९३८		
२०२३		

सामान्य माणसाचा अधिकार

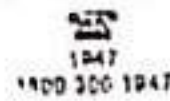


भारतीय 'विशेष ओळख' प्राधिकरण  
Unique Identification Authority of India

पत्ता 11/बी-13, प्लॉट-6, एन.एन.पी कॉलोनी, गांधारी शीघ्रपथ, 3रा माला, जे.ए.के. वैद्य मार्ग, रत्नेश कॉम्प्लेक्स इगोटे, गोरगाव ईस्ट, मुंबई, आरंभित कॉलोनी, महाराष्ट्र, 400065

Address: 11/B-13, PLOT-6, N.N.P. COLONY, GANDHARI CHS, 3RD FLOOR, JEN. K. VAIDYA MARG, OPP. HAREJA COMPLEX, GOREGAON EAST, Mumbai. Anaynik Colony, Maharashtra 400065

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1800 300 1947



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THE UNION OF INDIA MAHARASHTRA STATE MOTOR DRIVING LICENCE	
DL No MH04 20160018113 Valid Till 12-04-2036 (NT)	DOI: 13-04-2016
DLD 24-12-2018	
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA	
COV	DOI
MCWG	13-04-2016
DOB: 28-05-1988 BG: AB+	
Name: PRASHANT BHAMTE S/D/W of: SHIVRAM BHAMTE Add: R.NO. 4884, JAI SANTOSHI MATA CHAWL, WAGHOBA NGR, NR MUKUND COMPANY, THANE PIN 400604	
Signature & ID of Issuing Authority: MH04	Signature/Thumb Impression of Holder



**Data of Bank Receipt for GRN MH017132247202223R**  
**Bank - PUNJAB NATIONAL BANK**

Bank/Branch :  
 Pmt Txn id : 210323M566038 Simple Receipt  
 Pmt DtTime : 21/03/2023 12:33:34 Print DtTime  
 ChallanIdNo : 03006172023032051138 GRAS GRN : MH017132247202223R  
 District : 7101 / MUMBAI GRN Date : 21/03/2023 13:45:53  
 Office Name : IGR199 / KRL3\_JT SUB REGISTRAR KURLA NO 3

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 8,41,300.00/- (Rs Eight Lakh Forty One Thousand Three Hundred Rupees Only )

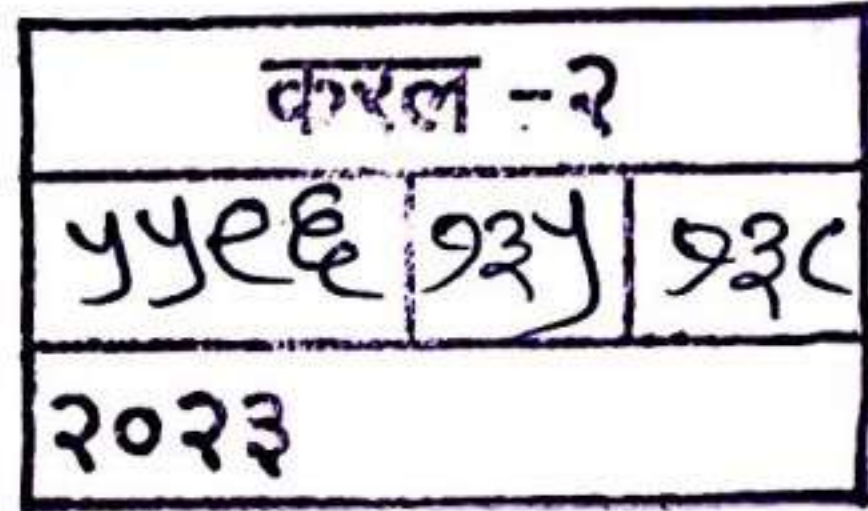
RgnFee Schm :  
 RgnFee Amt :

*Only for verification-not to be printed and used*

Article : B25  
 Prop Mvblty : Immovable Consideration : 1.40,20,000.00/-  
 Prop Descr : FLAT NO 1003,REGENT HILL,D WING,HIRANANDANI , GARDENS  
 : POWAI,MUMBAI,Maharashtra  
 : 400076

Duty Payer : PAN-ABMPG4934E ANUPAM GHOSAL  
 Other Party : PAN-AADCH8389P HGP COMMUNITY PVT LTD

Bank Scroll No : 1  
 Bank Scroll Date : 23/03/2023  
 RBI Credit Date : 23/03/2023  
 Mobile Number : 9860724830



Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-370-5596	0008714037202223	29/03/2023-11:21:00	IGR198	841300.00
Total Defacement Amount					8,41,300.00



# Data of Bank Receipt for GRN MH017132680202223R

## Bank - PUNJAB NATIONAL BANK

Bank/Branch :  
 Pmt Txn id : 210323M490433 Simple Receipt  
 Pmt DtTime : 21/03/2023 12:15:49 Print DtTime :  
 ChallanIdNo : 03006172023032051148 GRAS GRN : MH017132680202223R  
 District : 7101 / MUMBAI GRN Date : 21/03/2023 13.48:12  
 Office Name : IGR199 / KRL3\_JT SUB REGISTRAR KURLA NO 3

StDuty Schm : --  
 StDuty Amt : --

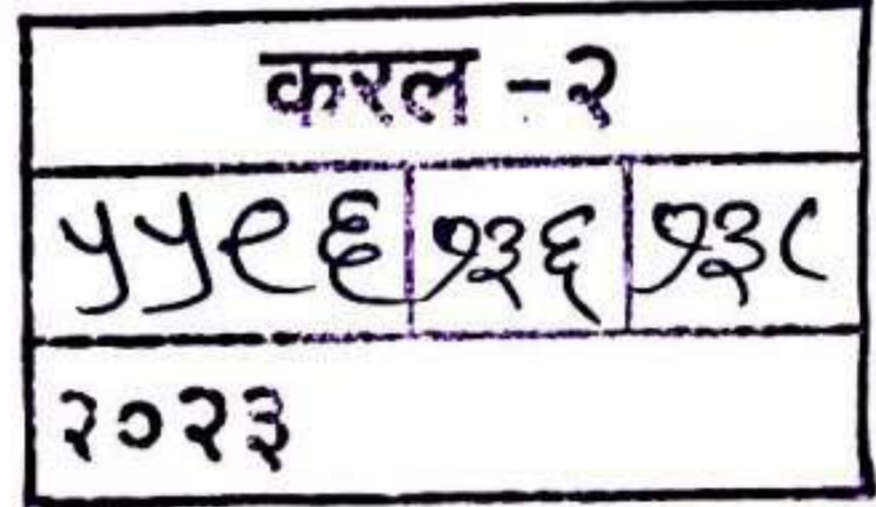
RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25  
 Prop Mvblty : Immovable Consideration : 1,40,20,000.00/-  
 Prop Descr : FLAT NO 1003,REGENT HILL,D WING,HIRANANDANI , GARDENS  
 : POWAI,MUMBAI,Maharashtra  
 : 400076

Duty Payer : PAN-ABMPG4934E ANUPAM GHOSAL  
 Other Party : PAN-AADCH8389P HGP COMMUNITY PVT LTD

Bank Scroll No : 1  
 Bank Scroll Date : 23/03/2023  
 RBI Credit Date : 23/03/2023  
 Mobile Number : 9860724830



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-370-5596	0008714046202223	29/03/2023-11:21:06	IGR198	30000.00
Total Defacement Amount					30,000.00





दस्त गोपवारा भाग-2

करल 2

दस्त क्रमांक:5596/2023

29/03/2023 11 58:27 AM

दस्त क्रमांक :करल2/5596/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑबोराईज मिगनेटरी मंत्रोप उखळकर तर्फे कुल मुखत्यार संजय भट्ट पत्ता:प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:AADCH8389P	लिहून देणार वय :-61 स्वाक्षरी:-		
2	नाव:अनुपम घोषाल पत्ता:प्लॉट नं: ए-604, माळा नं: ., इमारतीचे नाव: इटर्निया सीएचएस, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ABMPG4934E	लिहून घेणार वय :-55 स्वाक्षरी:-		
3	नाव:सुचिस्मिता घोषाल पत्ता:प्लॉट नं: ए-604, माळा नं: ., इमारतीचे नाव: इटर्निया सीएचएस, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AENPG4049Q	लिहून घेणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ:29 / 03 / 2023 11 : 51 : 28 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत भामटे वय:33 पत्ता:ओलंपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड:400076		
2	नाव:विजय एस हुमणे वय:53 पत्ता:ओलंपिया विल्डींग, हिरानंदानी गार्डन, पवई, मुंबई पिन कोड:400076		

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 11 : 52 : 28 AM

सहदुय्यम निबंधक कुर्ला-२

मुंबई उपनगर जिल्हा

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANUPAM GHOSAL	eSBTR/Simple Receipt	03006172023032051138	MH017132247202223R	841300.00	SD	0008714037202223	29/03/2023
2		DHC		2803202302368	760	RF	2803202302368D	29/03/2023
3		DHC		2803202302293	2000	RF	2803202302293D	29/03/2023
4		eSBTR/SimpleReceipt		MH017132680202223R	30000	RF	0008714046202223	29/03/2023

[SD:Stamp Duty &amp; Registration Fee] [DHC: Document Handling Charges]

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

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण मुकदमो अडलीस (१३८) पाने आहेत. पुस्तक क्रमांक-१/करल-२/...५.५.६६/२०२३ क्रमांकावर नोंदला. दिनांक: २९/०३/२०२३

सहदुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र-२



30/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 5596/2023

नोंदणी :

Regn 63m

गावाचे नाव : पणई

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	14020000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	12129116.96
(4) भू-मापन,गोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 1003, माळा नं: 10 वा मजला, इमारतीचे नाव: रिजेंट ड्रीम डी व्हिंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई,मुंबई-400076, इतर माहिती: सदनिका 379 चौरस फूट कारपेट 35 25 चौरस मीटर कारपेट व 38.77 चौरस मीटर बिल्ट अप,बिल्डिंग नं 2,सेक्टर 11 ए,सि टी एम नं 20ए(पार्ट),22ए(पार्ट)ऑफ व्हिलेज पवई,करारनामा दस्तात नमूद केल्याप्रमाणे PUI: SX1200031720000 ( ( C.T.S. Number : 20, 22 ; ) )
(5) क्षेत्रफळ	1) 38.77 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑयोरार्डज सिगनेटरी संतोष उखळकर तर्फे कुल मुखत्यार मंजूर मद्र वय:-61; पत्ता:-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला , इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट , रोड नं: मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनुपम घोषाल वय:-55; पत्ता:-प्लॉट नं: ए-604, माळा नं: .. इमारतीचे नाव: इटर्निया सीएचएम, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-ABMPG4934E 2): नाव:-सुचिस्मिता घोषाल वय:-50; पत्ता:-प्लॉट नं: ए-604, माळा नं: .. इमारतीचे नाव: इटर्निया सीएचएम, ब्लॉक नं: हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-ABMPG4049Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5596/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	841300
(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.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण  
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.  
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.  
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.

Details of this transaction have been forwarded by Email ( dated 29/03/2023 ) toMunicipal Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

  
सह दुय्यम निबंधक कुर्ला-२  
मुंबई उपनगर जिल्हा.

## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANUPAM GHOSAL	eSBTR/Simple Receipt	03006172023032051138	MH017132247202223R	841300.00	SD	0008714037202223	29/03/2023
2		DHC		2803202302368	760	RF	2803202302368D	29/03/2023
3		DHC		2803202302293	2000	RF	2803202302293D	29/03/2023
4		eSBTR/SimpleReceipt		MH017132680202223R	30000	RF	0008714046202223	29/03/2023

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