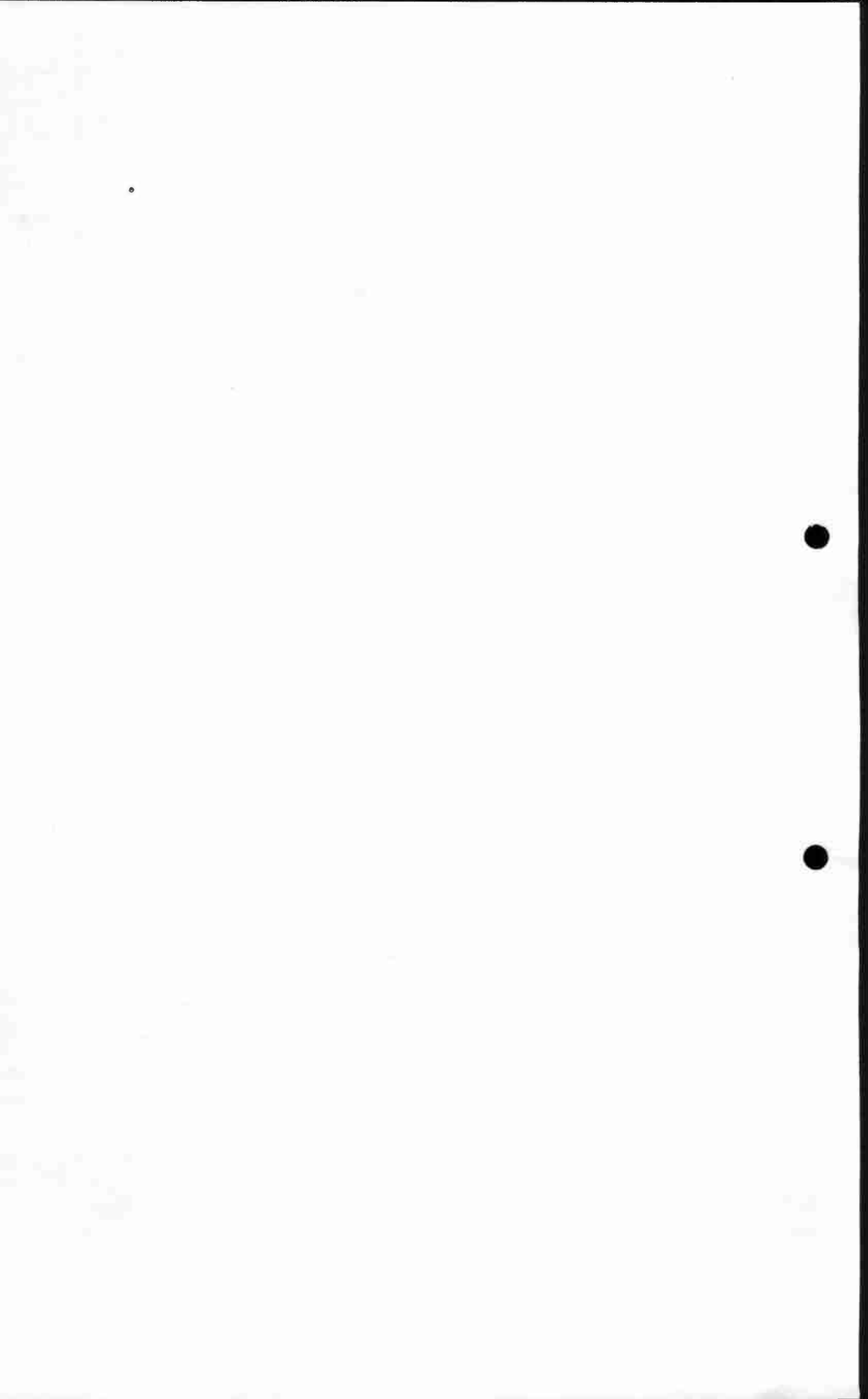


Sl. No.	Description	Quantity	Unit	Rate	Amount
1
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Sl. No.	Description	Quantity	Unit	Rate	Amount
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Sl. No.	Description	Quantity	Unit	Rate	Amount
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Sl. No.	Description	Quantity	Unit	Rate	Amount
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10



346

Form _____
88in 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 building or 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.

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

9 That the remarks from SWM department for debris management shall not be submitted
C: CONDITIONS TO BE COMPILED BEFORE FURTHER C.C

- 1 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 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 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 Avlation 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

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, nahanis 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 or 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 u/sec. 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 in 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.

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 contravene 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

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.

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

No. EB/CE/ /BS /A/

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 footpa'h.

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 asphaltting 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 broke glass 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 Housing 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.

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

- 22) 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 must 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 hinge screwed on highly serving the purpose of lock and the warning pipes of the rabbit pretested with screw or dome shape pieces (like a garden marigose) 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 Bye Law 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 at your own risk.

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

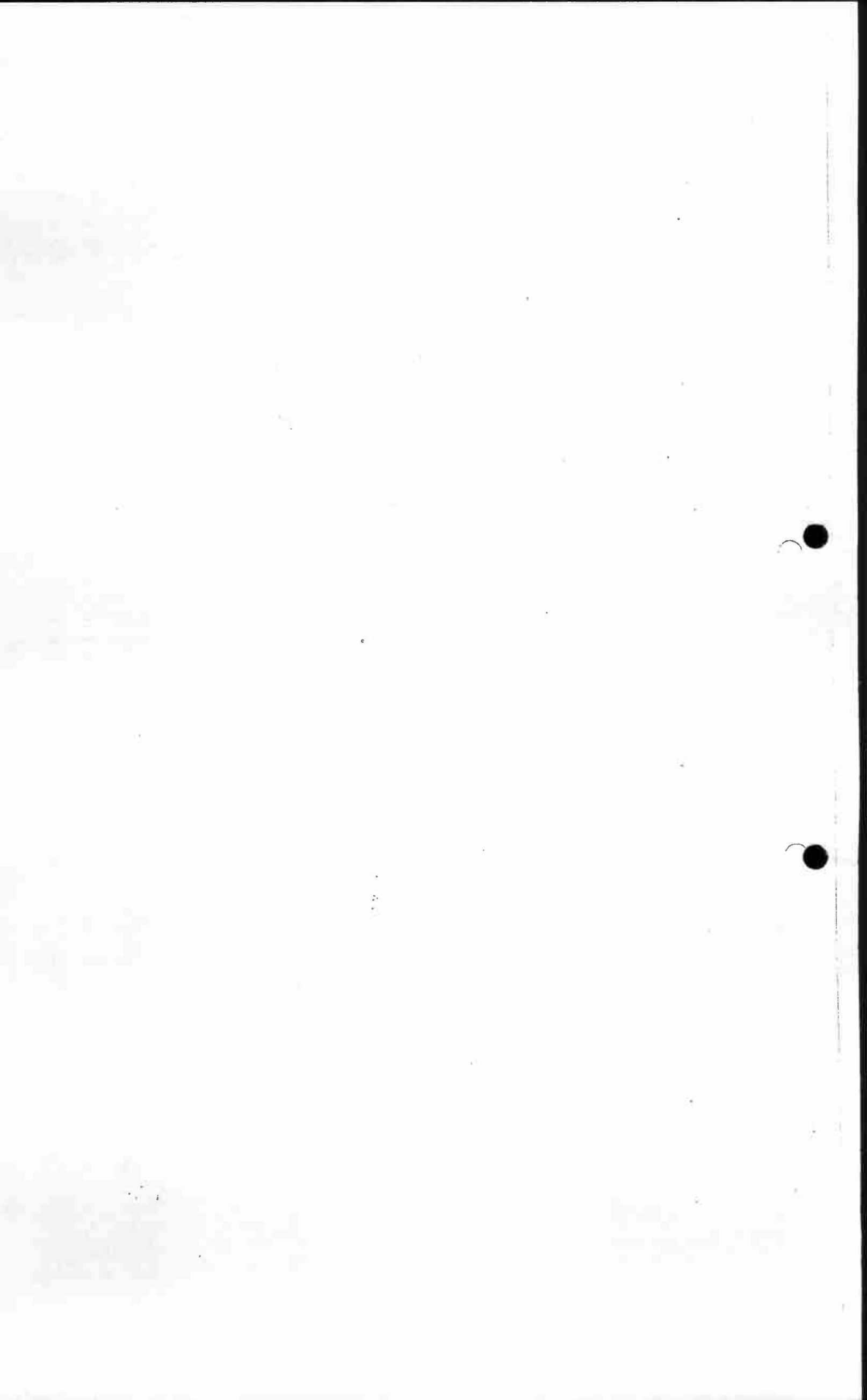
**Executive Engineer, Building Proposals
Zones wards.**

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

Copy To :- 1. Suhas Purshottam Joshi
OLYMPIA, CENTRAL AVENUE HIRANANADANI BUSINESS PARK, POWAI MUMBAI 76

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 -^MB-2"



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/ES/2581/S/337 (NEW)/337/2/Amend	Ward Name :	S Ward
Zone Name :	Eastern Suburb	Inward Date :	14 May 2019
Architect/LE/SE Name :	Suhas Purusholtam Joshi	issued On :	03 Oct 2019

Authority Remark:

Approved as proposed

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

Executive Engineer (BP) ES II



MUNICIPAL CORPORATION OF GREATER MUMBAI
Amended Plan Approval Letter

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

To,
Suhas Purushottam Joshi
OLYMPIA, CENTRAL AVENUE
HIRANANADANI BUSINESS PARK,
POWAI MUMBAI 76

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 Powal..

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.

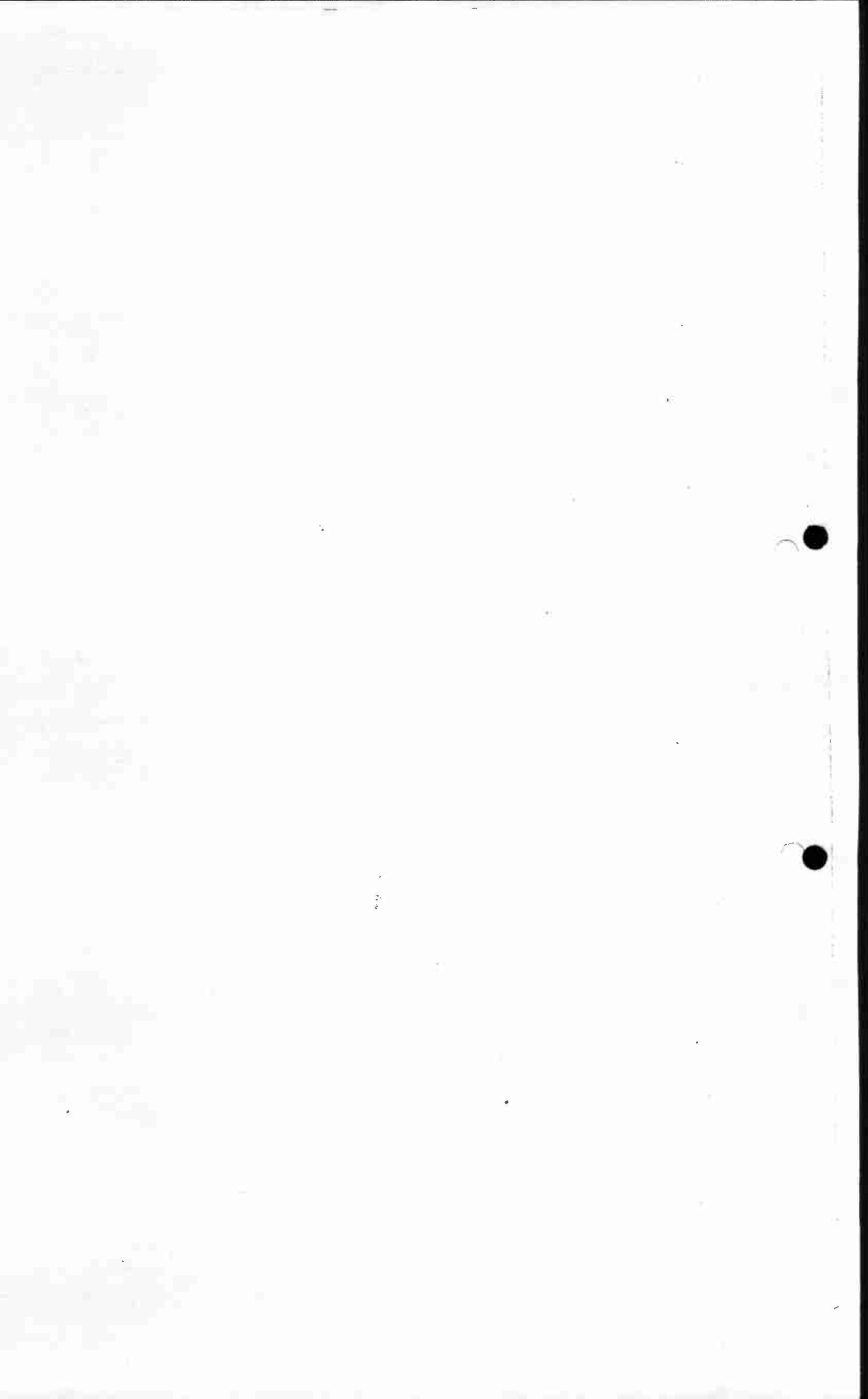
- 1) 1. That the R.C.C. designs & calculations as per the amended plans shall be submitted through the registered Structural Engineer before starting the work.
- 2) 2. That No Dues Certificate from Id.A.E.W.W. ('S' Ward) shall be submitted before C.C.
- 3) 3. That the extra/water and sewage charges shall 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) 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) 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) 12. That the RUT stating that the development Cass & Additional FSI in case of approved TDR BUA, if applicable as per policy, will be paid whenever demanded.
- 13) 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) 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

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.



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.

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 :

Remark :

Plinth CC is re endorsed for entire work upto plinth level 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 :

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

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 + stilt + 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 + stilt + 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 + stilt + 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

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 Vasantao 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]

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



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



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 to entire 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



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. Shailesh R Mahimtura , RCC Consultant, Lic. No. STR/M/39 and Shri. C. K. PITHAWALLA , 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/Amend dated 17 February 2022 . The same may be occupied and completion certificate submitted by you is hereby accepted.

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 : Lotan Sukdeo 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

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,
'Satjagad' 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 9th meeting held on 24th
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.

- 2] 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.
- 3] The said Original Owner and M/s. Crescendo Associates (hereinafter called Said Crescendo) had entered into Agreement for Development cum Sale dated 28th 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 28th 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 19th 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 19th November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19th 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

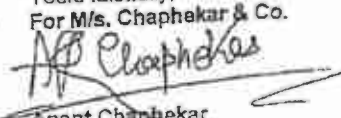
contained which include an agreement to grant a lease for period of 80 years, as contained therein.

- 5] The said Original Owner executed Writing dated 24th February, 1990, confirming interalia that – (i) the said Crescendo had made full payment of all the consideration under the aforesaid Agreement for Development cum Sale dated 28th 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 19th 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 22nd February, 2012 and Order dated 4th October, 2012 (the said Orders).

- 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 18th November, 2016 vide common Order in CSPs/483 to 489 /2016. The said Order has been duly registered with the Sub-Registrar of Assurances, Kuria-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 19th 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 23rd day of June 2017.

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


Anant Chaphekar
Sr. Solicitor & Supreme Court Advocate

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.

Resi. : 022-24144416
Mobile : 9819256445
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. 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 9th meeting held on 24th
January, 1977, a scheme called "Powai Area Deve'opmient 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.

- 2] 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 28th 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 28th 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 15th April, 1985, whereby it was confirmed interalia 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 10th December, 1985, thereby confirming interalia that the Deed of Trust by Chandrabhan Bhuramal Sharma dated 1st 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.

- 4] The said Chandrabhan Bhuramal Sharma executed Writing dated 24th 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 28th 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 19th 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 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 19th November, 1986, an Agreement to Lease was also executed on the same day i.e. on 19th 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.

- 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 30th 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 2nd 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 19th 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 22nd February, 2012 and Order dated 4th 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 18th 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 Omega stood transferred to the said HGP Community.

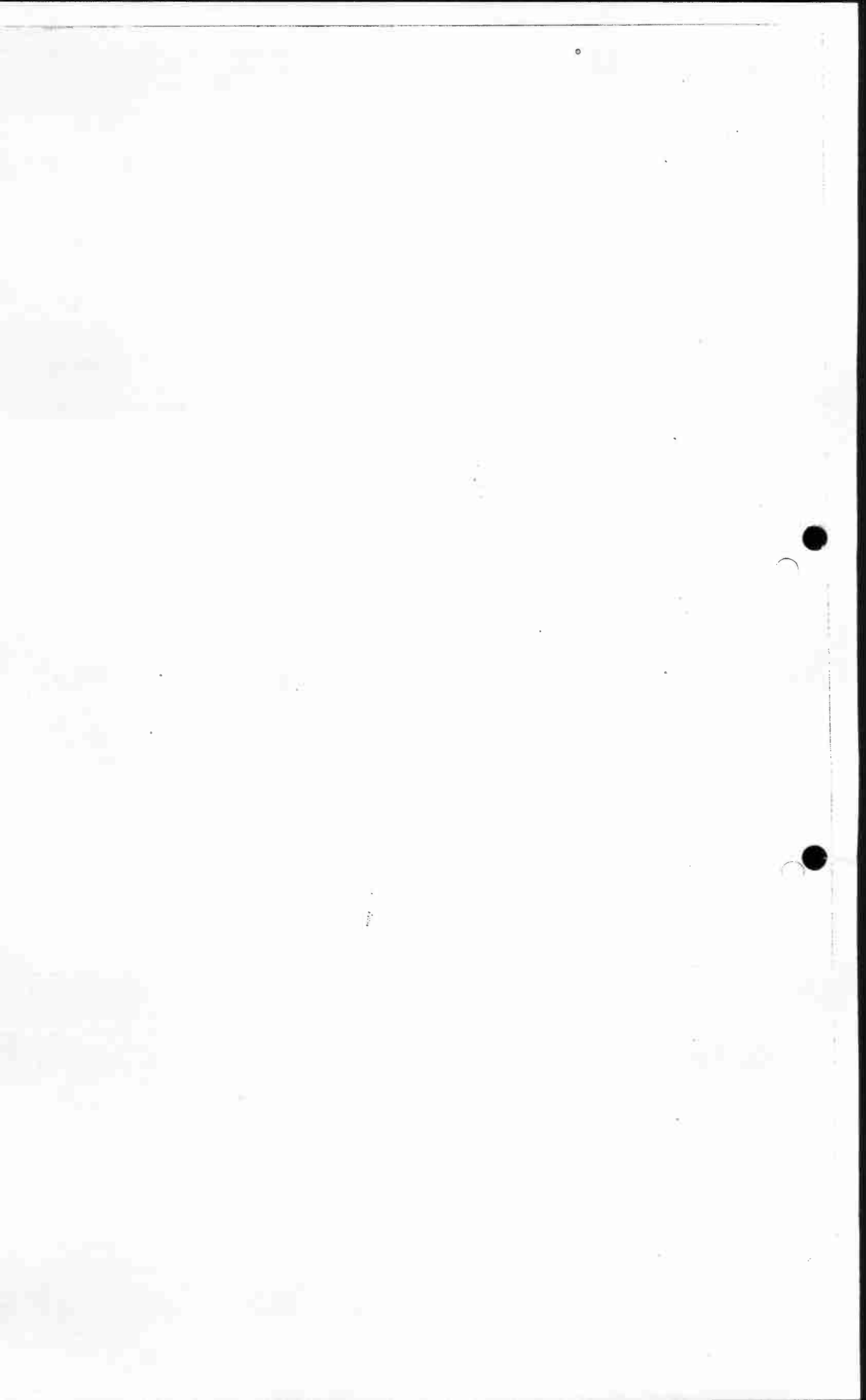
- 11] In the premises aforesaid, subject to the aforesaid Tripartite Agreement and Agreement to Lease, both dated 19th November, 1986, we have found the title of the Said HGP Community as the Assignee of the Original Owner to the Said Property as clear and marketable and free from any encumbrance of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

Dated this 22nd June 2017.

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



Anant Chaphekar
Sr. Solicitor & Supreme Court Advocate



मालमत्ता पत्रक

विभाग/मोजे -- पवई

तालुका/न.भु.मा.का. -- न.भु.अ. मुलुंड

जिल्हा --



गार प्रगटन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अक्षरपत्रा क्रमांक/प्रारूपाचा तपशील अर्थात त्याच्या संदर्भात घेतलेले निर्णय (संक्षेप)
१०अ	२०अ				

५६४९०.२
३९०२.८ नमूना ४
मिळकतपत्रिकेमध्ये
सामील
५२,५८७.३
-२२३७२.० न.भु.क्र.७मध्ये
सामील झाल्याने कमी
३०,२१५.३
-२६९६.६
२७५१८.७

सुविधाधिकार	
संपत्तीचा मुळ धारक धर्म	[शेतीकडे]
पड्डेदार	
इतर भार	
इतर शी	

दिनांक	व्यावहार	खंड क्रमांक	नविन धारक (धा) पड्डेदार (प) किंवा भार (धा)	साक्षात्करण
१८/०२/१९८८	न.भु.अ.१ यांचेकडील न.भु.स/पवई/तिरंदाज/८८ दि.१८/२/८८ दि.४१९/१२/८६ चा करारनामा दि.२६/१२/८६ची ताबेदावती महाराष्ट्र शासन राजपत्र अधितुचना दि.१२/५/८३चे पूर्ण अधिकारी मुंबई महानगर प्रदेश विकास प्राधिकरण यांचा दि.१३/११/८७ चा अर्ज.		[महाराष्ट्र शासन] (H) मुंबई महानगर प्रदेश विकास प्राधिकरण (L) सी.बी.शर्मा के.बी.धारीया एल.एम.वर्मा (E) १) निरंजन हिरानंदानी २) सुरेंद्र हिरानंदानी	सही - १९८८-०४-२५ न.भु.अ.मुलुंड
२८/१२/१९९२	स्व.दु. मा.अ.भु.अ.मुंबई यांचेकडील पत्र क्र.सो.टी.एस.२/९१ दि.१७/१/९१ अन्वये निरंजन हिरानंदानी यांचा अर्ज दि.२८/८/९० व जबाबान्वये न.भु.अ.१ मुंबई यांचेकडील आदेश क्र.न.भु.१/पवई/तिरंदाज/९२ दि.२८/१२/९२ अन्वये भाडेपड्डेदाराचे क्षेत्रापुरते डेव्हलपर्स म्हणून इतर स्वरूपात नाव दाखल केले.			सही - १९९२-१२-२८ न.भु.अ.मुलुंड
१५/१२/१९९८	मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र.सो/फायर-२डो/एकत्री/पो.वि./एस.आर.के.१२५/दि.२६/१०/९८ अन्वये सद्य मिळकतीपैकी ३९०२.८ चौ.मी.क्षेत्र न.भु.क्रमांक ४चे मिळकतपत्रिकेमध्ये सामील झाल्याने तसेच क्षेत्र कमी करून न.भु.क्रमांक २०चे एकूण क्षेत्र ५२,५८७.३ चौ.मी.इतके कायम केले.			सही - १९९८-१२-१५ न.भु.अ.मुलुंड

मालमत्ता पत्रक

विभाग/मोजे - पवई

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुस्तक क्रमांक / पृ. सं. व. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारमांचा किंवा प.द्वारा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

२०अ २०अ

दिनांक	व्यवहार	खंड क्रमांक	नियम धारक (पा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
१२/०१/१९९९	मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-२डी/एकत्री/पो.वि./पस.आर.के.१३/दि.२६/१०/९८ अन्वये आदेश प्राप्त झाल्याने व इकरील मो.र.नं.३७/९८ अन्वये २२३७२.०चौ.मी.क्षेत्र न.भू.क्रमांक ७मध्ये सामील झाल्याने कमी करून न.भू.क्र.२०चे एकूण क्षेत्र ३०२१५.३ चौ.मी.इतके कायम केले.	--		सही - १९९९-०१-१२ न.भू.अ.मुलुंड
०७/०४/२००५	म.न.पा.यांचेकडील दि.२६/६/०२ ची ताबेपत्राची इकडील मो.र.नं.३६/९३, क्षतिपूर्ती बंधपत्र क्र.९४८२/०४ सुची क्र.२ घा ठराव व इकडील दि.७/४/०५ घा आदेशाने नाव दाखल केले.	--	(H) मा.आयुक्त न.भू.अ.मुंबई म.न.पा.(रस्ता) क्षेत्र ६३.२०चौ.मी.	सही - ०७/०४/२००५ न.भू.अ.मुलुंड
१०/०५/२०११	मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-२डी/पोवि/एसआरके ११२८ दि.११/२/२००९ अन्वये न.भू.क्र.२० या मिळकतीचे पोटमपान झालेने न.भू.क्र.२०क्षेत्र ३०२१५.३ चौ.मी.मधून न.भू.क्र.२०व क्षेत्र २६९६.६ चौ.मी.निवासी क्षेत्राची स्वतंत्र मिळकतीपात्र ठरविली. न.भू.क्र.२० क्षेत्र ३०२१५.३ चौ.मी.मधून नव्याने उघडलेल्या न.भू.क्र.२०ब चे क्षेत्र २६९६.६ चौ.मी.वजा करून न.भू.क्र.२०चे क्षेत्र २७५१८.७ चौ.मी.कायम केले व त्याच न.भू.क्र.२०अ असा शेव दिला.	--		के रफार क्र.१२६ प्रमाणे सही - १०/०५/२०११ न.भू.अ.मुलुंड
१५/१२/२०१५		--	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/भि.प/अक्षरी नोंद / २०१५, पुणे दिनांक ६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि.१०/५/२०११ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेले अंकी क्षेत्र अक्षरी सत्तावीस हजार पाचशे आठरा पुर्तोक सात दशांश चौ.मी.दाखल केले.	के रफार क्र.१३९ प्रमाणे सही - १५/१२/२०१५ न.भू.अ.मुलुंड

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा

मालमत्ता कार्याला -

खरी नक्कल -

एस.के.पट्टयाळ
पृ. ९२

अर्ज क्रमांक २२३२
अर्ज प्राप्त दिनांक २५/१२/१५ रक्कम शुल्क ९६०
नक्कल तयार दिनांक २७/१२/१५ कायम फी २
नक्कल दिल्याने दिनांक २७/१२/१५ एकूण रक्कम रु ९६०
खरी नक्कल

नगर प्रशासन अधिकारी
मुलुंड

प्रमुख लिपिक
न.भू.अ. मुलुंड

मालमत्ता पत्रक

विभाग/मोजे -- पवई

तालुका/न.भु.मा.का. -- न.भु.अ. मुलुंड

जिल्हा --



शेतकरी/स.प.स. नं.	सिमेंट नंबर	फ्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
२२अ	२२अ			

२५२०९९.८+३९३७.० नमूक
२३अ पैकी सामील केले.

२५६०२८.८
-४७८५०.९ नमूक
२२/१, २२/२, २२/३
च्या स्वतंत्र मिळकतपत्रिका
उघडलेने कमी
२०८१७७.९
-१४३७.६ न.पू.क्र.७ मध्ये
सामील
झाल्याने कमी.

२०६७४०.३
-१३४४६.७ न.पू.क्र.२१ मध्ये
मध्ये सामील झाल्याने
कमी

१९३२९३.६
-२३५.५ नमूक ७/४ मध्ये
सामील झाल्याने
कमी

१९३०५८.१
-७४०८४.३ नमूक २/५, ६ व
७
मध्ये सामील झालेने कमी

११८९७३.८
-४३९.४ नमूक २३ मध्ये
सामील झालेने कमी

१२८५३४.४
१८१२९.३ नमूक २२/८ ची
स्वतंत्र मि.प. उघडलेने

१००३८५.१
३३०२.६ नमूक २२ व ची
स्वतंत्र मिळकतपत्रिका
उघडली.
९७०८२.५

सुविधाधिकार [शेतीकडे]

दफ्ताचा मुळ धारक
चर्च

पट्टेदार

इतर धार

इतर शेरे

मालमत्ता पत्रक

वेभाग/सौजे - पर्वई

तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर पुनगवण नं. शिफ्ट नंबर प्लॉट नंबर क्षेत्र नं. चौ.मी.

धारणाधिकार

राज्यपाल दिवस आठवडा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

२२अ २२अ

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) पट्टेदार (प) किंवा मार (भा)	साहाय्य
१८/०२/१९८८	न.भू.अ.१ यांचेकडील न.भू.स/पर्वई-तिरंदाज/८८, दि.१८/२/८८चे दि.१९/११/८६ चा करारनामा व २६/१२/८६ चो ताबेबाबती, महाराष्ट्र शासन राजपत्र अधिसूचना दि.१२/५/८३चे भूमि अधिकारी मुंबई महानगरप्रदेश विकास प्राधिकरण यांचा दि.१३/११/८७चा अर्ज क्षेत्र १८८२२०.६	-	[महाराष्ट्र शासन] मुंबई महानगरप्रदेश विकास प्राधिकरण (L) [स्वामीनारायण ट्रस्ट आणि पी.सी.शर्मा]	सही - १८/०२/१९८८ मा.नि.पु.अ.तया. न.भू.अ.क्र.१ मुंबई
२८/१२/१९९२	मा.अ.भू.अ.मुंबई यांचेकडील पत्र क्र.सी/टी.एस.२/९१ दि.१९/५/९१ अन्वये निरंजन हिरानंदानी यांचा दि.२८/८/९० व जबाब याअन्वये न.भू.अ.१ मुंबई यांचेकडील आदेश क्र.न.भू.१/पर्वई,तिरंदाज/९२ दि.२८/१२/९२ अन्वये भाडेपट्टेदारचे १८८२२०.६ चौ.मी.क्षेत्रापुरते डेव्हलपर्स म्हणून इतर हक्कत नाव दाखल केले.	स्व.सु.	(E) निरंजन हिरानंदानी	सही - २८/१२/१९९२ मा.नि.पु.अ.तया. न.भू.अ.क्र.१ मुंबई
२८/०२/१९९४	मा.नि.पु.अ.मुंबई यांचेकडील क्र.सी/कार्या-७/एकत्रीकरण/पो.वि./एसआर १३/दि.५/११/९३ अन्वये व मो.र.नं.१७३/९३प्रमाणे न.भू.क्र.२३अ पे ३९३७.०० चौ.मी. क्षेत्र सामील केले व न.भू.क्र.२२/१,२२/२ व २२/३ च्या स्वतंत्र मिळकतपत्रिका उघडल्याने ४७८५०.९ चौ.मी. क्षेत्र कमी करून न.भू.क्र.२२चे २०८१७७.९ चौ.मी. क्षेत्र कायम केले.			सही - २८/०२/१९९४ मा.नि.पु.अ.तया. न.भू.अ.क्र.१ मुंबई
१५/१२/१९९८	दि. ४/९८ मा.अभिलेख भूमि अधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.सं./मुलुंड/नि.प./पुनर्लेखन/१८/१६४९ दि.२/७/९८ अन्वये न.भू.क्र.२२ (म.क्र.२२)चा मिळकतपत्रिकेचे नविन म.का.क्र.८०वर पुनर्लेखन केले.			सही - १५/१२/१९९८ न.भू.अ.मुलुंड
१२/०१/१९९९	मा.जिल्हाधिकारी मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या-२४/एकत्रीकरण/पो.वि./एसआरके १३/दिनांक २६/१०/९८ अन्वये आदेश प्राप्त झाल्याने १४३७.६ चौ.मी. क्षेत्र न.भू.क्र.७मध्ये सामील झाल्याने तेवढे क्षेत्र कमी करून न.भू.क्र.२२चे एकूण क्षेत्र २०६७४०.३ चौ.मी. इतके कायम केले.			सही - १२/०१/१९९९ न.भू.अ.मुलुंड
१३/०१/२०००	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सी/कार्या-२४/एकत्रीकरण/पो.वि./एसआर.के.०१६६, दि.६/११/९९चे आदेशान्वये व मो.र.नं.२०६/९९प्रमाणे न.भू.क्र.२२चे क्षेत्र १३४४६.७ चौ.मी. क्षेत्र न.भू.क्र.२१मध्ये सामील झाल्याने कमी केले. न.भू.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.भू.क्र.७/४ मध्ये सामील होणार असल्याने २३५.५ चौ.मी. क्षेत्र कमी केले व न.भू.क्र.२२चे क्षेत्र १,९३,०५८.१ इतके कायम केले.			के रकार क्र.६० प्रमाणे सही - १३/०१/२००० न.भू.अ.मुलुंड
३०/०९/२००२	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे आदेश मंजूर अभिलेख क्र.सी/कार्या-२४/एकत्रीकरण/पो.वि./एसआर.के.२४१ दि.२६/३/०२ व शुद्धीपत्रक दि.२४/९/०२ च्या इकडील चौ.मी. र.नं.४ रक/०२ दि.१०/५/०२ आणि न.भू.अ.मुलुंड यांचे आदेश क्रमांक न.भू.पर्वई/न.भू.क्र.२२ व ३३अ/०२ दि.३०/९/०२ अन्वये न.भू.क्र.२२चे क्षेत्र १९३०५.८ चौ.मी.मधून पोटीविभाजनाकडे वार्ड होणारे क्षेत्र ७४५२३.७ (७४०८४.३+४३९१४) चौ.मी. वजा करून शिल्लक क्षेत्र १९८५३४.४ चौ.मी. कायम केले व न.भू.क्र.२२/५,६ पे व ७ च्या नविन मिळकतपत्रिका उघडल्या.			के रकार क्र.७७ प्रमाणे सही - ३०/०९/२००२ न.भू.अ.मुलुंड
०५/०५/२००५	मा.अ.भू.अ.मुंबई उपनगर मुंबई यांचेकडील दि.३१/१२/०४चे पुनर्विलोकन आदेश व इकडील दि.५/५/०४चे आदेशाने दि.१८/२/८८चे नोंदीतील भाडेपट्टेदार श्री.स्वामीनारायण ट्रस्ट व पी.सी.शर्मा यांची नावे कमी केली.		भाडेपट्टेदार श्री.सी.बी.शर्मा	के रकार क्र.८८ प्रमाणे सही - ०५/०५/२००५ न.भू.अ.मुलुंड
११/०८/२००५	मा.जिल्हाधिकारी, मुंबई उपनगर मुंबई यांचेकडील आदेश क्र.सी/कार्या-२४/एल.एन.टी/कायि ४७० दि.११/७/०५ चे आदेशाने व दि.२४/७/०५चे शुद्धीपत्रानुसार सधर मिळकतपत्रिका क्र.१८५३४.४ चौ.मी. क्षेत्रापेकी १७४९९.९ चौ.मी. क्षेत्रावर स्वामीनारायण ट्रस्टचे नाव कळविल्याची प्रमाणे धारक म्हणून साबितनास आदेशीत केले आहे. तथापि सधरची मिळकत शरी असल्याने १७४९९.९ चौ.मी. क्षेत्राचे धारक शरीचे अधिकार अधिकारी (७/१२)प्रमाणे असतील.			के रकार क्र.८९ प्रमाणे सही - ११/०८/२००५ न.भू.अ.मुलुंड

मालमत्ता पत्रक

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विभाग/मौजे -- पवई

तालुका/न.भु.मा.का. - न.भू.अ. मुलुंड

जिल्हा --



नगर नुमापन क्रमांक / सा. प्लॉ. न.

शेत नंबर फाट नंबर क्षेत्र

धारणासंख्या धोरण

शासनाच्या दिवसेलपासून कोटेशन किंवा मूल्यांकनाच्या दिवसापर्यंत अर्जाची मर्यादा त्रिमासिक असावी

२२अ २२अ

दिनांक	विवरण	खंड क्रमांक	नविन धारक (धा) पट्टेदार (र) किंवा धार (धा)	साक्षात्कारन
१०/०१/२००७	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सो/कार्या-२क/को/ड.एसआर १२२७ दि.१०/७/२००३ व १३/१२/०६ व इकडील साधारण मो.र.नं.१२७क/०३ अन्वये पवई न.भू.क्र.२२चे १,१८,५३८.४ चौ.मी.क्षेत्रातून १८,१४९.३ चौ.मी.क्षेत्राची न.भू.क्र.२२/८ अशी स्वतंत्र मिळकतपत्रिका उपडलून न.भू.क्र.२२चे १,००,३८५.१ चौ.मी.क्षेत्र कायम केले.			के रकार क्र.१०३ प्रमाण सही - १०/०१/२००७ न.भू.अ.मुलुंड
३१/०३/२००९	मा.असेसर अॅण्ड कलेक्टर डेप्युटी म्युनिसिपल कमिशनर, वृहन्मुंबई महानगरपालिका यांचेकडील अॅटचेमॅट ऑर्डर क्र.एनएस/१२/२७/०८-०९ दि.१/९/०८ व न.भू.अ.मुलुंड यांचेकडील आदेश क्र.न.भू.अ.मुलुंड न.भू.पवई/हरकतनांद अ.नं.५/न.भू.क्र.१८,१९,२१अ,२२/०९ दि.३१/३/२००९ अन्वये न.भू.पवई न.भू.क्र.१८,१९,२१अ व २२ या मिळकतपत्रिकेवर र.रु.१,२४,२३०७४/- बसली रकमेची बोलाची नोंद घेतली.			के रकार क्र.११५ प्रमाण सही - ३१/०३/२००९ न.भू.अ.मुलुंड
१०/०५/२०११	मा.जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.सो/कार्या-२डी/पोबि/एसआरके ११२८ दि.११/२/२००९ कार्यालयीन पोबि/मो.र.नं.अ ५४१/२००९ दि.२३/३/०९ अन्वये न.भू.क्र.२२ या मिळकतीचे पोटाविपालन झालेने न.भू.क्र.२२ क्षेत्र १००३८५.१ चौ.मी.मधून न.भू.क्र.२२ब ची स्वतंत्र मिळकतपत्रिका उपडली. न.भू.क्र.२२ ला २२अ असा शेजलबदल दिला. न.भू.क्र.२२ब क्षेत्र ३३०२.६ चौ.मी.नविन मिळकतपत्रिका उपडलेने नूळ न.भू.क्र.२२ क्षेत्र ९७०८२.५ चौ.मी.कायम केले.			के रकार क्र.१२८ प्रमाण सही - १०/०५/२०११ न.भू.अ.मुलुंड
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील मरिपवक क्र.ना.भू.१/मि.घ/असती नोंद / २०१५, पुणे दिनांक १६/२/२०१५ अन्वये मा.जिल्हाधिकारी मुंबई उपनगर यांचे आदेशान्वये उपरोक्त दि.१०/५/२०११ चे तादीने मिळकत पत्रिकेवर दाखल असलेले अक्षरी क्षेत्र अक्षरा सत्यान्न व हजार ब्यांशो मुळांक पाच दशांश चौ.मी.दाखल केले.			के रकार क्र.१३९ प्रमाण सही - १५/१२/२०१५ न.भू.अ.मुलुंड

न्यासणी करणारा -

र.स. के. पडव्याळ
ध. भू. ३२

खरी नककल -

न.भू.अ. मुलुंड

मुंबई उपनगर जिल्हा

अर्ज क्रमांक २२३६
अर्ज प्राप्ती दिनांक २२/५/१७ रक्कम शुल्क २८०
नककल नककल २०१५/१७ कागद फी ६
नककल दिवसाची रक्कम १३१/१७ एकूण रक्कम रु २८६
खरी नककल

नगर भूमापन अधिकारी
मुलुंड

भूमि अभिलेख अधिकारी
मुलुंड



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800018620

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. Hgp 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:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o 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;
- o 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 (I) 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.

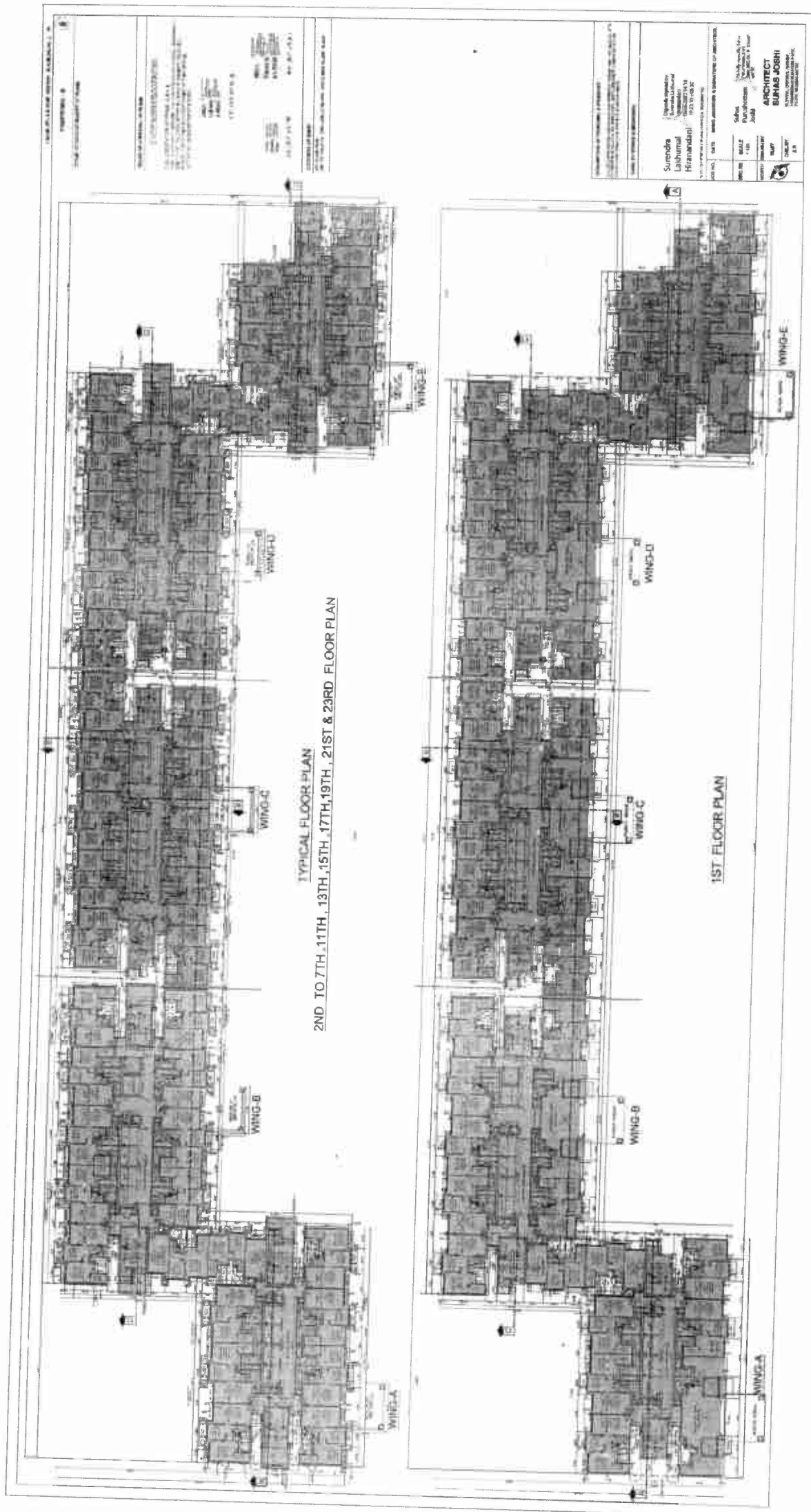
- o The Registration shall be valid for a period commencing from 22/11/2018 and ending with 30/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.

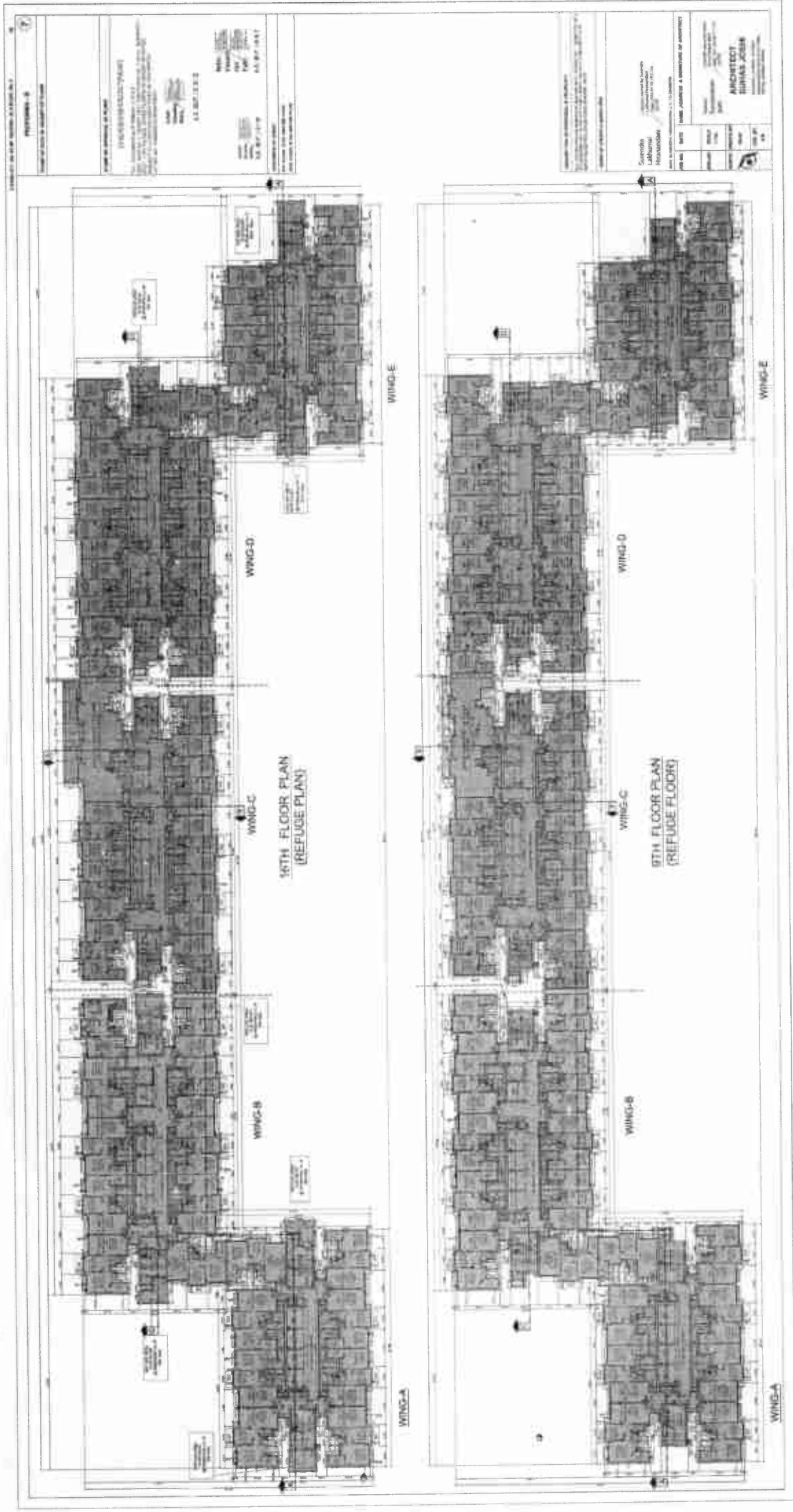
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 23-06-2020 11:10:05

Dated: 18/05/2020

Place: Mumbai

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





PROJECT NO. 18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

PROVISIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.

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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR BUILDING MATERIALS AND METHODS OF CONSTRUCTION.

ARCHITECT

IRVING JOSE

1800 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5B7

TEL: (416) 291-1111

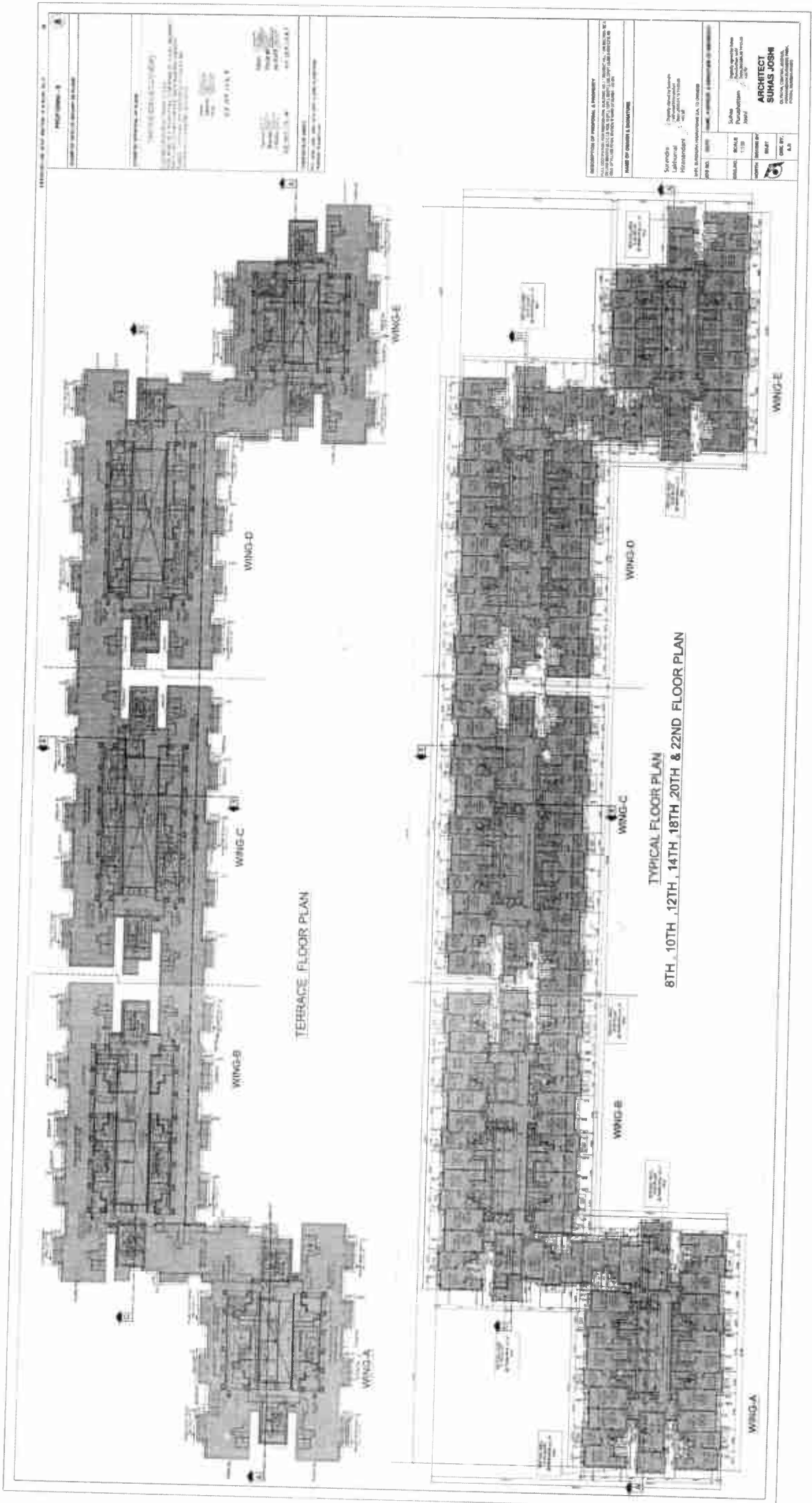
FAX: (416) 291-1112

WWW.IRVIINGJOSE.COM

DATE: 11/11/11

SCALE: AS SHOWN

PROJECT NO. 18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100



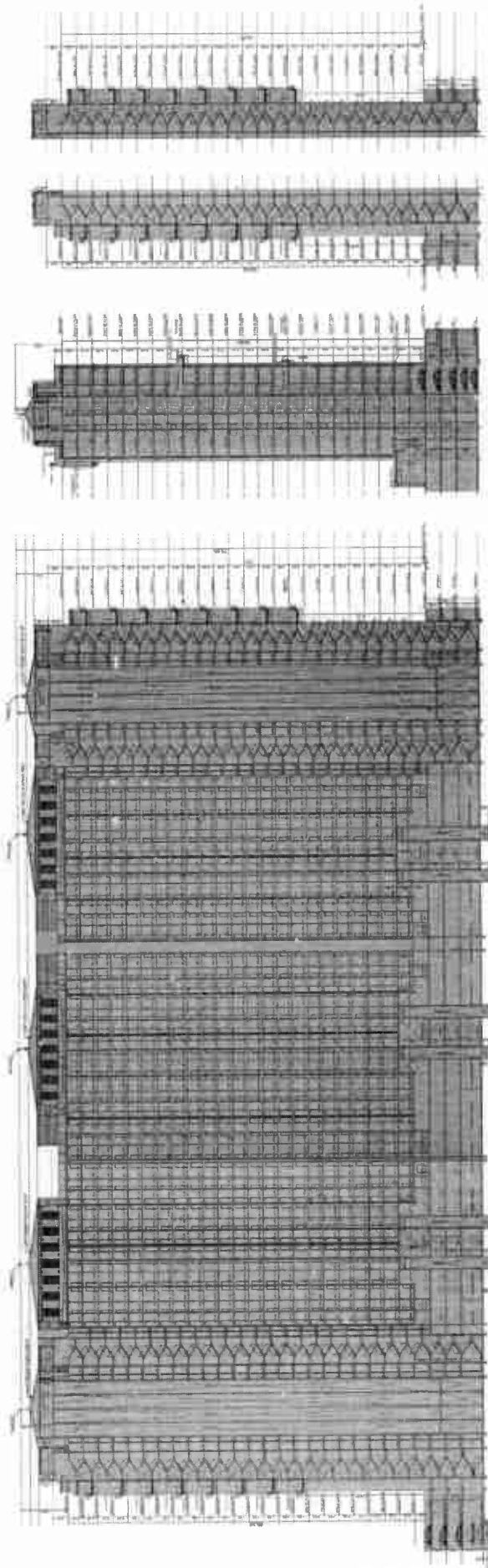
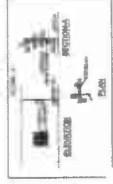
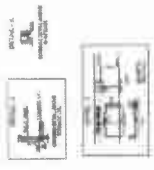
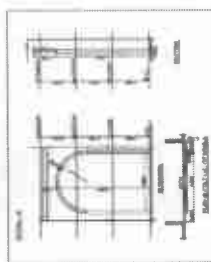
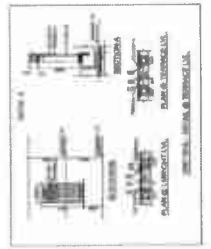
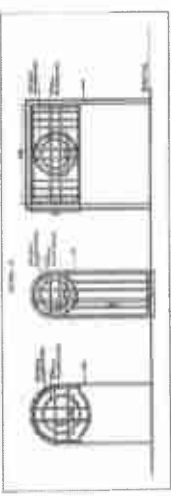
PROJECT NO. 18-0001
 PROJECT NAME: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

ARCHITECT
SUNAS JOSHI
 ARCHITECTS
 10000 N. CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214-416-1000
 WWW.SUNASJOSHI.COM

TERRACE FLOOR PLAN

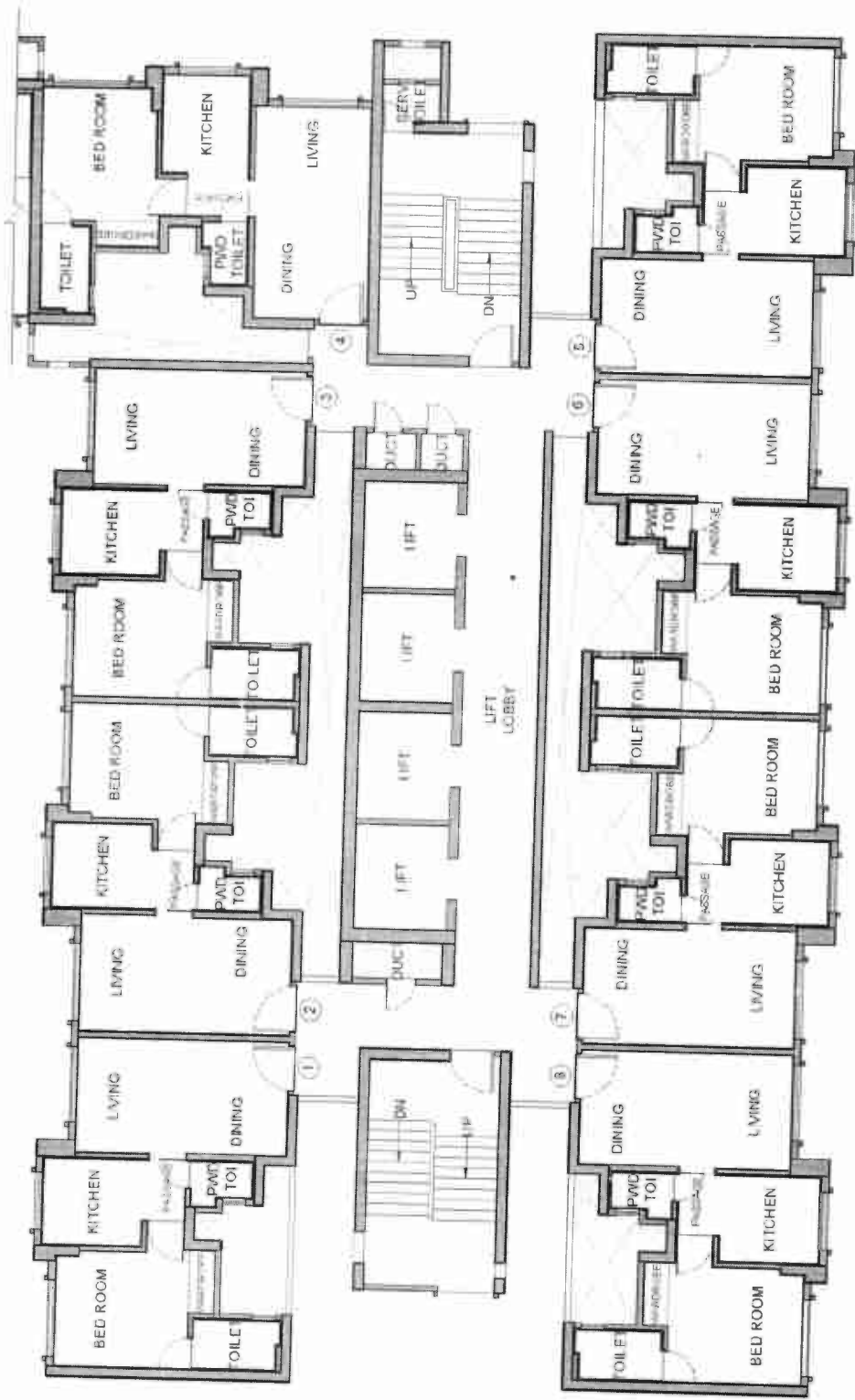
TYPICAL FLOOR PLAN
 8TH, 10TH, 12TH, 14TH, 18TH, 20TH & 22ND FLOOR PLAN

CHECKED BY: [Signature]
 DATE: 11.14.14
 PROJECT: [Project Name]
 DRAWING NO.: [Drawing No.]



(WING-A) SECTION-A-A
 (WING-B) SECTION-B-B
 (WING-C) SECTION-C-C
 (WING-D) SECTION-D-D
 (WING-E) SECTION-E-E

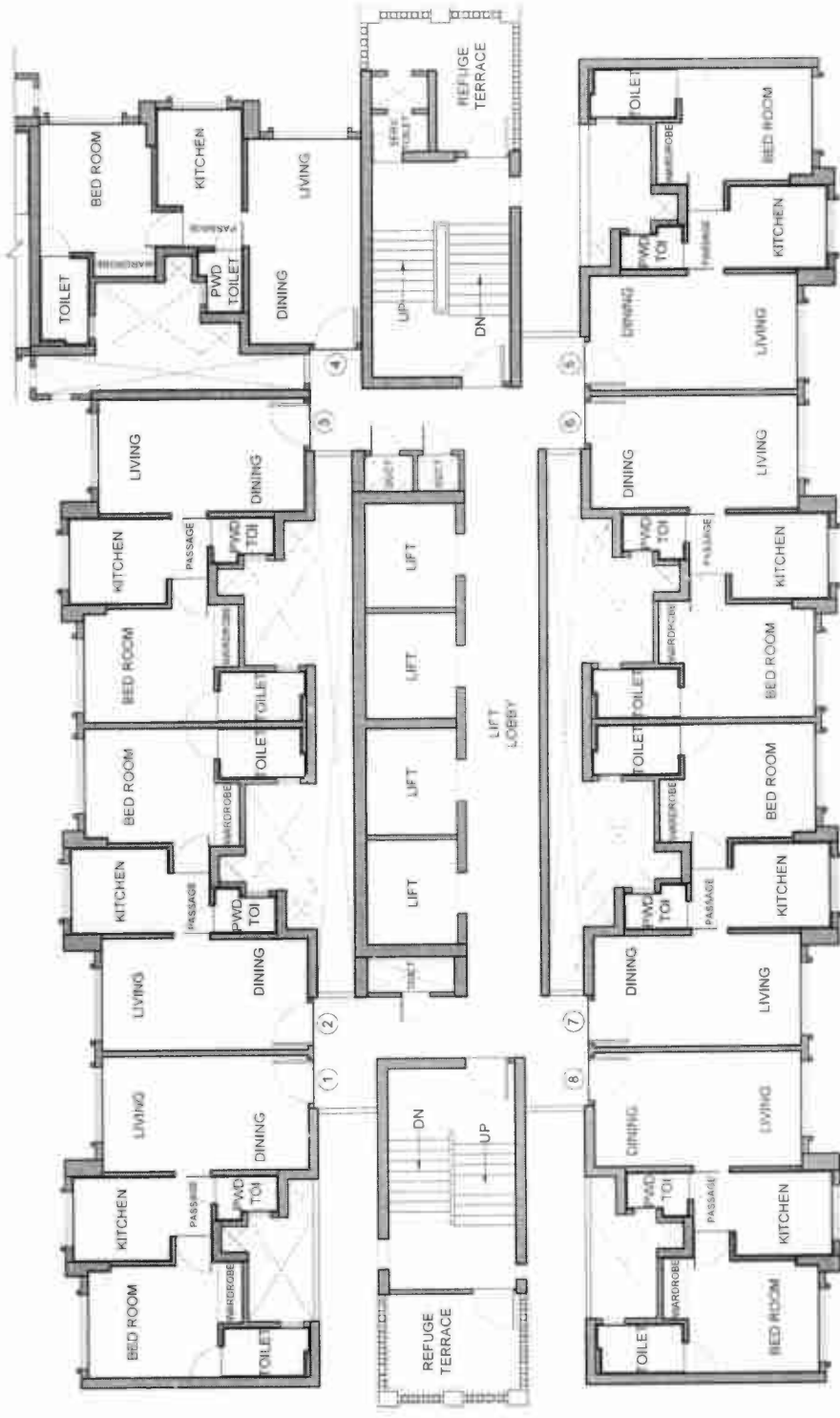
PROJECT: [Project Name]
 DRAWING NO.: [Drawing No.]
 DATE: [Date]



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-A



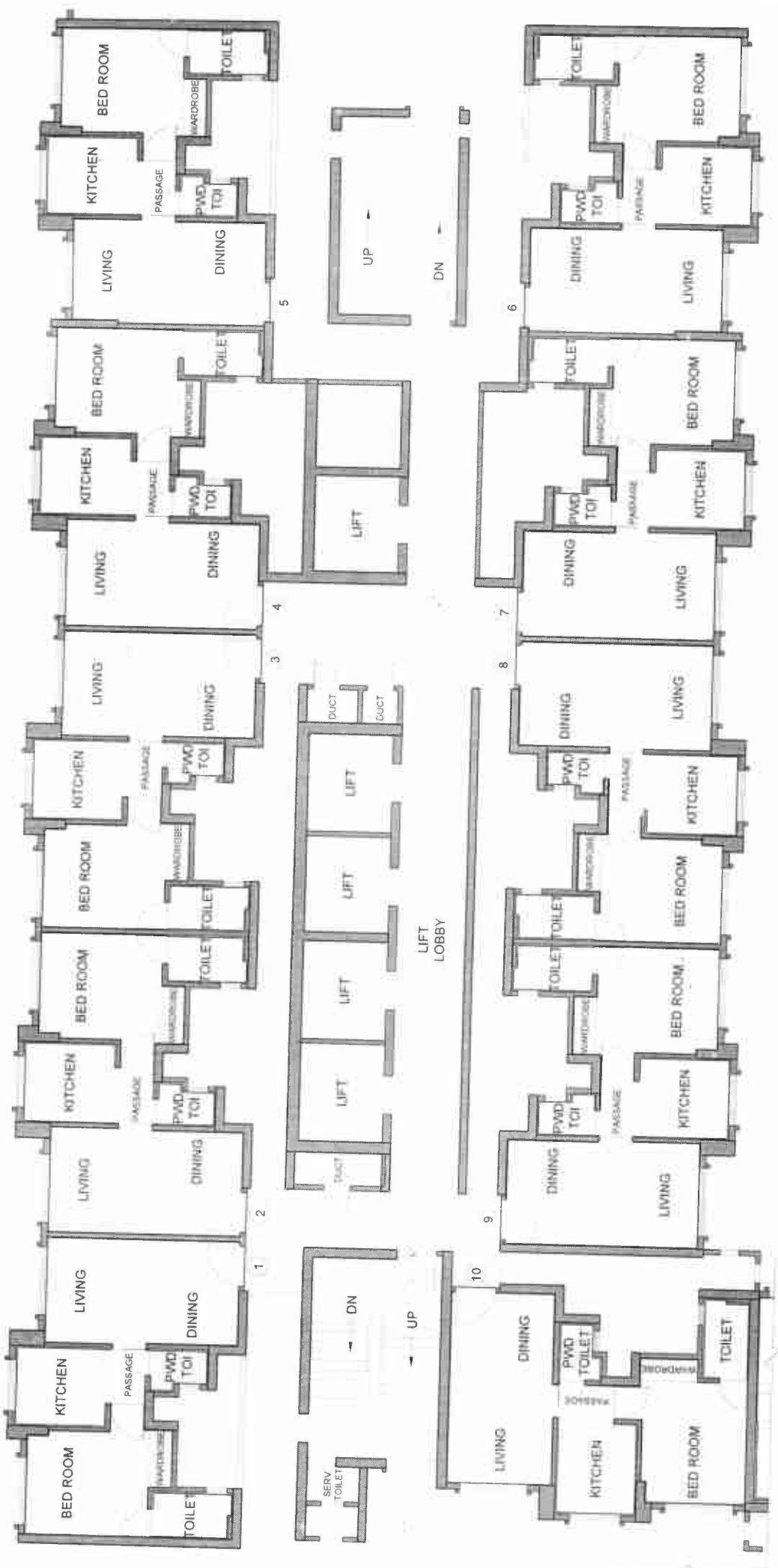
TYPICAL REFUGE FLOOR PLAN
 (8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd FLOORS)

FLAT NO. : _____

FLOOR : _____

SECTOR-XI : REGENT HILL : WING-A





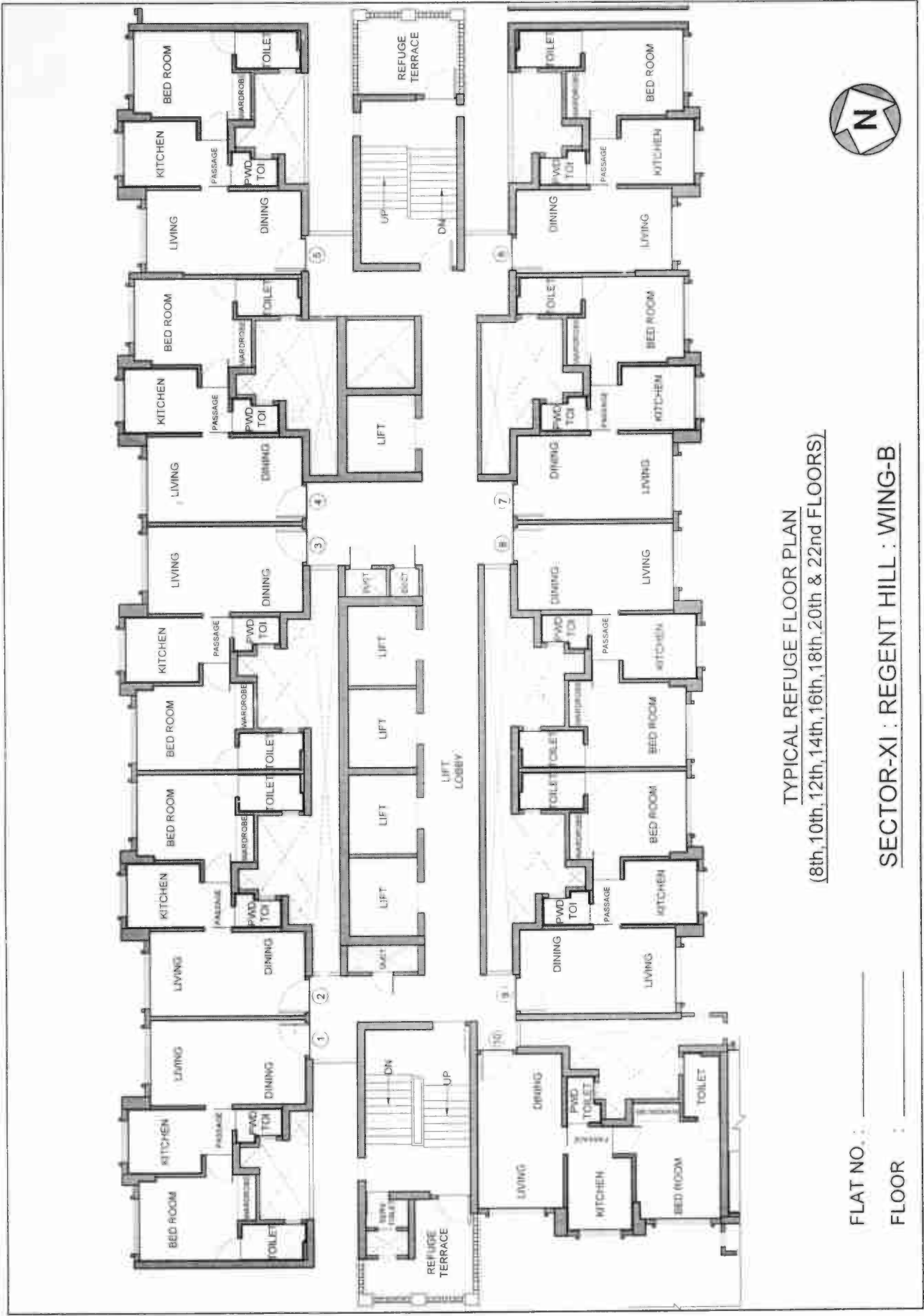
TYPICAL FLOOR PLAN
 (3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 23rd FLOORS)

FLAT NO. : _____

FLOOR : _____

SECTOR-XI : REGENT HILL : WING-B



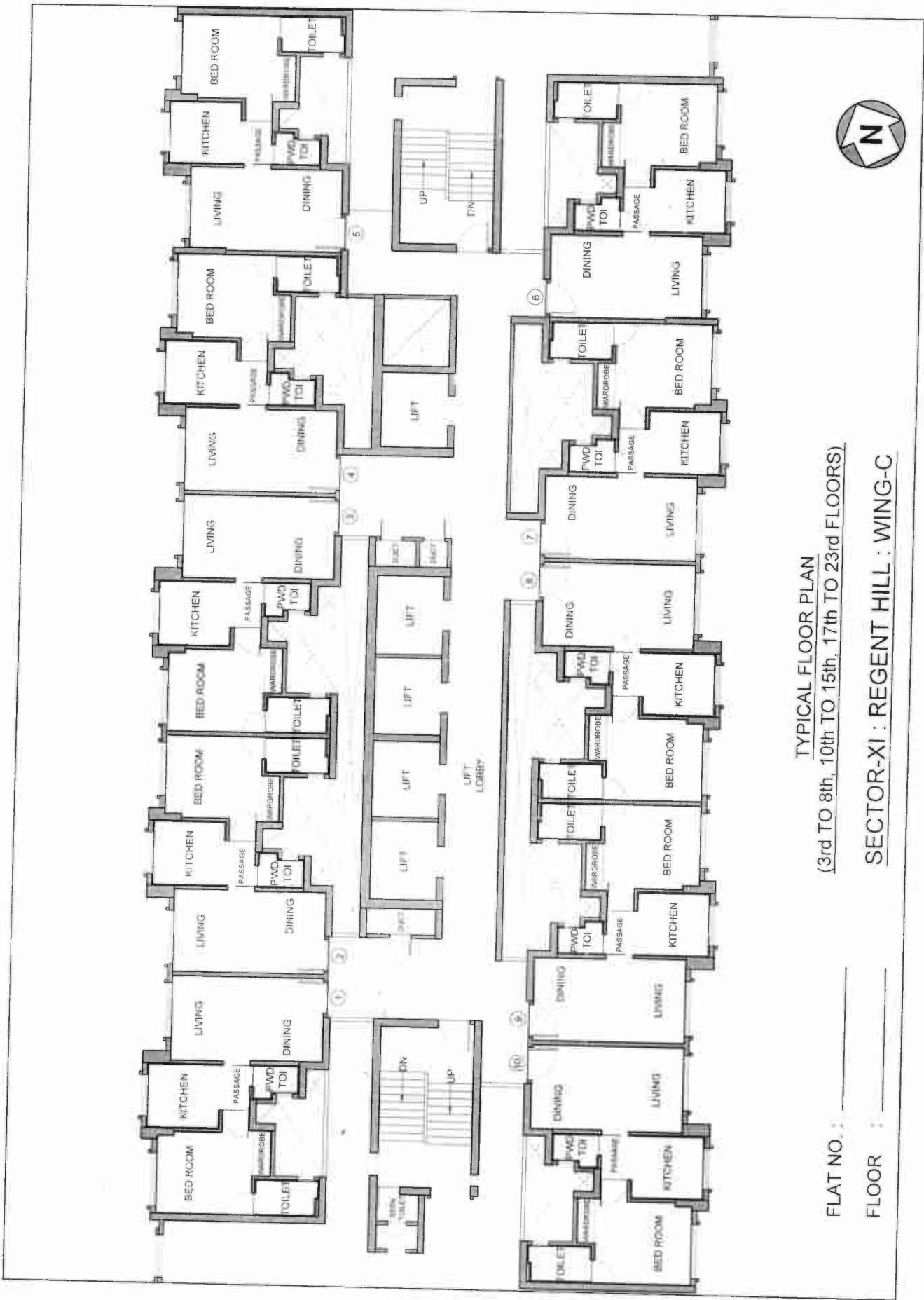


TYPICAL REFUGE FLOOR PLAN
 (8th, 10th, 12th, 14th, 16th, 18th, 20th & 22nd FLOORS)

SECTOR-XI : REGENT HILL : WING-B

FLAT NO. : _____

FLOOR : _____



TYPICAL FLOOR PLAN

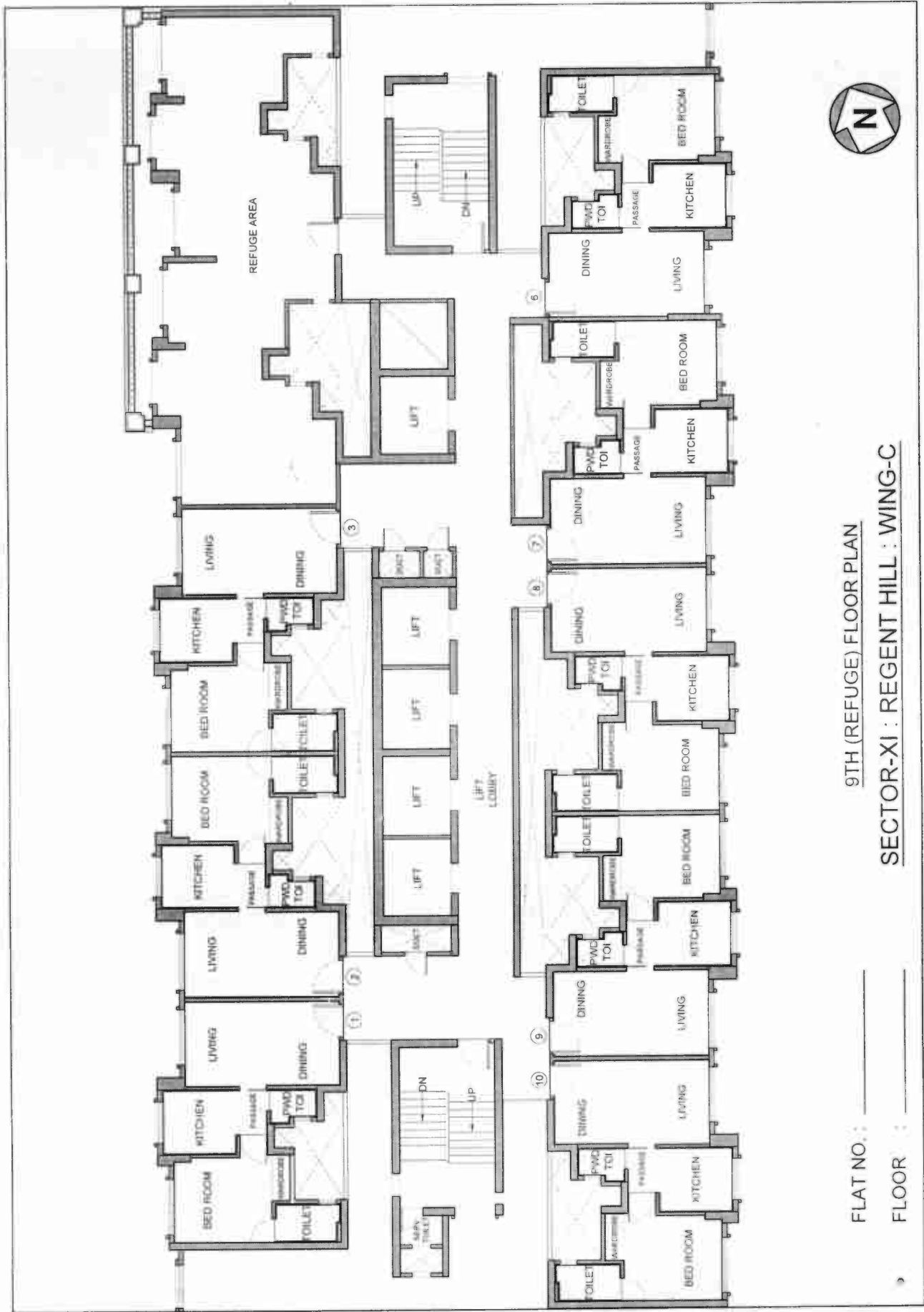
(3rd TO 8th, 10th TO 15th, 17th TO 23rd FLOORS)

SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : _____

FLOOR : _____





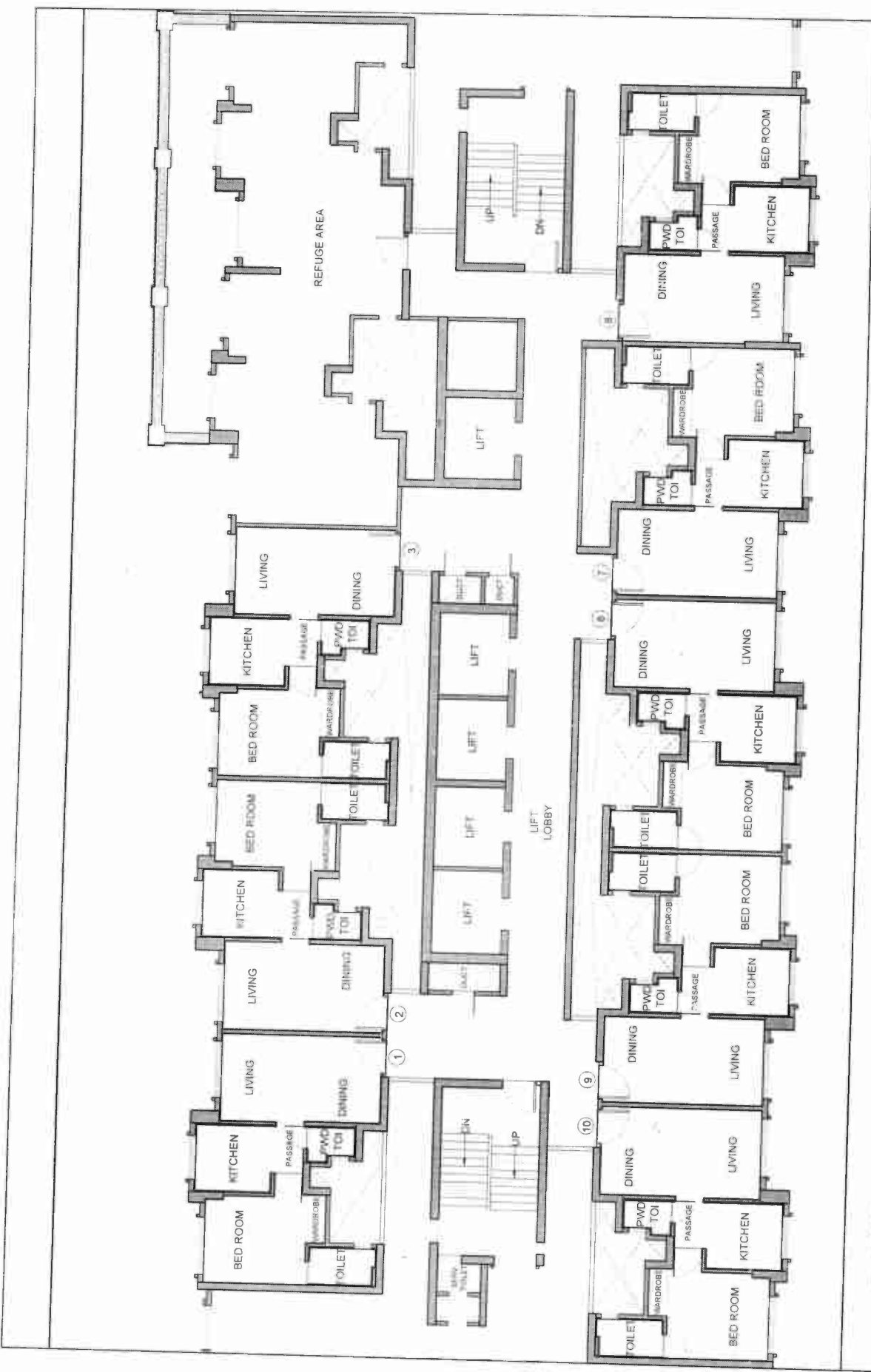
9TH (REFUGE) FLOOR PLAN

SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : _____

FLOOR : _____



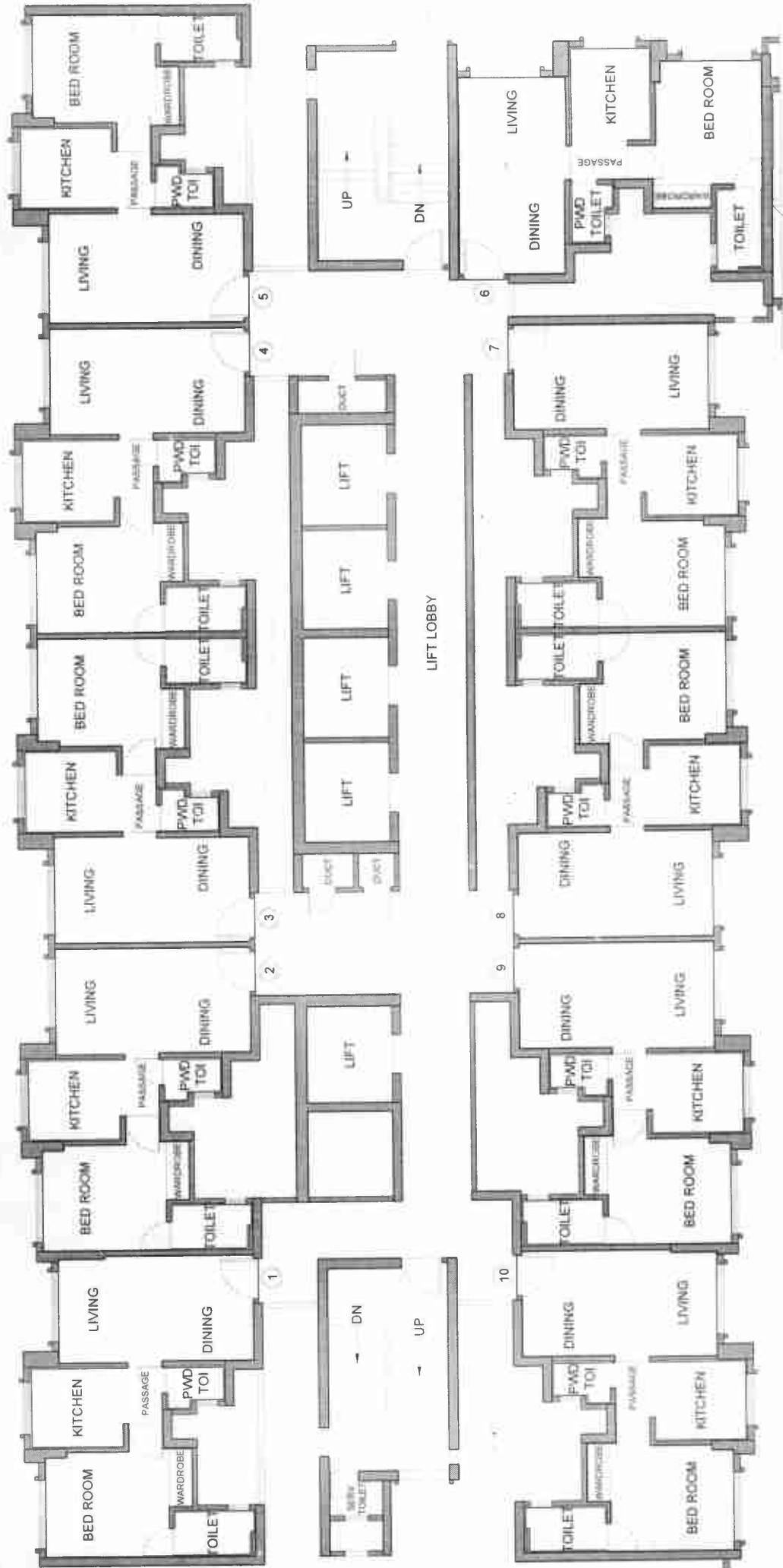


16TH (REFUGE) FLOOR PLAN

SECTOR-XI : REGENT HILL : WING-C

FLAT NO. : _____

FLOOR : _____

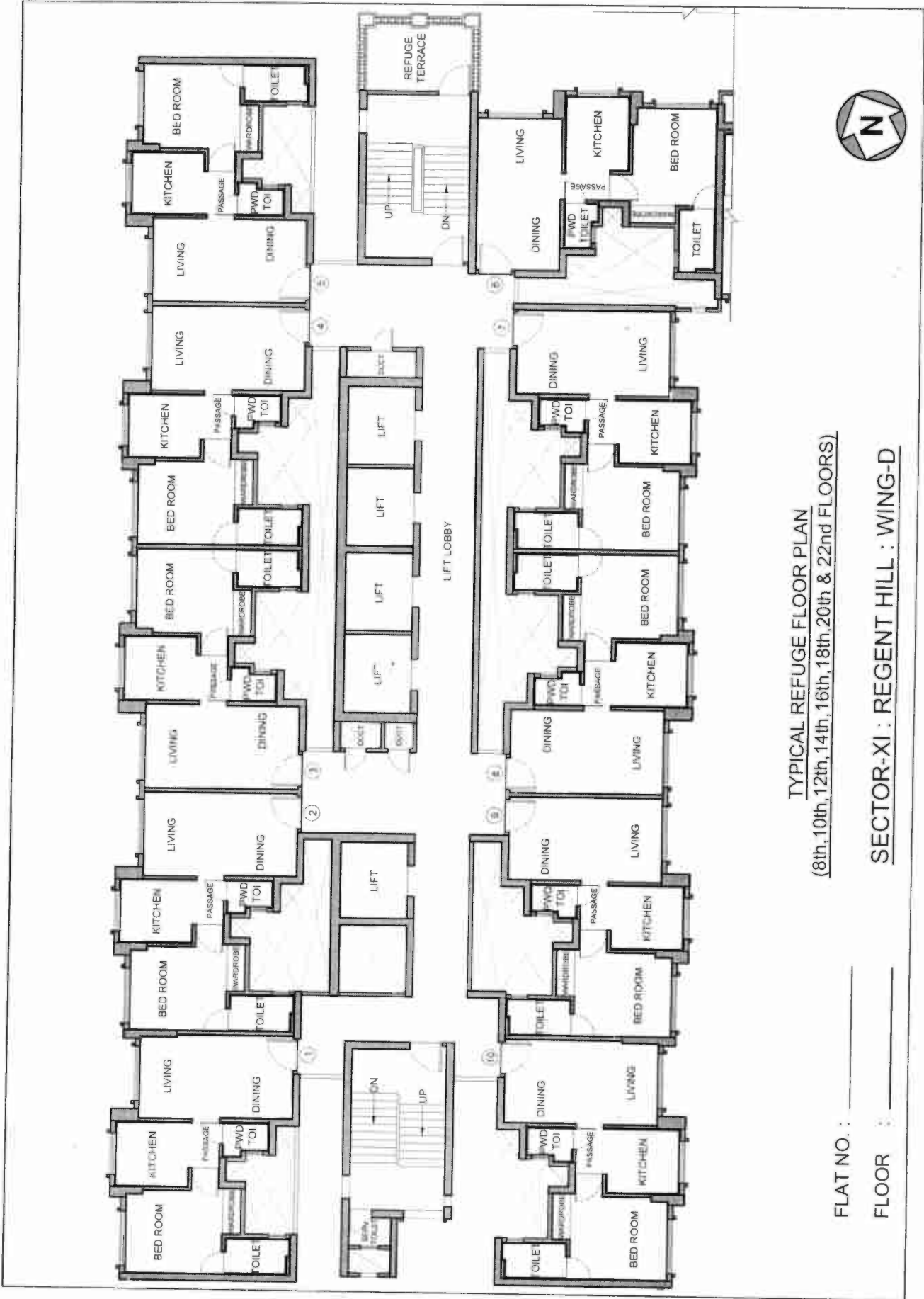


TYPICAL FLOOR PLAN
 (3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 23rd FLOORS)



FLAT NO. : _____
 FLOOR : _____

SECTOR-XI : REGENT HILL : WING-D



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

FLAT NO. : _____
 FLOOR : _____

SECTOR-XI : REGENT HILL : WING-D

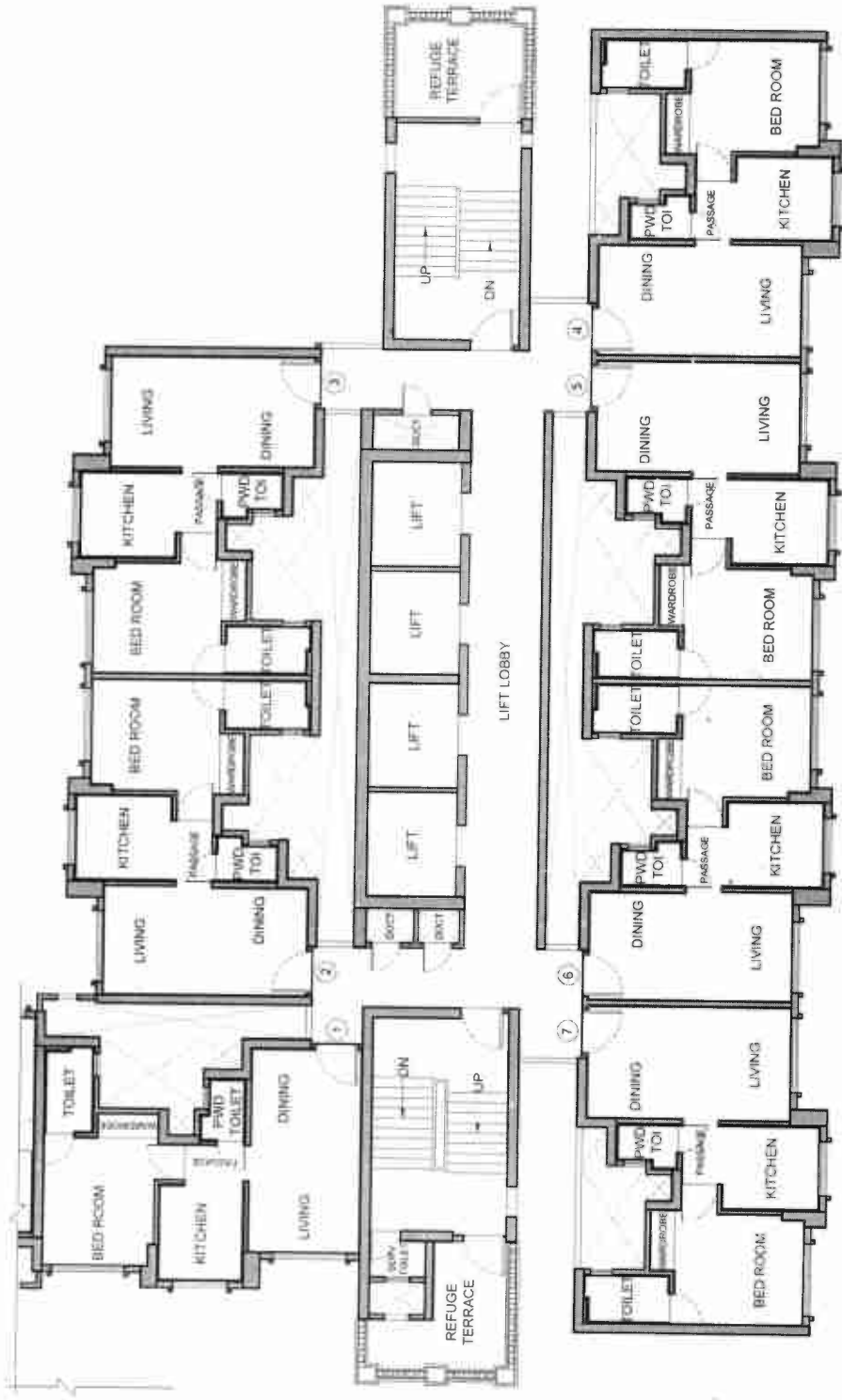


TYPICAL FLOOR PLAN
 (3rd, 4th, 5th, 6th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st & 23rd FLOORS)

FLAT NO. : _____

FLOOR : _____

SECTOR-XI : REGENT HILL : WING-E



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

FLAT NO. : _____

FLOOR : _____

SECTOR-XI : REGENT HILL : WING-E

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. WC 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.

ANNEXURE- "J"

Copy of Undertaking from Allottee/s

UNDERTAKING

I/We/M/s. _____ of Mumbai

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 a Apartment bearing No. _____ in the _____ Wing (hereinafter referred to as the said Apartment) of the Building known as Regent Hill, 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 but also for my family members, visitors etc. If any. It is understood that reference to myself shall whenever the context so admits include such other persons as stated hereinabove.
- 3) As agreed to in the aforesaid agreement, I do hereby covenant and undertake with the said Promoter as follows:-
 - a) I/We shall not make any addition or any alteration or extension in the architectural elevation of the said Wing / Building and shall not change the outside colour scheme or coating of the said Wing / Building 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,
 - 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, 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 trellies 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/railings 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 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/void 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 am/are also aware that in the plumbing duct, the pipes are to be always kept exposed as these pipes may need periodical/future plumbing maintenance.
- k) I/We shall not carry out any external alteration in the said Apartment by way of breaking any walls or beams or chajjas so as to alter the external appearance of the Apartment, nor shall I/We affix or cause any slabs on voids in the said Wing / Building.
- l) 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.
- m) 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.
- n) 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.
- o) 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.
- p) I/We confirm/s that the Promoter has informed me/us and I/we is/are aware of about the balance work being done and on-going construction activity being undertaken at site/in the vicinity of the site. I/We further confirm/s that me/us have been specifically informed by the Promoter/Promoters staff that in view of the said on-going construction activities, the I/We 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.

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

r) I/We confirms that the Promoter has informed us/me and the I/We 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, I/We 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. I/We hereby confirm/s having consented to the same and undertaken not to raise any dispute/grievance in future in respect of the same.

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 of Federation /Association of the Societies in the said Sector when formed and this Undertaking shall also be binding upon 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 interalia 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.

8) I/We confirm that from the date the Promoter offers the possession of the Apartment or from the date of O.C., whichever is earlier, I/we undertake to pay the Maintenance charges demanded by the Promoter. 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 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.

10) I/We are aware that the tiles are to be used for flooring in the Said Apartment. I/We are also aware that there may be some imperfections, variations, including shade variations in tiles, which someone may view as 'defect'. However, these imperfections/variations are normal in tiles.

11) I/We are aware kitchen/household garbage have to be segregated in dry and wet and should be given to the sweepers and to treat 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.

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 _____)

390/18427

पावती

Original/Duplicate

Tuesday, November 30, 2021

1:39 PM

नोंदणी क्र.: 39म

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 ऑयोरार्इज सिगनेटरी मनीष गुसा

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 600.00

आपणास मूळ दस्त, चॅबनेल 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 कुर्ला-३

सह. दु. निबंधक

कुर्ला-३ (वर्ग-२)

1) देयकाचा प्रकार: DHC रकम: रु.500/-

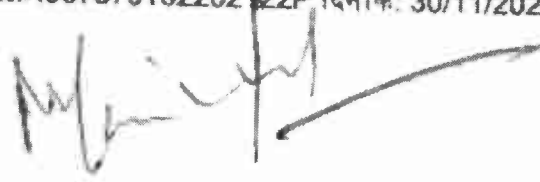
डीडी/घनादेश/पे ऑर्डर क्रमांक: 3011202101845 दिनांक: 30/11/2021

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:



DELIVERED

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



GRN	MH007370102202122P	BARCODE			Date	11/10/2021-17:25:18	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AADCH8389P			
Location	MUMBAI			Full Name	HGP COMMUNITY PVT LTD			
Year	2021-2022 One Time			Flat/Block No.	OLYMPIA BUILDING, CENTRAL AVENUE			
Account Head Details		Amount In Rs.		Premises/Bulding				
6030045501	Stamp Duty	500.00		Road/Street	HIRANANDANI BUSINESS PARK, HIRANANDANI GARDENS			
0030063301	Registration Fee	100.00		Area/Locality	POWAI, MUMBAI			
				Town/City/District				
				PIN	4 0 0 0 7 6			
				Remarks (If Any)	SecondPartyName=DILIP KAPADIA AND OTHER			
Total		600.00		Amount In Words	Six Hundred Rupees Only			
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			

Department ID :

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

Mobile No. : 8879694924

सदर चतल केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चतल लागू नाही.

P.O.A Date 11/10/2021





CHALLAN
MTR Form Number-6



GRN	MH007370102202122P	BARCODE	[Barcode]		Date	11/10/2021-17:25:18	Form ID	48(f)
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				KRL3_JT SUB REGISTRAR KURLA NO 3				
Location				MUMBAI				
Year				2021-2022 One Time				
Account Head Details				Amount in Re.				
0030045501 Stamp Duty				500.00				
0030083301 Registration Fee				100.00				
Total				600.00				
Payer Details				TAX ID / TAN (if Any)				
PAN No.(if Applicable)				AADCH8385P				
Full Name				HGP COMMUNITY PVT LTD				
Flat/Block No.				OLYMPIA BUILDING, CENTRAL AVENUE				
Premises/Building				HIRANANDANI BUSINESS PARK, HIRANANDANI GARDENS				
Road/Street				POWAI, MUMBAI				
Area/Locality				POWAI, MUMBAI				
Town/City/District				MUMBAI				
PIN				4 0 0 0 7 8				
Remarks (if Any)				SecondPartyName=DILIP KAPADIA AND OTHER				
Amount in				Six Hundred Rupees Only				
Words				600.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK				Bank CIN				
Cheque-DD Details				Ref No.				
Cheque/DD No.				10000502021101102661				
Name of Bank				2474488353323				
Name of Branch				STATE BANK OF INDIA				
Bank Date				11/10/2021-17:25:53				
RBI Date				13/10/2021				
Bank-Branch				STATE BANK OF INDIA				
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 चालान केवल दफ्तरी निवासे कार्यालयात नोंदणी करावयाच्या दस्तावेजांची लागू आहे. नोंदणी व करावयाच्या दस्तावेजांची सत्यता तपासणी करावी.								
Signature Not Verified				Digitally signed by DS VIRTUAL TREASURY MUMBAI 03 Date: 2021.11.00 14:05:35 IST Reason: Secure Document				
Challan Defacement				Location: India				
Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount				
1	(IS)-390-18427	0004474096202122	IGR199	100.00				
2	(IS)-390-18427	0004474096202122	IGR199	500.00				
Total Defacement Amount				600.00				



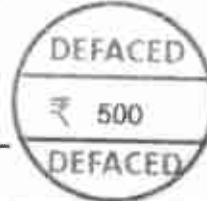
Document **H**andling **C**harges
Inspector General of Registration & Stamps

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.



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
अवका ४ २५
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करल - ३ ज
१५२२७ ५ २५
२०२१

POWER OF ATTORNEY

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

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करल - ३७		
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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 dated 13-08-2021 (hereinafter referred to as the "Board 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 signature]

[Handwritten signature]

[Handwritten signature]

करल - ३-१०

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- 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..

- 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.



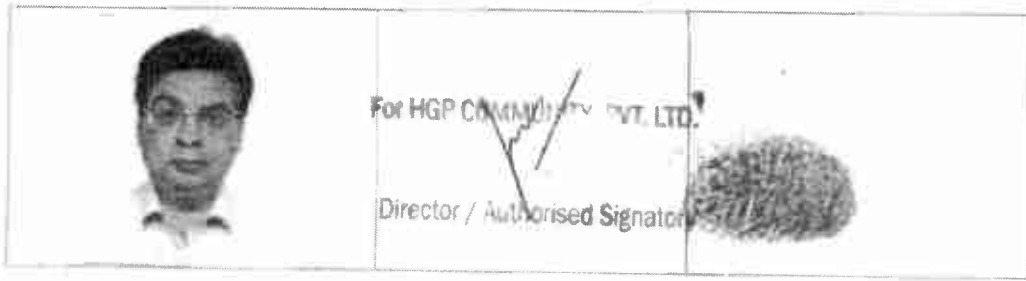
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IN WITNESS WHEREOF, we have set and subscribed our hands hereunto this Power of Attorney on this 11th day of October, 2021.

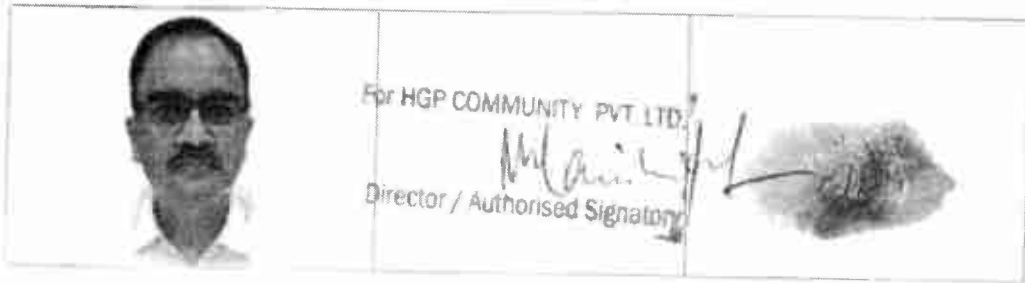
SIGNED AND DELIVERED }
 BY THE WITHINNAMED }
 ON BEHALF OF }
 HGP COMMUNITY PRIVATE LIMITED }

↙ ✓

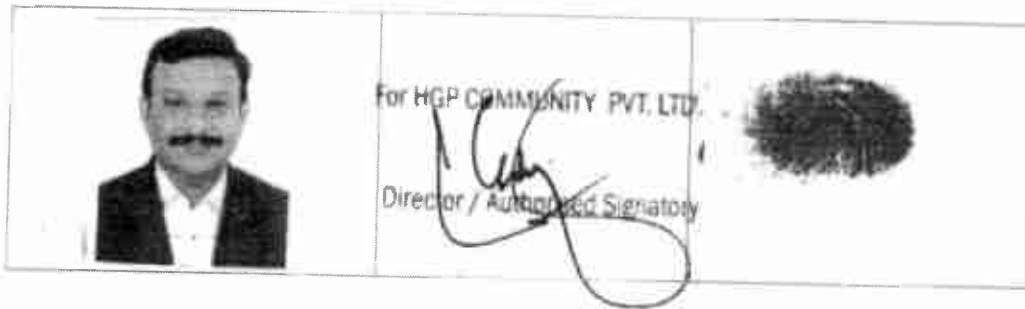
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MR. PRAKASH SHAH



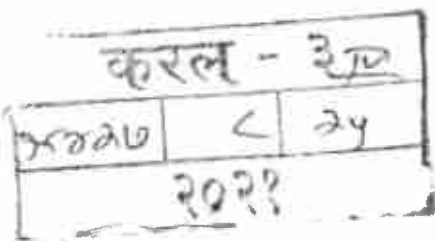
MR. MANISH GUPTA



MR. SANTOSH UKHALKER











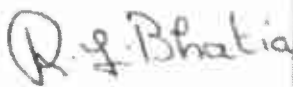




IN THE PRESENCE OF

1. ~~Savitri~~ (Savitri Chaudhan)
2. Shiny (Shiny Kunnummal)



31-37
55200 e 2y
2022

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

		
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



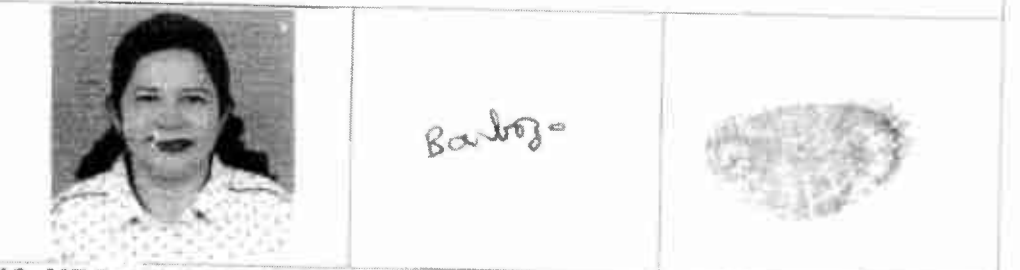
7. MR. SAMEER PRADHAN



8. MR. DEEPAK SUHAG



9. MR. MAHESH DODEKAR



10. MRS. HILDA BARBOZA







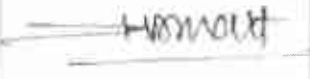

11. MR. PRAKASH BHOSALE




करल - ३७०
३४२७ १० २५
२०२१



करल - ३-१४
११२५ ११ २५
२०२१

		
12. MR. SANDEEP SARKAR		

		
13. MR. SANJAY BHATT		

		
14. MR. VIJAY HUMANE		



करल - ३ IV
११/२५ २२ २५
२०२१

HGP Community Private Limited

CIN: U45201MH2016PTC274222

CERTIFIED TRUE COPY OF A RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF HGP COMMUNITY PRIVATE LIMITED ("THE COMPANY") HELD ON 13th AUGUST, 2021 AT ITS CORPORATE OFFICE AT OLYMPIA, 3rd 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 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 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
Director
DIN: 06611619



Corporate Address: Olympia, Central Avenue, Hiranandani Business Park, Powai, Mumbai 400 076 India

E-Mail: info@hgpcommunity.com / hr@hgpcommunity.com / legal@hgpcommunity.com / accounts@hgpcommunity.com / operations@hgpcommunity.com / compliance@hgpcommunity.com / hr@hgpcommunity.com / legal@hgpcommunity.com / accounts@hgpcommunity.com / operations@hgpcommunity.com / compliance@hgpcommunity.com

Registered Office: S-14, Dalalal Towers, Nariman Point, Mumbai - 400 021. Tel: 2287 6060 / 2287 5051 • Fax: 22832010

Consumer Number (CA no.): 9000 0110 3710
 Name: HGP COMMUNITY PVT. LTD.
 Address : PODIUM WING B, OLYMPIA, HIRANANDANI GARDENS, POWAI, MUMBAI, 400076

YOU CAN REACH OUT TO US AT:
 TOLL FREE NO: 18002095161
 WHATSAPP: 7043116737
 IN CASE OF FIRE/ ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: cp.tatapower.com



TATA
TATA POWER
 Lighting up Lives!

Mobile No. : Email Id : mu*****sh@h**ni.net
 PAN No : GST No :

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

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	Tari 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 E201	Supply Date : 21.08.2021	Consumer : Direct
Meter status : OK	Dispatch Zone : East E201	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 -0.7 KG / 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, RT D 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:

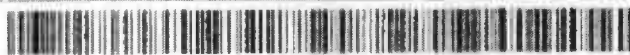
11.21.14.23.09.2021

E201521093310000



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 - रीए
 २०२१
 २४

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HQP COMMUNITY PRIVATE
LIMITED



11/03/2016
Permanent Account Number

AADCH8380P

11/03/2016

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



करल - ३
१५४२५ १४ २५
२०२१

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 अधिकारी (कंप्यूटर केन्द्र)
Officer in Charge of Income Tax (Computer Operations)



Manish

आयकर विभाग
INCOME TAX DEPARTMENT





भारत सरकार
GOVT. OF INDIA

SANTOSH GIRIDHARRAO UKHALKAR
GIRIDHAR NARAYANRAO UKHALKAR
11/04/1968


AALPU9805G

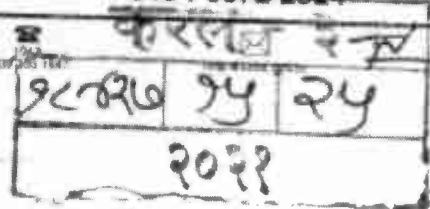




Santosh


आधार
आधार - सामान्य माणसाचा अधिकार
 दिलीप प्रभुदास कापडीया
 Dilip Prabhudas Kapadia
 जन्म वर्ष / Year of Birth: 1952
 पुरुष / Male

8494 6572 2324




आधार - सामान्य माणसाचा अधिकार


आधार
 पत्ता: फ्लॉट ई-04 ओम पारश्रनाथ अपार्टमेंट, साई बाबा मंदिर रोड, अर्हत अपार्टमेंट जवळ, साई बाबा नगर, मुंबई, बोरिवली वेस्ट, मुंबई, महाराष्ट्र, 400092
 Address: Flat E-04 Om Parshranath Apartment, Sai Baba Mandir Road, Near Arहत Apartment, Sai Baba Nagar, Muneer, Borivali West, Mumbai, Maharashtra, 400092
Handwritten signature

8494 6572 2324

 १८२१७ १५ २५
 २०११

भारत सरकार
 GOVERNMENT OF INDIA

 अभिनंदन कामलाजी यदव
 Abhinandan Kamalaji Yadav
 जन्म तारीख/DOB: 03/10/1972
 लिंग/ MALE
 Mobile No: 9004472124

6897 4464 5115
 UID : 9105 0518 3272 5169

माझे आधार, माझी ओळख


आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
 पत्ता: 5/0, कामलाजी यदव सी/217 ज्वानाटा (मिर्जा) सीएसए लिमिटेड, धानुभैराव राठोड मार्ग, ऑफ मालाखी रसेल कोर्स, माहालाखी, मुंबई, महाराष्ट्र - 400034
 Address: 5/0, Kamalaji Yadav, C/217 JUANATA (MIRJA) CHE LTD, DHANUBHAI RATHOD MARG, OFF MALAKHAI RACE COURSE, MAHALAKHAI, Mumbai, Maharashtra - 400034



1947
 100 304 1947
 1947
 100 304 1947
 P.O. Box No. 1947, Boringhuru-686 001

आयकर विभाग
INCOME TAX DEPARTMENT
DHARMENDRA V SHAH
VITHALDAS JETHALAL SHAH
 04/04/1975
 Permanent Account Number
BMOPS1811E

 Signature

आयकर विभाग
INCOME TAX DEPARTMENT
KINJAL M DESAI
MAHENDRAKUMAR MAGANLAL DESAI
 04/08/1975
 Permanent Account Number
AEYPD4505M
Kaesar

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
RAME GILL BHATIA
LAXMIDAS BHATIA
 03/11/1951
 Permanent Account Number
AACTPB3420H
R...

भारत सरकार
GOVT. OF INDIA

भारत सरकार
 Government of India

5759 7486 1590
आम आदमी का अधिकार




5759 7486 1590



भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEER A PRADHAN
ARUNKUMAR DATTATRAYA PRADHAN

22/09/1983
Permanent Account Number
AYFPP5712P


Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPAK SUHAG
DULICHAND SUKHDEV

16/10/1987
Permanent Account Number
CERPS-1967K



Handwritten signature

करल - ३ प्र
१८८२० १६ २५
२०२१

भारत सरकार
GOVERNMENT OF INDIA

Prakash Baburao Bhosale

पकाश बाबुराव भोसले

जन्म तिथि/DOB:
14-04-1985

पुरुष / MALE

2667 1418 7233




आम आदमी का अधिकार


भारत सरकार
GOVERNMENT OF INDIA

Hilda Barboza

हिडा बार्बोसा

जन्म तिथि / Year of Birth: 1966

5598 9329 4359




सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता
S/O बाबुराव भोसले, प/१२१ मधुगुप्त
मिडिल, बानरोड पुर, २ मार्ग, विठ्ठल
मिनेमा मणोर, लक्ष्मणन रोड, वीरार्दन
रोड, पुणे
पिनकोड ४०००१३

Address:
S/O Baburao Bhosale, A/101
RAJURUH BUILDING, BALSHEKH
MADURKAR MARG, OPP DEEPAK
CINEMA, ELPINSTONE ROAD, Deccan
Prest, Mumbai,
Maharashtra 400013

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता
A-402, Pearl Apts, Cross
Road No 4, Near L.C. Colony,
L.C. Colony, Borivali West,
Mandapeshwar, Mumbai
Maharashtra, 400103

COLOUR XEROY

P. Bhosale

Banks



आयकर विभाग
INCOME TAX DEPARTMENT
MAHESH ASHOK DODEKAR



भारत सरकार
GOVT. OF INDIA



26/12/2012

ASHOK DHAKU DODEKAR

25/07/1980

Permanent Account Number

ALAPD0078Q

Dodekar
Signature

PERMANENT ACCOUNT NUMBER

AFNPB3663M



नाम (NAME):
SANJAY HARIOM BHATT

पिता का नाम (FATHER'S NAME):
HARIOM BALUBHAI BHATT

जन्म तिथि (DATE OF BIRTH):
23-09-1961

...

...

Bhatt

करदाता - वैश्य
१८०९७ १७/२५
२०२२

Dodekar

भारत सरकार
Government of India



विजय शंकर हुमणे
Vijay Shanker 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, फ्लॉट-5, एन.एन.पी
कोलोनी, गंधारी सीएस, 3RD फ्लॉर,
जन.ए.के. वैद्य मार्ग, 3RD फ्लॉर,
समोरा, गोरगाव ईस्ट, मुंबई, महाराष्ट्र, 400065

Address: 11/B-13, Plot-5, N.N.P
COLONY, GANDHARI CHS, 3RD FLOOR,
GEN.A. K. VAIDYA MARG, 3RD FLOOR,
COMPLEX, GOREGAON EAST, Mumbai,
Aarey Milk Colony, Maharashtra, 400065

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANDEEP SARKAR

R G SARKAR

01/12/1979

Permanent Account Number

BAUPS1477E



Signature

Sarkar

4692 0260 5300



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH03 20180025084 DOB: 04-08-2016
 Valid Till: 04-08-2026 (NT) 08-08-2021 FORM 7
 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV: DOB: MCWG: 04-08-2016

DOB: 10-01-1984 BG

Name: NANDKUMAR VENGURLEKAR
 S/O of: NAMDEV VENGURLEKAR
 Add: PANCHSHIL NIWAS, PADMAVATI DEVI ROAD,
 CHAITANYA NAGAR, 117 MARKET,
 GREATER MUMBAI, MUMBAI SUBURBAN
 PIN: 400076

Signature & ID of Issuing Authority: MH03

Signature/Thumb Impression of Holder

करल - ३ प्र
 १८०२५ १८२५
 २०२१

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH04 20180015512 DOB: 12-04-2019
 Valid Till: 12-04-2034 (NT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA
 COV: DOB: MCWG: 12-04-2019

DOB: 29-05-1982 BG: ABS

Name: PRASHANT SHAMTE
 S/O of: SHYAM SHAMTE
 Add: A/10/10/10, JAI SANTOSH MATA CHAWL,
 WARDHA NOK, NR. MITHUN COMPANY,
 WALHA (R) TALUKA
 PIN: 431004



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA

अवकाश अकाउंट कार्ड
 Permanent Account Number Card

GSPPK9118A

श्री. नाम: श्री. पत्नी: श्री. बाल: श्री. बालिका: श्री. बालिका: श्री. बालिका:

श्री. नाम: श्री. पत्नी: श्री. बाल: श्री. बालिका: श्री. बालिका: श्री. बालिका:

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करल - ३२		
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को:

पृष्ठ

390-18427

मातृकावार, 30 नोव्हेंबर 2021 1:39 म.नं.

दस्त गोष्टवाग भाग-1

करल3

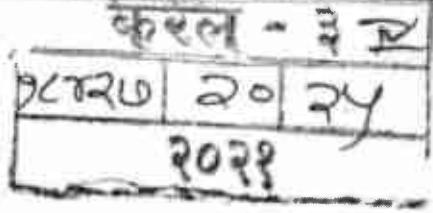
दस्त क्रमांक: 18427/2021

दस्त क्रमांक: करल3 /18427/2021

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरणेचे मुद्रांक शुल्क: रु. 500/-



दु. ति. मह. दु. ति. करल3 यांचे कार्यालयाने

पावती: 19591

पावती दिनांक: 30/11/2021

अ. क्र. 18427 वर दि. 30-11-2021

मादरकरणागचे नाव: एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे
ऑयोरगईज मिगनेटरी मनीष गुमा

सोनी 1:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पुस्तानी मंख्या: 25

एकूण: 600.00

दस्त हजर करणाऱ्याची सोनी

सह. दुष्काळ निबंधक

कुर्ला-३ (वर्ग-२)



सह. दुष्काळ निबंधक

कुर्ला-३ (वर्ग-२)

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे का व्यक्तीला एकापेक्षा अधिक मजकूर प्राप्त होऊ शकतो अशा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

मिळ्या क्र. 1 30 / 11 / 2021 01 : 37 : 37 PM ची वेळ: (सादरीकरण)

मिळ्या क्र. 2 30 / 11 / 2021 01 : 39 : 00 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सौजन्य जोडलेल्या कामदपत्रांनी आणि दस्ताची सत्यता, वैधता कायदेशीर नोंदणीसाठी खरीदून घेतल्या निष्पादक व कस्तुलीपत्रक हे संपूर्णपणे जबाबदार असतील. तसेच सदर दस्तांतल्या दस्ता मुळे राज्य शासन / केन्द्र शासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणारे

- १)
- २)
- ३)

लिहून घेणारे

- १)
- २)
- ३)

[Signature]
Bansari
Bansari

R. Bhatia

[Signature]
Ramas



30/11/2021 2 04:13 PM


दस्तावेज क्रमांक: 3/18427/2021
दस्तावेजा प्रकार: कुलमुख्यालयपत्र

कुलमुख्यालय पत्र
करल - इ.व
१८०९७ २९२५
२०२१

क्रमांक: 3
दस्तावेज क्रमांक: 18427/2021

अनु. क्र.	पदाधिकाऱाचे नाव व पदा	पदाधिकाऱाचा प्रकार	दस्तावेज	अंगठ्याचा उमा
1	नाव:गज जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज मिनेटरी मनीष गुप्ता पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AADCH8389P	कुलमुख्यालय देशार वय :-50 स्वाक्षरी-		
2	नाव:गज जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज मिनेटरी संतोष उमळकर पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AADCH8389P	कुलमुख्यालय देशार वय :-53 स्वाक्षरी-		
3	नाव:दिनीप कपाडिया पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-69 स्वाक्षरी-		
4	नाव:किंजल देमाई पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AEYPD4505M	पॉवर ऑफ अटॉर्नी होल्डर वय :-46 स्वाक्षरी:- 10000000		
5	नाव:अभिनेदस के रावड पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-49 स्वाक्षरी:- Muythun		
6	नाव:रमेश भाटिया पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AACPB3420H	पॉवर ऑफ अटॉर्नी होल्डर वय :-69 स्वाक्षरी:- R. & B. Phakia		
7	नाव:डॉमिनिक मित्रेरा पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AXJPS9876L	पॉवर ऑफ अटॉर्नी होल्डर वय :-44 स्वाक्षरी:- Mitra		
8	नाव:धर्मेश शहा पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:BMOPS1811E	पॉवर ऑफ अटॉर्नी होल्डर वय :-46 स्वाक्षरी:- Shah		
9	नाव:समीर प्रधान पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर:AYFPP5712P	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:- Pradhan		
10	नाव:दीपक मुजाव पत्ता:प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्ंपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:CERPS1967K	पॉवर ऑफ अटॉर्नी होल्डर वय :-33 स्वाक्षरी:- Mujawar		



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| <p>11 नाव:पद्मेश दोडेकर
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर:ALAPD0078Q</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-41
स्वाक्षरी:
</p> | 
 |
| <p>12 नाव:हिल्डा बांबोजा
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई
पिन नंबर:ADLPB4508L</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-53
स्वाक्षरी:-
</p> | 
 |
| <p>13 नाव:प्रकाश भोमले
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर:AONPB0454L</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी:-
</p> | 
 |
| <p>14 नाव:मंदीप मत्कार
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर:BAUPS1477E</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-41
स्वाक्षरी:-
</p> | 
 |
| <p>15 ना. मजय भट्ट
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर:AFNPB3563M</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-60
स्वाक्षरी:-
</p> | 
 |
| <p>16 नाव:विजय हुमणे
पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ओल्डपिया बिल्डींग,
ब्लॉक नं: सेंट्रल एवेन्यू,हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन,
रोड नं: पवई, मुंबई, महाराष्ट्र, मुम्बई.
पिन नंबर:ABWPH9029D</p> | <p>पांवर ऑफ अटॉर्नी
होल्डर
वय :-52
स्वाक्षरी:-
</p> | 
 |

वरील दस्तऐवज करून देणाने न्यायकर्त्याने कुलमुद्राव्यापत्राचा दस्तऐवज करून दिल्याचे कबूल करतात.

ओळख -

खालील इमम असे निवेदीत करताना की ते इमनगवज करून देणा-यांना व्यक्तीश ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:प्रभांत धामटे
वय:32
पत्ता:ओल्डपिया बिल्डींग, हिरानंदानी गार्डन, पवई, मुंबई
पिन कोड:400076

स्वाक्षरी


ध्यायाचित्र



प्रगळ्याचा दृशा



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

स्वाक्षरी




खालील पक्षकारांनी कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑर्थोराईज सिग्नेटरी :प्रकाश शाह
प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ओल्डपिया बिल्डींग, ब्लॉक नं: सेंट्रल एवेन्यू, हिरानंदानी बिजनेस पार्क, हिरानंदानी गार्डन, रोड नं:
पवई, मुंबई, महाराष्ट्र, मुम्बई
AADCH8319H





करल - ३२४
२०२१
२२ २५
२०२१

सह, मुख्यम निबंधक
कुर्ला-३ (वर्ग-२)

Payment Details.

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

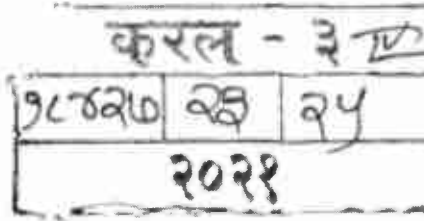
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पुस्तक क्रमांक १/करल-३ /२०२१
क्रमांकावर नोंदला.
दिनांक:

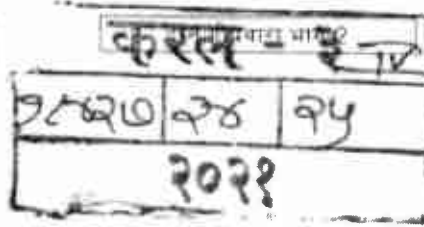
एम. क. देवरे
सह दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा.



02/12/2021 1 41:37 PM

दस्तावेज क्रमांक : करल3/18427/2021

दस्तावेजाचा प्रकार :- कुलमुखत्यारपत्र



करल3

दस्तावेज क्रमांक:18427/2021

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दायाचा चित्र	जगाच्याचा टप्पा
1	नाव: एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे अधीकारक सिगनेटरी प्रकाश शाह पत्ता: प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. पिन संख्या: AADCH8389P	कुलमुखत्यार देणारा वय :- 61 स्वाक्षरी		

वरील दस्तावेज करून देणारा नव्याकरिता कुलमुखत्यारपत्र चा दस्तावेज करून दिल्याचे कटवून करवात.
शिफारस क्र.3 ची वेळ: 02 / 12 / 2021 01 : 39 : 45 PM

• ओळख :-

खालील दस्तावेज असे तिवेदीन करवाना की ते दस्तावेज करून देणा-याता व्यक्तीशः आढळतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	दायाचा चित्र	जगाच्याचा टप्पा
1	नाव: गणेश कांबळ -- वय: 30 पत्ता: ओल्डपिया विल्डींग, हिरानदानी गार्डन, पवई, मुंबई पिन कोड: 400076	 स्वाक्षरी	
2	नाव: नरकपान वेगुलेकर वय: 56 पत्ता: ओल्डपिया विल्डींग, हिरानदानी गार्डन, पवई, मुंबई पिन कोड: 400076	 स्वाक्षरी	

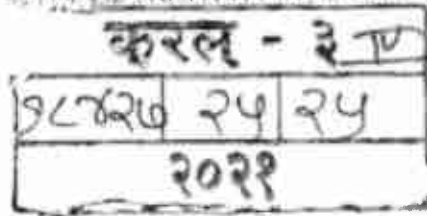
खालील पक्षकारांची संपूर्ण उलगडण्य आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	सजय : भद्र प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AFNPB3563M विजय : हमणे
2	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. ABWPH9029D प्रकाश : भोसले
3	प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AONPB0454L
4	एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे अधीकारक सिगनेटरी : मनीष गुमा प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AADCH8389P
5	एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे अधीकारक सिगनेटरी : भूतोप उबळकर प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई. AADCH8389P दिलीप : कपडिया
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8	अधिनियम के प्रावण प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: ओल्डपिया विल्डींग, ब्लॉक नं: मेट्रोल एवेन्यू, हिरानदानी बिजनेस पार्क, हिरानदानी गार्डन, रोड नं: पवई, मुंबई, महाराष्ट्र, मुंबई.



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