

508/10213

पावती

Original/Duplicate

Tuesday, December 22, 2020

नोंदणी क्र. :39म

10:52 AM

Regn.:39M

पावती क्र.: 10915 दिनांक: 22/12/2020

गावाचे नाव: सॉल्टपॅन

दस्तऐवजाचा अनुक्रमांक: बबई4-10213-2020

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रोहित बदलानी - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1100.00

पृष्ठांची संख्या: 55

एकूण:

₹. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:05 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-4

बाजार मुल्य: ₹.34857239.38 /-

मोबदला ₹.34650000/-

भरलेले मुद्रांक शुल्क : ₹. 698000/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 1100/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH008710338202021E दिनांक: 22/12/2020

बँकेचे नाव व पत्ता:

सह. दुय्यम निबंधक जी. २  
मुंबई नगर झ. ४



22/12/2020

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 10213/2020

नोंदणी :

Regn:63m

## गावाचे नाव : सॉल्टपॅन

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	34650000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34857239.38
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1604, माळा नं: 16वा मजला, इमारतीचे नाव: लोडा एलिसीयम ए-विंग, ब्लॉक नं: न्यू कफ परेड, वडाळा, मुंबई, इतर माहिती: सोबत दोन कार पार्किंग( ( C.T.S. Number : 8pt व दस्तात नमूद केल्याप्रमाणे ; ) )
(5) क्षेत्रफळ	1) 1330 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:- नौझर दलाल - - वय:- 53; पता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/2902 लॉयड्स इस्टेट, सॉल्ट पॅन रोड, वडाळा ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400037 पॅन नं:- AAEPD9471G 2): नाव:- हुझान एन दलाल - - वय:- 47; पता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/2902 लॉयड्स इस्टेट, सॉल्ट पॅन रोड, वडाळा ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 400037 पॅन नं:- AFXPD4391P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:- रोहित बदलानी - - वय:- 28; पता:-, -, एम बी विला, 92 प्रगती विहार, भिचोली मर्दना, इंदोर, मध्य प्रदेश, -, -, बाव्लिआखूरड, MADHYA PRADESH, INDORE, Non-Government. पिन कोड:- 452016 पॅन नं:- AQTPB8750D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	22/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	10213/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	698000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

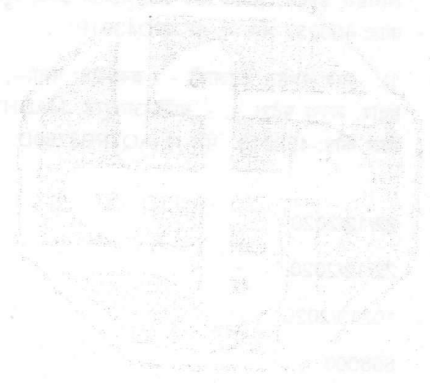
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग - २  
मुंबई शहर क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROHIT BADLANI	eChallan	02300042020122199122	MH008710338202021E	698000.00	SD	0004029140202021	22/12/2020
2		By Cash			1100	RF		
3	ROHIT BADLANI	eChallan		MH008710338202021E	30000	RF	0004029140202021	22/12/2020

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



Handwritten signature and text at the bottom center of the page.

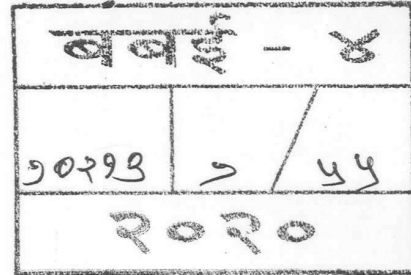
मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202010137699			13 October 2020.05:35:32 PM	
मूल्यांकनाचे वर्ष	2020				
जिल्हा	मुंबई(मेन)				
मूल्य विभाग	15-सॉल्ट पॅन डिव्हिजन				
उप मूल्य विभाग	15/105 C-मूल्यदर विभाग क्र. 15/105 मधील खालील मिळकत				
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#8				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
शुद्धी प्रदान	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
90090	211090	234320	282900	211090	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	148.32चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	3 to 5वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.211090/-
उद्भावना सुविधा-	आहे	मजला -	11th floor To 20th floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 110% apply to rate= Rs.232199/-					
धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * धसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( (232199-90090) * (95 / 100) ) + 90090 ) = Rs.225094/-					
A) मूल्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 225094 * 148.32 = Rs.33385942.08/-				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेज्जगाईन मजला क्षेत्र मूल्य + लग्नातच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त बातन तळाचे मूल्य + खुल्या जमिनीवरील बातन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बातकनी = A + B + C + D + E + F + G + H + I = 33385942.08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.33385942.08/- + 14,71,297.31 = 3,48,57,239.381-				

02 Carparking

$$2,11,090 \times 25\% = 52,772.5$$

$$\times 27.88$$

$$14,71,297.3$$



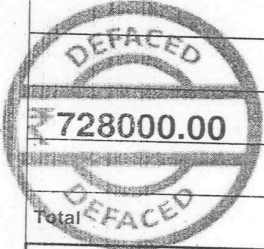




**CHALLAN**  
MTR Form Number-6



GRN	MH008710338202021E	BARCODE		Date	21/12/2020-13:18:41	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2			PAN No.(If Applicable)	AQTPB8750D		
Location	MUMBAI			Full Name	ROHIT BADLANI		
Year	2020-2021 One Time			Flat/Block No.	FLAT NO 1604 A WING LODHA ELISIUM		
Account Head Details		Amount In Rs.		Premises/Building	BUILDING(TOWER C 6) NEW CUFFE PARADE		
0030045501	Stamp Duty	698000.00		Road/Street	SALT PAN ROAD NEAR WADALA TRUCK TERMINALS		
0030063301	Registration Fee	30000.00		Area/Locality	MUMBAI		
				Town/City/District			
				PIN	4	0	0
				Remarks (If Any)			
				PAN2=AAEPD9471G--SecondPartyName=NAOZER DALAL AND OTHERS--			
Total		7,28,000.00		Amount In Words	Seven Lakh Twenty Eight thousand Rupees Only		
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA				MUMBAI			
Cheque-DD Details				Bank CIN	Ref. No.	02300042020122199122 203563112409	
Cheque/DD No.				Bank Date	RBI Date	21/12/2020-13:22:51 Not Verified with RBI	
Name of Bank				BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9977001800  
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

Not Verified with Scroll  
बलु  
50223 2 44  
3020

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-508-10213	0004029140202021	22/12/2020-10:52:44	IGR549	30000.00
2	(IS)-508-10213	0004029140202021	22/12/2020-10:52:44	IGR549	698000.00
Total Defacement Amount					7,28,000.00



CHALLAN  
MTR Form Number-6



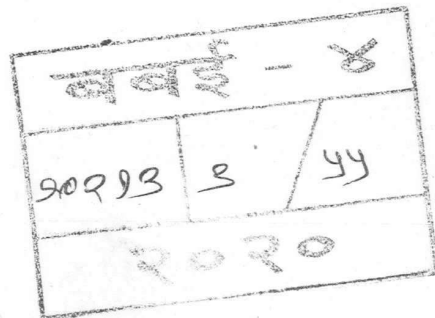
GRN	MH008710338202021E	BARCODE			Date	21/12/2020-13:18:41		Form ID	25.2			
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
					PAN No.(If Applicable)	AQTPB8750D						
Office Name	BOM2_JT SUB REGISTRAR MUMBAI CITY 2				Full Name	ROHIT BADLANI						
Location	MUMBAI											
Year	2020-2021 One Time				Flat/Block No.	FLAT NO 1604 A WING LODHA ELISIUM						
Account Head Details				Amount In Rs.	Premises/Building	BUILDING(TOWER C 6) NEW CUFFE PARADE						
0030045501	Stamp Duty			698000.00	Road/Street	SALT PAN ROAD NEAR WADALA TRUCK TERMINALS						
0030063301	Registration Fee			30000.00	Area/Locality	MUMBAI						
					Town/City/District							
					PIN		4	0	0	0	2	2
					Remarks (If Any)	PAN2=AAEPD9471G~SecondPartyName=NAOZER DALAL AND OTHERS~						
					Amount In	Seven Lakh Twenty Eight Thousand Rupees Only						
Total				7,28,000.00	Words							
Payment Details	BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02300042020122199122		203563112409			
Cheque/DD No.					Bank Date	RBI Date	21/12/2020-13:22:51		Not Verified with RBI			
Name of Bank					Bank-Branch	BANK OF MAHARASHTRA						
Name of Branch					Scroll No. , Date	Not Verified with Scroll						

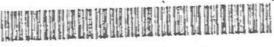
Department ID :

Mobile No. : 9977001800

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

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.





दस्तावेज क्रमांक व वर्ष: 7787/2011

Wednesday, November 02, 2011

3:04:59 PM

दुय्यम निबंधक: मुंबई शहर 2 (वरळी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : सॉल्टपॅन

- (1) विलेखाचा प्रकार, मोददल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोददला रु. 26,427,060.00  
बा.भा. रु. 9,533,500.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 8 वर्गन: सदनिका क्रं 1604,16वा मजला,ए विंग,लोदा इलिसिअम,सोबत 2 कारपार्किंग,न्यु कफ परेड,वडाळा मुं 22.
- (3) क्षेत्रफळ (1)148.32 चौ.मि.विल्टप.
- (4) आकारणी किंवा जुडी देण्यात अरोल तेंढा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.लोदा-काऊन-विल्डमार्क-पो-लि तर्फे मुखत्यार सुरेंद्रन नायर तर्फे मुखत्यार पंढरी आर केसरकर - घर/प्लॉट नं. 2902 लॉयडस् इस्टेट, सॉल्टपॅन रोड, वडाळा मुं 70 ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; पॅन नंबर: AAEBCL30591.
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नोबल दलाल - घर/प्लॉट नं. 2902 लॉयडस् इस्टेट, सॉल्टपॅन रोड, वडाळा पु मुं 37; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; पॅन नंबर: AAEPD9471G
- (2) हजान एन.दलाल - घर/प्लॉट नं. वरीलप्राणे; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; पॅन नंबर: AFXPD4391P.
- (7) दिनांक करून दिल्याचा 02/11/2011
- (8) नोंदणीचा 02/11/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 7787/2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 303976.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक  
मुंबई शहर क्र. २

बबई - ४  
२०२०



एम एम आर डी ए  
MMRDA

No. L&EC/WTT/BLOCK-C/MDL/Elisi.A-1604/Assign/1058/2020

Date: 09/10/2020.

To,  
M/s. Macrotech Developers Limited  
412, 4<sup>th</sup> floor, 17-G, Vardhaman Chambers,  
Kawasji Patel Road, Horniman Circle,  
Fort, Mumbai – 400 001.

**Sub: - Allotment of Block -C of Wadala Truck Terminal**

.....Consent to assign the Premises.

- Ref: - 1) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1388/2011, dt.01/11/2011.  
2) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1680/2011, dt.19/12/2011.  
3) Our NOC letter No. L&EC/WTT/BLOCK-C/MDL/Elisi.A-1604/1507/2020  
Dt.09/10/2020.

Sir,

In continuation of our letter referred at Sr. No.3 above, it is to inform you that, you were granted consent to mortgage the unit of premises No. A-1604, 6<sup>th</sup> floor in Elisium building No.C-6 on constructed Plot No.Block-C of Wadala Truck Terminal, sub-leased to Mr.Naozer Dalal & Mrs.Huzaan N. Dalal vide our letter referred at Sr. No.2 above. However, as informed you, Sub-Lessee Mr.Naozer Dalal & Mrs.Huzaan N. Dalal has not taken any loan from any bank or Financial Institutions against said premises & you have submitted undertaking to that effect.

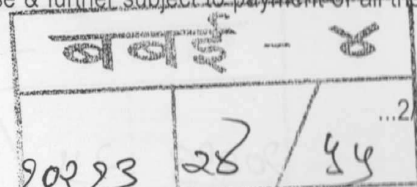
2. I am therefore, directed to inform you that the Additional Metropolitan Commissioner is pleased to grant his consent to assign the said unit of demised premises as detailed below, subject to undertaking dated 10.09.2020 submitted by you:-

Sr. No.	Tower Name	Tower No.	Floor No. & Unit of the premises No.	Name of the Member Assignor	Name of the Assignee
1.	Elisium	C-6	A-1604, 16 <sup>th</sup> floor	Mr.Naozer Dalal & Mrs.Huzaan N. Dalal	Mr. Rohit Badlani



3. The consent as stated above is granted on the following terms and conditions:-

- (i) The consent for **Assignment** of the unit of the premises as stated above is granted subject to the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease – TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease – THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Macrotech Developers Limited and same shall be binding on the proposed Assignee & further subject to payment of all the dues alongwith interest to MMRDA if any.
- (ii) All the obligations devolving upon M/s. Macrotech Developers Limited in terms of the above said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – TWO & Modificatory Agreement to Lease – THREE shall be performed in strict accordance with the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – TWO & Modificatory Agreement to Lease – THREE and the same shall be binding upon the proposed Assignee. M/s. Macrotech Developers Limited shall not by reason any of such **assignment** ceases to any of its liabilities and obligations attaching to the said Agreement to Lease & further subject to payment of all the dues alongwith interest to MMRDA, if any.





(iii) The Instrument of intended **transfer** should include the following clauses:-

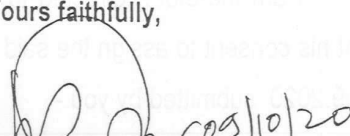
a) **Recital Clause:** - "At the specific request of the M/s. Macrotech Developers Limited vide its letter dated ----- addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. ----- dated \_\_\_\_\_, annexed hereto as **ANNEXURE - A** have granted permission as stated herein above on the terms and conditions as contained therein."

b) **Article Clause:**- "NOTWITHSTANDING anything contained herein, this \_\_\_\_\_ (Name of the document) \_\_\_\_\_ shall be enforceable subject to the conditions, covenants and stipulations contained in the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease - TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease - THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Lodha Developers Limited It is hereby agreed and declared by the M/s. Macrotech Developers Limited that by reason any of such **assignment**, he will not cease to be subject to any of the liabilities attaching to the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease - Two & Modificatory Agreement to Lease - THREE."

(xiii) This consent should be exercised within 90 days from the date of this letter and the certified copy of the INDEX-II of the **Deed of Assignment** so executed & registered with the Sub-Registrar of Assurance should be submitted to this office for records.

(v) The **Assignment charges** equal to 10% of the stamp duty chargeable on the instrument of **Deed of Assignment** should be paid to MMRDA immediately within seven days after execution & registration of **Deed of Assignment**. Delay in payment will attract interest @ 13.45% p.a. along with applicable GST thereon.

Yours faithfully,

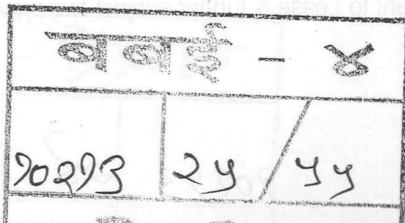
  
(NEETIN V. WAGHMARE)  
LANDS & ESTATE MANAGER  
MMRDA.

O.C. signed by Hon. Chief, Lands & Estate Cell/  
Jt. Metropolitan Commissioner

Copy to:-

1. Mr.Naozer Dalal & Mrs.Huzaan N. Dalal  
D/2902,Llyods Estate,  
Salt Pan Road,  
Wadala (E), Mumbai - 37

✓ 2. Mr. Rohit Badlani  
92, M.B. Villa, Pragati Vihar,  
Bicholi Mardana,  
Indore - 452016.



No. L&amp;EC/WTT/BLOCK-C/MDL/Elisi.A-1604/Assign/1058/2020

Date: 09/10/2020.

To,  
**M/s. Macrotech Developers Limited**  
 412, 4<sup>th</sup> floor, 17-G, Vardhaman Chambers,  
 Kawasji Patel Road, Horniman Circle,  
 Fort, Mumbai – 400 001.

**Sub: - Allotment of Block -C of Wadala Truck Terminal**

.....Consent to assign the Premises.

- Ref: - 1) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1388/2011, dt.01/11/2011.  
 2) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1680/2011, dt.19/12/2011.  
 3) Our NOC letter No. L&EC/WTT/BLOCK-C/MDL/Elisi.A-1604/1058/2020  
 Dt.09/10/2020.

Sir,

In continuation of our letter referred at Sr. No.3 above, it is to inform you that, you were granted consent to mortgage the unit of premises No. A-1604, 6<sup>th</sup> floor in Elisium building No.C-6 on constructed Plot No.Block-C of Wadala Truck Terminal, sub-leased to Mr.Naozer Dalal & Mrs.Huzaan N. Dalal vide our letter referred at Sr. No.2 above. However, as informed you, Sub-Lessee Mr.Naozer Dalal & Mrs.Huzaan N. Dalal has not taken any loan from any bank or Financial Institutions against said premises & you have submitted undertaking to that effect.

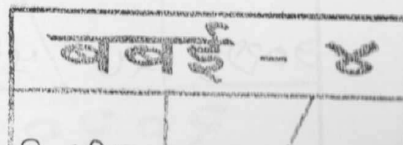
2. I am therefore, directed to inform you that the Additional Metropolitan Commissioner is pleased to grant his consent to assign the said unit of demised premises as detailed below, subject to undertaking dated 10.09.2020 submitted by you:-

Sr. No.	Tower Name	Tower No.	Floor No. & Unit of the premises No.	Name of the Member Assignor	Name of the Assignee	Area
1.	Elisium	C-6	A-1604, 16 <sup>th</sup> floor	Mr.Naozer Dalal & Mrs.Huzaan N. Dalal	Mr. Rohit Badlani	As per approved plan

3. The consent as stated above is granted on the following terms and conditions:-

(i) The consent for **Assignment** of the unit of the premises as stated above is granted subject to the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease - TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease - THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Macrotech Developers Limited and same shall be binding on the proposed Assignee & further subject to payment of all the dues alongwith interest to MMRDA if any.

(ii) All the obligations devolving upon M/s. Macrotech Developers Limited in terms of the above said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease - TWO & Modificatory Agreement to Lease - THREE shall be performed in strict accordance with the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease - TWO & Modificatory Agreement to Lease - THREE and the same shall be binding upon the proposed Assignee. M/s. Macrotech Developers Limited shall not by reason any of such **assignment** ceases to any of its liabilities and obligations attaching to the said Agreement to Lease & further subject to payment of all the dues alongwith interest to MMRDA, if any.



(iii) The Instrument of intended **transfer** should include the following clauses:-

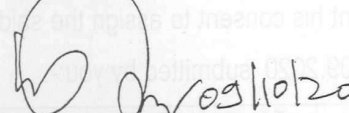
a) **Recital Clause:** - "At the specific request of the M/s. Macrotech Developers Limited vide its letter dated ----- addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. ----- dated \_\_\_\_\_, annexed hereto as **ANNEXURE – A** have granted permission as stated herein above on the terms and conditions as contained therein."

b) **Article Clause:-** "NOTWITHSTANDING anything contained herein, this \_\_\_\_\_ (Name of the document) \_\_\_\_\_ shall be enforceable subject to the conditions, covenants and stipulations contained in the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease – TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease – THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Lodha Developers Limited It is hereby agreed and declared by the M/s. Macrotech Developers Limited that by reason any of such **assignment**, he will not cease to be subject to any of the liabilities attaching to the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – Two & Modificatory Agreement to Lease – THREE."

(xiii) This consent should be exercised within 90 days from the date of this letter and the certified copy of the INDEX-II of the **Deed of Assignment** so executed & registered with the Sub-Registrar of Assurance should be submitted to this office for records.

(v) The **Assignment charges** equal to 10% of the stamp duty chargeable on the instrument of **Deed of Assignment** should be paid to MMRDA immediately within seven days after execution & registration of **Deed of Assignment**. Delay in payment will attract interest @ 13.45% p.a. along with applicable GST thereon.

Yours faithfully,

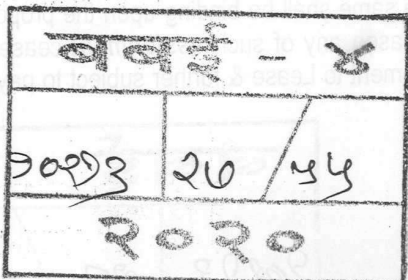


(NEETIN V. WAGHMARE)  
LANDS & ESTATE MANAGER  
MMRDA.

O.C. signed by Hon. Chief, Lands & Estate Cell/  
Jt. Metropolitan Commissioner

Copy to:-

1. Mr. Naozer Dalal & Mrs. Huzaan N. Dalal  
D/2902, Llyods Estate,  
Salt Pan Road,  
Wadala (E), Mumbai - 37
2. Mr. Rohit Badlani  
92, M.B. Villa, Pragati Vihar,  
Bicholi Mardana,  
Indore - 452016.





No. L&EC/WTT/BLOCK-C/MDL/Elisi.A-1604/Mort./1059/2020

Date: 09/10/2020

To,  
**M/s. Macrotech Developers Limited**  
 412, 4<sup>th</sup> floor, 17-G, Vardhaman Chambers,  
 Kawasji Patel Road, Horniman Circle,  
 Fort, Mumbai – 400 001.

**Sub: - Allotment of Block -C of Wadala Truck Terminal'**

..... Consent for **Mortgage** of unit of Premises.

**Ref: -** 1) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1388/2011, dt.01/11/2011.  
 2) Our NOC letter No. भूशा/ताजवा/वडाळा/लोढा/1680/2011, dt.19/12/2011.  
 3) Your letter dated 07.07.2020, 27.08.2020 & 02.09.2020.  
 4) Our NOC letter No. L&EC/WTT/BLOCK-C/MDL/ Elisi.B-602/Assign/1058/2020, Dt: 16/09/2020.  
 9/10/20

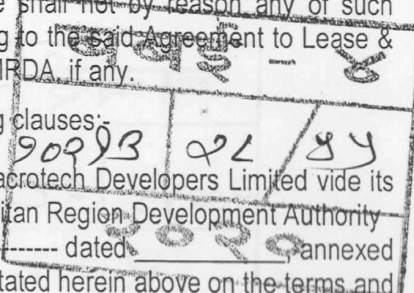
Sir,

In continuation to our letter referred at Sr. No.4 above on the subject mentioned above, I am directed to inform you that as requested by you vide your letter under reference, the Additional Metropolitan Commissioner is pleased to grant his consent to further mortgage the unit of premises constructed on the plot No. Block-C of Wadala Truck Terminal as detailed below :-

Sr. No.	Premises No./Flat & Floor No.	Name of the Member Mortgagor	Name of the Mortgagee	Loan of Amount (Rs.)	Area
1.	Elsium, A-1604, 16 <sup>th</sup> floor	Mr. Rohit Badlani	HDFC Bank, Mumbai	2.00Crs.	As per approved plan

3. The consent as stated above is granted on the following terms & conditions:-

- (i) The consent for **mortgaging** the unit of premises as stated above is granted subject execution & registration of Deed of transfer of in respective of transfer of said unit of premises for which consent has been granted vide our letter under reference.
- (ii) The consent for **Mortgage** of the unit of the premises as stated above is granted subject to the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease – TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Sodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease – THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Sodha Developers Limited and same shall be binding on the proposed **Mortgage** & further subject to payment of all the dues alongwith interest to MMRDA if any.
- (iii) All the obligations devolving upon M/s. Macrotech Developers Limited Sub-Lessee in terms of the above said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – TWO & Modificatory Agreement to Lease – THREE shall be performed in strict accordance with the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – TWO & Modificatory Agreement to Lease – THREE and the same shall be binding upon the proposed **Mortgagee**. M/s. Macrotech Developers Limited & Sub-Lessee shall not by reason any of such **mortgage** ceases to any of its liabilities and obligations attaching to the said Agreement to Lease & further subject to payment of all the dues alongwith interest to MMRDA if any.
- (iv) The Instrument of intended **Mortgage** should include the following clauses:-
- a) **Recital Clause: -** "At the specific request of the M/s. Macrotech Developers Limited vide its letter dated ----- addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. ----- dated ----- annexed hereto as ANNEXURE – A have granted permission as stated herein above on the terms and conditions as contained therein."

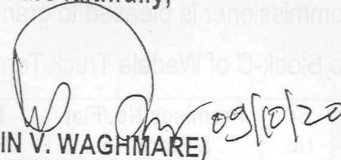




b) **Article Clause:-** "NOTWITHSTANDING anything contained herein, this \_\_\_\_\_ (Name of the document) \_\_\_\_\_ shall be enforceable subject to the conditions, covenants and stipulations contained in the Agreement to Lease, Modificatory Agreement to Lease & Modificatory Agreement to Lease – TWO executed on 1/8/2011, 21/03/2014 & 06/07/2017 respectively made between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd. & Modificatory Agreement to Lease – THREE executed on 15/05/2018 made between Mumbai Metropolitan Region Development Authority & M/s. Lodha Developers Limited It is hereby agreed and declared by the M/s. Macrotech Developers Limited that by reason any of such assignment, he will not cease to be subject to any of the liabilities attaching to the said Agreement to Lease, Modificatory Agreement to Lease, Modificatory Agreement to Lease – Two & Modificatory Agreement to Lease – THREE."

- (v) This consent should be exercised within 90 days from the date of this letter and the certified copy of the **INDEX-II** of the **Deed of Mortgage** so executed & registered with the Sub-Registrar of Assurance should be submitted to this office for records.
- (vi) The **Assignment charges** equal to 10% of the stamp duty chargeable on the instrument of **Deed of Mortgage** should be paid to MMRDA immediately within seven days after execution & registration of **Deed of Mortgage**. Delay in payment will attract interest @ 13.45% p.a. along with applicable GST thereon.

Yours faithfully,

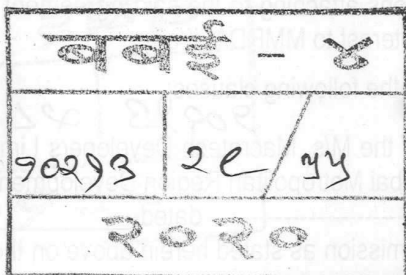


(NEETIN V. WAGHMARE)  
LANDS & ESTATE MANAGER  
MMRDA.

O.C. signed by Hon. Chief, Lands & Estate Cell/  
Jt. Metropolitan Commissioner

**Copy to:-**

- 1. Mr. Rohit Badlani  
92, M.B. Villa, Pragati Vihar,  
Bicholi Mardana,  
Indore – Madhya Pradesh -452016.
- 2. HDFC Bank, Mumbai  
Ramon House, H T Parekh Marg,  
169, Reclamation, Churchgate,  
Mumbai- 400 020.



To,

**Mr. Naozer Dalal and Mrs. Huzaan N Dalal**  
D/2902, Llyods Estate, Salt Pan Road, Wadala E, Mumbai-400037

**Proposed Transferee Name and Address**

To,

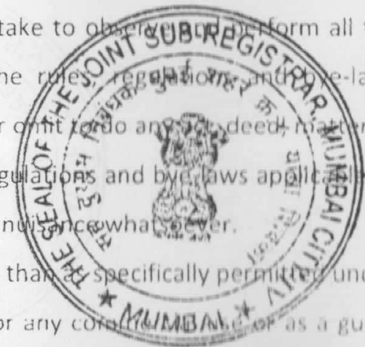
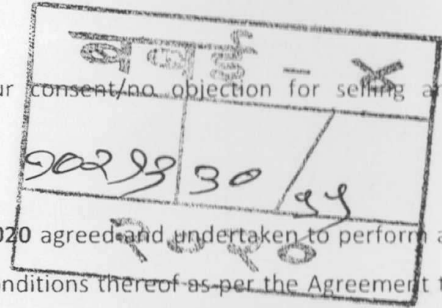
**Mr. Rohit Badlani**  
M/B Villa, 92 Pragati Vihar, Bicholi Mardana, Indore-452016

Dear Sir/Madam,

**Re : Unit No. 1604, A wing, on 16<sup>th</sup> floor in the Building " Lodha Elisium" of the Project known as New Cuffe Parade ("Unit").**

Sub: No-Objection for Sale.

1. We refer to your ("Purchaser") letter dated 08.03.2020 seeking our consent/no objection for selling and transferring the Unit to **Mr. Rohit Badlani ("Proposed Transferee")**.
2. We note that the Proposed Transferee has vide his letter dated 09.03.2020 agreed and undertaken to perform all the terms, conditions and obligations and be bound by the terms and conditions thereof as per the Agreement to Sell dated 02.11.2011 duly registered with the Sub - Registrar of Assurances at Mumbai on 02.11.2011 bearing No. **BBE2-07787-2011** executed between the Purchaser and us ("**Agreement to Sell**").
3. Relying upon the aforesaid representations, we hereby give our consent/no objection to sell and transfer the Unit to the Proposed Transferee subject to the following conditions:
  - a) The Proposed Transferee confirms that he shall be bound and undertake to observe and perform all the terms, conditions and obligations of Agreement To Sell and all the rules, regulations and bye-laws applicable to the Building. The Proposed Transferee shall not do and/or omit to do any deed, matter or thing as would constitute a breach of the Agreement To Sell, rules, regulations and bye-laws applicable or cause any damage to the Building/Project and/or the Unit or cause any nuisance whatsoever.
  - b) The Unit and amenities therein shall not be used for any purpose other than specifically permitted under the Agreement to Sell. It is clarified that the Unit shall not be used for any commercial purpose or as a guest house by whatever name.
  - c) The Proposed Transferee shall not indulge in any activity or practice which will damage, hurt or impair the terms of this consent/no-objection, Property/Project or Unit. The Proposed Transferee shall uphold and maintain the dignity and reputation of the Project/Property and the Unit.
  - d) The Unit shall be used in a reasonable manner without being or causing any nuisance or annoyance to the neighbours and /or the Ultimate Organization and /or its members or the Owner/Builder/ Developer/ Promoter/us. Moreover, the Proposed Transferee shall not do any act or any illegal /unlawful /obnoxious



/anti-social activity or deed or cause or permit anything to be done in the Unit / premises of Ultimate Organisation / Project or any part thereof or anything which may be against any statute, law or notification, rules, regulations and bye laws made by the government or local authority or the Ultimate Organisation.

- e) The Proposed Transferee agrees and confirms that this No-Objection letter forms the integral part of Agreement to Sell and the obligations under this No-Objection letter shall be valid and subsisting irrespective of its date of execution and the Proposed Transferee agrees to abide by the terms and conditions set out herein. In case of conflict between terms of this No-Objection letter and the Agreement to Sell, the terms of this No-Objection letter shall prevail.
- f) Please note that the CAM Charges, maintenance and Taxes being collected towards the Unit are at provisional rates wherein any such incremental changes and differences, the Purchaser/Transferor and/or the Proposed Transferee shall agree and undertake to pay the differential amounts outstanding towards the same if any. Also, the Purchaser/Transferor shall undertake to continue to pay or pay the CAM Charges, maintenance and Taxes till the execution of the Sale Agreement in favor of the Proposed Transferee.
- g) The Proposed Transferee and the Purchaser/Transferor agree to get the Agreement to Sell/ Agreement for Sale/ Sale Deed executed within 30 days of the date of issuance of this consent/No-Objection letter and submit a copy to us.
4. This consent/No-Objection letter shall be valid for a period of 90 days from the date hereof and upon the expiry thereof, this No-Objection letter shall automatically stand revoked/cancelled and of no consequence unless, prior thereto, all the conditions set out in the aforesaid paragraphs are, to our satisfaction, complied with.
5. We have to request you to countersign below in acceptance of the terms and conditions stated herein.

Thanking you,

Yours faithfully

For Macrotech Developers Ltd.

**PATRICK MONIS**  
Digitally signed by  
PATRICK MONIS  
Date: 2020.11.26  
17:09:29 +05'30'

(Authorized Signatory)  
We confirm and accept  
Purchaser

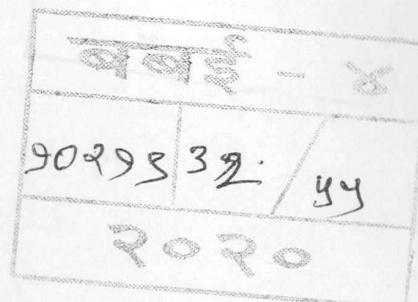
Naozer Dalal

We confirm and accept  
Proposed Transferee

Rohit Badlani



Huzaan N Dalal



24



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

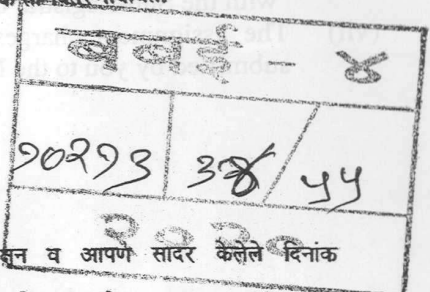
क्र. भूश/ताजवा/वडाळा/लोडा/ १५८८ /२०११

दिनांक : ०१/११/२०११

प्रति,  
मे. लोडा क्रॉऊन बिल्डमार्ट प्रा. लि.  
लोडा पविलियन, अपोलो मिल कंपाऊंड,  
एन.एम.जोशी मार्ग, महालक्ष्मी,  
मुंबई - ४०० ०११.

विषय : वडाळा भारवाहक तळ येथील भूखंड क्र. ब्लॉक-सी वितरणाबाबत.

- संदर्भ : १) दिनांक १४/०९/२०११ चे पत्र.  
२) दिनांक २०/०९/२०११  
३) दिनांक २८/०९/२०११  
४) दिनांक २०/१०/२०११ चे पत्र



महोदय,

आपल्या उपरोक्त विषयावरील संदर्भाधिन पत्रास अनुलक्षण व आपण सादर केलेले दिनांक २८/०९/२०११ रोजीच्या पत्रासोबत परिशिष्ट अ येथील हमीपत्र विचारात घेवून मला आपणास असे कळविण्याचे निदेश आहेत की, आपल्या दिनांक १४/०९/२०११ रोजीच्या पत्रासोबत जोडलेल्या जोडपत्र-अ (प्रत सोबत जोडली आहे) मध्ये नमूद केल्यानुसार सदरिकांचे अभिहस्तांकण करण्यास महानगर अधिकाऱ्यांनी समंती दिली आहे.

२. सदरची अभिहस्तांकणास दिलेली समंती खालील नमूद अटी व शर्तीच्या अधिन राहून देण्यात येत आहे.

- He should pay the processing fee of Rs.25000/- for each Assignment case.
- The Assignment of the premises as stated in Annexure 'A' (Copy enclosed) of their letter dated 14/9/2011 is subject to the approval of the building plan as provided in the Agreement to Lease executed on 1/8/2011 between MMRDA & M/s. Lodha Crown Buildmart Pvt. Ltd.
- The consent for assigning the premises as stated above is subject to Agreement to Lease executed between Mumbai Metropolitan Region Development Authority and M/s. Lodha Crown Buildmart Pvt. Ltd. on 01/08/2011 and the same shall be binding on the proposed Assignee.
- All the obligations devolving upon M/S. Lodha Crown Buildmart Pvt Ltd. in terms of the above said Agreement to Lease shall be performed in strict accordance with the said Agreement to Lease and the same shall be binding upon the proposed Assignee. M/S. Lodha Crown Buildmart Pvt Ltd. shall not by reason any of such assignment ceases to be subject to any of its liabilities and obligations attaching to the said Agreement to Lease.
- The Instrument of intended Assignment should includes the following clauses :-

a) **Recital Clause** :- "At the specific request of the M/S. Lodha Crown Buildmart Pvt Ltd. vide its letter dated 14/9/2011 addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter क्र. भूश/ताजवा/वडाळा/लोडा/ १५८८ /२०११ dated \_\_\_\_\_, annexed hereto as ANNEXURE have granted permission as stated herein above on the terms and conditions as contained therein."

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.



b) **Article Clause** :- "NOTWITHSTANDING anything contained herein, this \_\_\_\_\_ (Name of the document) \_\_\_\_\_ shall be enforceable subject to the conditions, covenants and stipulations contained in the Agreement to Lease executed between Mumbai Metropolitan Region Development Authority and M/S. Lodha Crown Buildmart Pvt Ltd. on 01/08/2011. It is hereby agreed and declared by the M/S. Lodha Crown Buildmart Pvt Ltd. that by reason any of such Assignment, he will not cease to be subject to any of the liabilities attaching to the said Agreement to Lease."

- (vi) This consent should be exercised within 90 days from the date of this letter and the certified copy of the INDEX-II of the Deed of Assignment so executed & registered with the Sub-Registrar of Assurance should be submitted to this office for records.
- (vii) The assignment charges shall be payable subject to the undertaking dated 08/11/2011 submitted by you to the MMRDA.

आपला विश्वासु,

डि. व. व. - 11/2011  
(अ.रा. वानखडे),  
उप महानगर आयुक्त,  
मुं.म.प्र.वि.प्रा.

बबई - ४	
१०२१३	३४/५५
२०२०	



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ANNEXURE - A  
LIST OF BOOKINGS FOR BUILDING-3 WING E (Known as WING A and B of Lodha Elysium)

Sr. No.	Tower Name	Flat Description	Name of Owner	Address (Site/No)	Address (Str)	Address (Dist)	City	Pin Code
1	Lodha Elysium	Lodha Elysium-A-0201	JATIN MALHOTRA	925 14/233, SARDAAR NAGAR 4,	TILAK ROAD,	OSHWARA,	MUMBAI	400037
2	Lodha Elysium	Lodha Elysium-A-0203	VIPUL R. VAKSA	925 104, BUSSA UDYOG BHAVAN,	DHEWBERY, EVEREST WORLD,	OSHWARA,	MUMBAI	400015
3	Lodha Elysium	Lodha Elysium-A-0203	VJAY PAWAR	925 907/908	BHAKTI PARK,	OSHWARA,	MUMBAI	400037
4	Lodha Elysium	Lodha Elysium-A-0304	PARFUL RAU	1330 B-1006, MOUNT EVEREST,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
5	Lodha Elysium	Lodha Elysium-A-0401	MIRAJ MANISAKHAI MITHANI	925 GREEN PARK H TOWER 704,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
6	Lodha Elysium	Lodha Elysium-A-0402	SONAL GANDHI	1086 27/28 SHANKAR SAGAR,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
7	Lodha Elysium	Lodha Elysium-A-0403	PRITPAL SINGH	925 134, JOLLY MAKER II APARTMENT,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
8	Lodha Elysium	Lodha Elysium-A-0404	GAGANDEEP INFRASTRUCTURES PVT LTD	1330 1-B, 1ST FLOOR COURT CHEMBERS,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
9	Lodha Elysium	Lodha Elysium-A-0501	MOHAN AUTO INDUSTRIES PVT LTD	925 517 - E, PUNE BANGAORE ROAD,	NEW LINK ROAD,	OSHWARA,	MUMBAI	415001
10	Lodha Elysium	Lodha Elysium-A-0503	SUNISH ANAND	925 KRISHNA HOUSE,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
11	Lodha Elysium	Lodha Elysium-A-0504	VRENDRA AGARWAL	1512 9B HARBOUR HEIGHTS 'A',	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
12	Lodha Elysium	Lodha Elysium-A-0601	SHYAMSUNDER CHOKANI	925 2ND FLOOR, DEVSHIKTI BLDG.,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
13	Lodha Elysium	Lodha Elysium-A-0602	ALTAF JIWANI	1086 13/902, LODIA,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
14	Lodha Elysium	Lodha Elysium-A-0603	SUNISH ANAND	925 KRISHNA HOUSE,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
15	Lodha Elysium	Lodha Elysium-A-0703	CMC CONSULTANT PVT LTD.	925 SURVEY NO. 608/1A & 608/2,	NEW LINK ROAD,	OSHWARA,	MUMBAI	590014
16	Lodha Elysium	Lodha Elysium-A-0803	RAMKESH PHARWDE	925 504, TULIP, SATGURU GARDEN,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
17	Lodha Elysium	Lodha Elysium-A-0804	ALOK GUPTA	1330 B-1601, RAHEJA ATLANTIS,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
18	Lodha Elysium	Lodha Elysium-A-0901	AMISHI R. TANNWALA	925 ABHISHRI PACKAGING PVT LTD.,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
19	Lodha Elysium	Lodha Elysium-A-0902	SHIKUMAR TYER	1086 102, DELPHI,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
20	Lodha Elysium	Lodha Elysium-A-0903	NAVIN CHANDRA TRIKAMLAL SHAH	925 501, ASHA BLDG., RAGHAVI STREET,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
21	Lodha Elysium	Lodha Elysium-A-0904	DMYANESHWARI TRADING AND INVESTMENTS	1330 E-B, 1ST FLOOR COURT CHEMBERS,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
22	Lodha Elysium	Lodha Elysium-A-1001	MANISINGH PAWAR	925 RATNAPRABHA MOTORS,	NEW LINK ROAD,	OSHWARA,	MUMBAI	400037
23	Lodha Elysium	Lodha Elysium-A-1002	G.S. SUNDASARAN	1238 A-2, ASHOK TEJASVI,	NEW NO.7, OLD NO.4, 4TH CROSS	RA PURAM,	TAMILNADU	600038
24	Lodha Elysium	Lodha Elysium-A-1003	SHILPA ANAND	925 KRISHNA HOUSE,	SAKI VIHAR ROAD,	SAKINAKA,	ANDHRA PRADESH	400077
25	Lodha Elysium	Lodha Elysium-A-1004	RAHUL M KULKARNI	1512 201, MOTI MAHAL, 2B,	S.B. MARG,	MAHIM (W.),	MUMBAI	400076
26	Lodha Elysium	Lodha Elysium-A-1101	JOY S. OHRE	925 607, OASH,	BHAKTI PARK, SECTOR-2, NEAR IMAX	ADLABS,	MUMBAI	400037
27	Lodha Elysium	Lodha Elysium-A-1102	RADHA KUMAR	1086 17 PAVLOKAK COURT,	ADLABS,	ADLABS,	MUMBAI	400037
28	Lodha Elysium	Lodha Elysium-A-1103	ABHINAV JHANSANI	925 26, GULMARG,	NARAYAN ROAD,	USA,	MUMBAI	8820
29	Lodha Elysium	Lodha Elysium-A-1303	REHA VINOD SHISHOOA	925 A-1001, GUNDECHA GARDENS,	OPPOSITE GANESH TALKIES,	MUMBAI	MUMBAI	400037
30	Lodha Elysium	Lodha Elysium-A-1403	SUNEET KADRA	1086 3103, SHUBHOA TOWER,	POCHANNWALA ROAD,	MUMBAI	MUMBAI	400037
31	Lodha Elysium	Lodha Elysium-A-1403	ANUPAM SHRUHARI	925 18J LIMITED, 30 FORREST STREET,	7/5, NEWER MARG,	MUMBAI	MUMBAI	400036
32	Lodha Elysium	Lodha Elysium-A-1404	DINESH A. SAIVANI	1330 2101, CHANDRABABA, A-WING,	DR. SUNJUDAL BAHU PATH (GOA	MUMBAI	MUMBAI	400036
33	Lodha Elysium	Lodha Elysium-A-1501	FELIX MARTIN D'SOUZA	925 1A, COMMISSIONER'S OFFICE, B/12,	DR. SUNJUDAL BAHU PATH (GOA	MUMBAI	MUMBAI	400036
34	Lodha Elysium	Lodha Elysium-A-1502	MALIKA VYAS	1238 E-B, 1ST FLOOR, 38/39,	DR. SUNJUDAL BAHU PATH (GOA	MUMBAI	MUMBAI	400036
35	Lodha Elysium	Lodha Elysium-A-1503	ASHOK P. DALVI	925 51/52 STREET,	MAPALA MOULI, 1ST FLOOR,	MUMBAI	MUMBAI	400036
36	Lodha Elysium	Lodha Elysium-A-1504	ANURAG AGARWAL	1512 DESAI RD.,	MAPALA MOULI, 1ST FLOOR,	MUMBAI	MUMBAI	400036



(A. R. Wankhade)  
Dy. Metropolitan Commissioner

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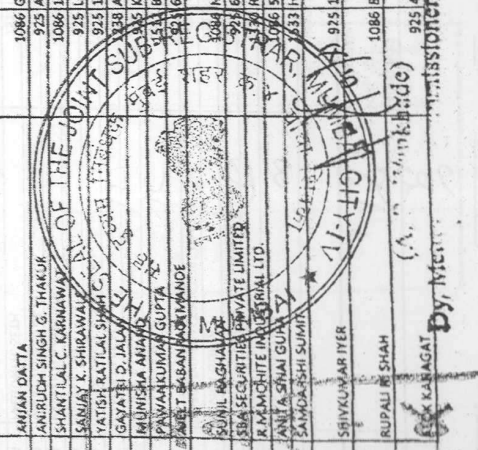
No.	Tower Name	Flat Description	Name of Owner	Carpet Area Sq.ft (approximate)	Address (S1r/Hse)	Address (S1r4)	Address (S1st4)	City2	Pin Code
37	Lodha Elisium	Lodha Elisium-A-1601	HEMANI MOHAMMED ALI SHABAN ALI	925	SARKAR RESIDENCY B/203,	DR. MUSCARHAUS ROAD,	C WING, G. FLOOR,	MAZGAON	400010
38	Lodha Elisium	Lodha Elisium-A-1602	SWATI AJIT KARMAKAR	1086	HDFC BANK,	MODERN CENTRE,		MAHALAXMI,	400011
39	Lodha Elisium	Lodha Elisium-A-1603	KATYAJI GUPTA	925	311 ANAND KUNJ,			NEW DELHI	110018
40	Lodha Elisium	Lodha Elisium-A-1604	MAZZER DALAL	1330	D/2902, LLOYDS ESTATE,			MUMBAI	400037
41	Lodha Elisium	Lodha Elisium-A-1702	SAMEER MASOOD DIVKER	1086	HOUSE NO.770,	INFRONT OF KMEF HIGH SCHOOL,		THANE	421101
42	Lodha Elisium	Lodha Elisium-A-1901	DEENA AVARI	925	12, Seth Naval, Tata Bldg, 3rd Floor,				400050
43	Lodha Elisium	Lodha Elisium-A-1902	MANDAN GOPAL CHATURAM GUPTA	1086	47, ARIHANT, R. A. K. ROAD,			MUMBAI	400031
44	Lodha Elisium	Lodha Elisium-A-1903	SANTOSH DEVI KEDIA	925	OFFICE NO.007, ASHIRWAD BLDG.,	262 DR. ANNIE BEASANT ROAD,		MUMBAI	400030
45	Lodha Elisium	Lodha Elisium-A-2003	KAMLESH PATEL	925	35 SOUTH END ROAD,			U.K.	NW372P
46	Lodha Elisium	Lodha Elisium-A-2004	SUREKHA GRACIAS	1512	B-12, ROSARY HOUSE	GUN POWDER, 2ND CROSS LANE,		MUMBAI	400010
47	Lodha Elisium	Lodha Elisium-A-2101	PRAMOD RAWAT	925	504, EMERALD, BHAKTI PARK			MUMBAI	400037
48	Lodha Elisium	Lodha Elisium-A-2102	PREM GOBINDRAM MANI	1086	30 MOHINI MANSION,	10 STRANS RD,		MUMBAI	400037
49	Lodha Elisium	Lodha Elisium-A-2103	SUMITA AMIT SINGH	925	B-906, EVERARD TOWERS CHS LTD,			MUMBAI	400005
50	Lodha Elisium	Lodha Elisium-A-2104	ABHISHEK ANAND BHAGAT	1330	EULARA CAPITAL INDIA (P) LTD,	OFF. EASTERN EXPRESS HIGHWAY,		MUMBAI	400022
51	Lodha Elisium	Lodha Elisium-A-2304	RAJENDRAPRASAD B. MIDDY	1330	4TH FLOOR, LAXMI HOUSE,	KAPATARI SYNERGY,		MUMBAI	400055
52	Lodha Elisium	Lodha Elisium-A-2401	SUNIL KEWAKUMARI	925	304 MAKANI CENTRE,	35TH ROAD,		MUMBAI	400002
53	Lodha Elisium	Lodha Elisium-A-2403	MUKESH MAKHJIA	925	602, FORTUNE HOUSE,			MUMBAI	400052
54	Lodha Elisium	Lodha Elisium-A-2501	SHALINI KEWALKRAMANI	925	304, MAKANI CENTRE,	35TH ROAD,		MUMBAI	400052
55	Lodha Elisium	Lodha Elisium-A-2502	RAJESH C. DADIA	1238	101 A, PLEASANT PARK,	PEPPER ROAD,		MUMBAI	400052
56	Lodha Elisium	Lodha Elisium-A-2503	SUMAN KUMAR MEMANI	925	OM RESIDENCY, B-1104,	KHAR - W		MUMBAI	400026
57	Lodha Elisium	Lodha Elisium-A-2504	RAMONA ADIL VESUVALA	1512	622, PALIA MANSION, LADY JEHANGAR RD,	JEDA BAI WADIA ROAD,		MUMBAI	400026
58	Lodha Elisium	Lodha Elisium-A-2601	KARTIK VISHWANATHAN	925	JN-4-21/11, SECTOR - 9	OPP. BOIWADA COURT,		MUMBAI	400012
59	Lodha Elisium	Lodha Elisium-A-2602	RUPEESH HEMENDRA SHAH	1086	A-302, SUMDHUR - II,			MUMBAI	400014
60	Lodha Elisium	Lodha Elisium-A-2901	NAVIN TALreja	935	BOLIVIAN ALPS, A- WING,	101/102, BHAKTI PARK, NEAR IMAX,		NAVI MUMBAI	400703
61	Lodha Elisium	Lodha Elisium-A-2902	SUBHAS CHANDRA RAGHUNATH BANADE	1086	602, TULIP DOSTI ACRES,			AHMEDABAD	380015
62	Lodha Elisium	Lodha Elisium-A-2903	SHREE RENUKA SUGARS LTD	935	7th Floor, Devchand House,	7TH FLOOR, DEVCHAND HOUSE,		MUMBAI	400031
63	Lodha Elisium	Lodha Elisium-A-3003	GEETA GOPAL	925	82, CHICHESTER ROAD,	Estate,		MUMBAI	400037
64	Lodha Elisium	Lodha Elisium-A-3004	OFFSHORE HOOK UP CONSTRUCTION SERVI	1512	303-305 VASANT VIHAR,	COMMERCIAL COMPLEX		MUMBAI	400018
65	Lodha Elisium	Lodha Elisium-A-3104	LATHAVENKATESH	1330	1101, 11th FLOOR, TEJAS HEIGHT,	TAMIL SANGAM MARG, OPP SION		UK, SURREY	CRO 5NB
66	Lodha Elisium	Lodha Elisium-A-3402	GILL MALHAR	935	D-13, ANANTA BUILDING,	HOSPITAL,		MUMBAI	400074
67	Lodha Elisium	Lodha Elisium-A-3404	NAVYEEETAN SARWAL	1342	187, BANGUR AVENUE, BLOCK A			MUMBAI	400022
68	Lodha Elisium	Lodha Elisium-A-3501	MAHON MAHTANI	925	P.O BOX 3, GIBRALTAR	MANTRI GREEN D1601, SAMPIGE		BREACH CANDY	400026
69	Lodha Elisium	Lodha Elisium-A-3502	SHREE RENUKA SUGARS LTD	1238	7TH FLOOR, DEVCHAND HOUSE,	ANNIE BESANT RD, SHIV SAGAR		KOLKATA	700055
70	Lodha Elisium	Lodha Elisium-A-3503	VEENA MAHMOHAN GUPTA	925	97/A, DARYA MAHAL,	ESTATE,		BANGALORE	560003
71	Lodha Elisium	Lodha Elisium-A-3504	PRADDEEP KUMAR SINGH DHEENDSA	1342	T-37, SHASTRI NAGAR,			MUMBAI	400018
72	Lodha Elisium	Lodha Elisium-A-4004	OFFSHORE HOOK UP CONSTRUCTION SERVI	1512	303-305, VASANT VIHAR,			MUMBAI	400006
73	Lodha Elisium	Lodha Elisium-A-4103	INARESH RAVJI CHANDAN	1342	T-37, SHASTRI NAGAR,	T.J. ROAD,		MUMBAI	400053

(A. R. Wadhvani)  
Dy. Metropolitan Commissioner



6)

No.	Tenant Name	Fir Description	Name of Owner	Carpet Area Sq.M (approximate)	Address (Sic/Map)	Address (Sic/Map)	Address (Sic/Map)	Area	Pin Code
74	Lodha Elisium	Lodha Elisium-A-414	HARESH RAJESH CHANDIGAN	1330	74-76 BHAYSA UDYOG BHAYAN,	T. J. ROAD,	MUMBAI	400015	
75	Lodha Elisium	Lodha Elisium-A-414	SAMHEEN ANSARI	1512	27/36C, MARLION TERRACE,	WATER ROAD,	MUMBAI	400015	
76	Lodha Elisium	Lodha Elisium-A-524	ERIC ANILSARMA	1512	515-B, BAYAN MANSION,	R. P. NAGARI ROAD,	MUMBAI	400015	
77	Lodha Elisium	Lodha Elisium-A-554	MANEET LITTEK	1512	708 TENNA VALU,	JANE JAINSH-10 RD.,	MUMBAI	400015	
78	Lodha Elisium	Lodha Elisium-B-0201	PARIZAD BHARUCHA	925	18-80B, COSMIC HEIGHTS	BHAKTI PARK, NEAR INAKI CINEMAS,	MUMBAI	400022	
79	Lodha Elisium	Lodha Elisium-B-0202	ABHISEK PATIL	925	C-3028/19, LLOYDS ESTATE,	SALT PANI ROAD,	MUMBAI	400022	
80	Lodha Elisium	Lodha Elisium-B-0204	NAVIN VOHRA	1512	ERNST & YOUNG, 14TH FLOOR, RUBY,		MUMBAI	400022	
81	Lodha Elisium	Lodha Elisium-B-0301	TEJINDER SINGH BANGA	925	303-A,		MUMBAI	400022	
82	Lodha Elisium	Lodha Elisium-B-0302	SARV SHREE PROPERTIES PVT LTD	1086	301 GREEN VALLEY CHS	COSMIC HEIGHTS, BHAKTI PARK	MUMBAI	400022	
83	Lodha Elisium	Lodha Elisium-B-0304	HINAD BHOSLE	1330	A-607, ANSRI CENTRAL COURT,		MUMBAI	400022	
84	Lodha Elisium	Lodha Elisium-B-0401	LASHISH KORGAKONKAR	925	345 'E', SHAHUPURI STATION ROAD,	OLD LANCERS LINE,	MUMBAI	400022	
85	Lodha Elisium	Lodha Elisium-B-0402	BARU LAL BANSAI	1086	603, ERICA, DOSTI ACRES,		MUMBAI	400022	
86	Lodha Elisium	Lodha Elisium-B-0403	G.S. SUNDARARAJAN	925	A-2, ASHOK TEJASVI,	ANTOP HILL,	MUMBAI	400022	
87	Lodha Elisium	Lodha Elisium-B-0404	BANU RUTTONSHA	1330	AZINCOURTHOF 9,	NEW NO.7, OLD NO.4, 4TH CROSS	MUMBAI	400022	
88	Lodha Elisium	Lodha Elisium-B-0501	BISHWANATH PURANMALLA	925	182, ANTARIKSH APARTMENTS,	19TH FLOOR, KAKASABH GADGH	MUMBAI	400022	
89	Lodha Elisium	Lodha Elisium-B-0502	SANJAY DESAI	1238	SAARTHI - 7TH FLOOR, 33,		MUMBAI	400022	
90	Lodha Elisium	Lodha Elisium-B-0503	OMPRAKASH PURANMALLA	925	7TH FLOOR, VIMAL RESIDENCY,		MUMBAI	400022	
91	Lodha Elisium	Lodha Elisium-B-0504	DHANSHIR ENGINEERING CO PVT LTD	1512	C/O. MR. SANJAY ADURIA	B-WING, NEAR TO BIG CINEMA	MUMBAI	400022	
92	Lodha Elisium	Lodha Elisium-B-0601	SUNISH ANAND	925	KARLON HOUSE,	(INAKS),	MUMBAI	400022	
93	Lodha Elisium	Lodha Elisium-B-0602	ABHISHEK R. SHARMA	1086	ONE INDIANBULLS CENTRE,	SAH VIKAR ROAD,	MUMBAI	400022	
94	Lodha Elisium	Lodha Elisium-B-0603	SANGRAM GAYAL	925	A-1703, COSMIC HTS,	13TH FLR, TOWER ONE,	MUMBAI	400022	
95	Lodha Elisium	Lodha Elisium-B-0802	ANJAN DATTA	1086	G-402, LLOYDS ESTATE,	BHAKTI PARK,	MUMBAI	400022	
96	Lodha Elisium	Lodha Elisium-B-0901	ANIRUDH SINGH G. THAKUR	925	A/604, REDWOOD,		MUMBAI	400022	
97	Lodha Elisium	Lodha Elisium-B-0902	SHANTILAL C. KARNAWAL	1086	111, SUNFLOWER,		MUMBAI	400022	
98	Lodha Elisium	Lodha Elisium-B-0903	SANJAY K. SHIRAWAL	925	LODHA PARADISE		MUMBAI	400022	
99	Lodha Elisium	Lodha Elisium-B-1001	YATISH RATILAL SHIRAWAL	925	137/F, STANDUST BUILDING - B,		MUMBAI	400022	
100	Lodha Elisium	Lodha Elisium-B-1002	GAYATRI D. JALU	925	A-12, DEKAWAL NAGAR,		MUMBAI	400022	
101	Lodha Elisium	Lodha Elisium-B-1003	MUNISHA ANAND	925	B-21, BHAGNARI CHS,		MUMBAI	400022	
102	Lodha Elisium	Lodha Elisium-B-1004	PAVAN KUMAR GUPTA	925	68 A KANIGAR NAGAR,		MUMBAI	400022	
103	Lodha Elisium	Lodha Elisium-B-1101	ABEET BABAN MOKYMANDE	925	68 A KANIGAR NAGAR,		MUMBAI	400022	
104	Lodha Elisium	Lodha Elisium-B-1102	SUNIL BHAGWAN	925	NO. 502, AMEYA CHS,	OPP CENTRAL LABOUR	MUMBAI	400022	
105	Lodha Elisium	Lodha Elisium-B-1103	SBA SECURITIES PRIVATE LIMITED	925	68A, KAMGAR NAGAR,	INSTITUTE,	MUMBAI	400022	
106	Lodha Elisium	Lodha Elisium-B-1104	R. MEMORITE INDUSTRIAL LTD.	925	K.S. NO. 347, OFF NH-4,	VADGAON,	MUMBAI	415112	
107	Lodha Elisium	Lodha Elisium-B-1202	ANIL A. SHAI GUPTA	1086	53, SAINARA APTS,	CUFFE PARADE,	MUMBAI	400022	
108	Lodha Elisium	Lodha Elisium-B-1204	SAMODA-SHRI SUMIT	925	1086/53, HDFC BANK LTD,	MAHALAKSHMI,	MUMBAI	400022	
109	Lodha Elisium	Lodha Elisium-B-1401	SHIVKUMAR IYER	925	102, DELPHI,	OPP TIP TOP RESTAURANT,	MUMBAI	400024	
110	Lodha Elisium	Lodha Elisium-B-1402	RUPALI R. SHAH	1086	85, OM DARIYA MAHAL,	80, NEPANSEA ROAD, 11TH	MUMBAI	400024	
111	Lodha Elisium	Lodha Elisium-B-1403	ROCK KARAGAT	925	4A, WINDMERE,	FLR,	MUMBAI	400024	



Dr. M...

MISSIONER




7

No.	Tower Name	Flat Description	Name of Owner	Approximate Sq. ft.	Address (Str/Hse)	Address (Str4)	Address (Dist)	City2	Address (City)	Pin Code
112	Lodha Elisium	Lodha Elisium-B-1404	SUSHIL DAGA	1330 B	TANJONG RHU RD.,			SINGAPORE,	SINGAPORE	436887
113	Lodha Elisium	Lodha Elisium-B-1501	RISHI SRIVASTAVA	925	503/04, RAHEJA SHERWOOD, A WING, EXPRESS HIGHWAY	BEHIND HUB MALL, WESTERN		GOREGAON,	MUMBAI	400063
114	Lodha Elisium	Lodha Elisium-B-1502	VIBHA PARAG GANDHI	1328 B	RIDDHI HEATRON, GALA-5,	EXPRESS HIGHWAY		MIDC RD. NO.23, MIDC,	ANDHER - E	400093
115	Lodha Elisium	Lodha Elisium-B-1503	KAMESHCHANDRA TRIKAMAL SHAH	925	OPERA HOUSE	RAINBOW INDUSTRIAL ESTATE,		MUMBAI	MUMBAI	400064
116	Lodha Elisium	Lodha Elisium-B-1504	HEEVKA GUPTA	1512	R-203, 2ND FLOOR DOSTI ACRES COMPL	ENCA BLDG.,		WADALA (E)	MUMBAI	400037
117	Lodha Elisium	Lodha Elisium-B-1601	ZAMBAD INFRASTRUCTURE LIMITED	925	PEGASUS PLOT NO.283,	MUKUNDWADI, JALNA ROAD,		AURANGABAD	MUMBAI	431003
118	Lodha Elisium	Lodha Elisium-B-1602	SUJATA SIRRAM	1086	402, AMEYA CHS,	TEMPLE HILL COMPLEX,		M.S. MANIKAR MARG, SON	MUMBAI	400072
119	Lodha Elisium	Lodha Elisium-B-1604	VISHAL BARKSHI	1330	504, B-BLOCK, BHAKHATNAR BLDG.,			LOWER COLABA,	MUMBAI	400005
120	Lodha Elisium	Lodha Elisium-B-1901	GANPAT LAL JAIN	925	902, CITY TOWER,	S.M. ROAD,		AMTOPHILL,	MUMBAI	400037
121	Lodha Elisium	Lodha Elisium-B-1902	SANDEEP KRISHNA SAKENA	1086	707/8B, ALICA NAGAR,	LOKHANDWALA COMPLEX,		KANDIVALI - E,	MUMBAI	400101
122	Lodha Elisium	Lodha Elisium-B-1903	VINAY GOEL	925	1405/16, STELLAR TOWER,	LOKHANDWALA COMPLEX,		ANDHERI (W)	MUMBAI	400053
123	Lodha Elisium	Lodha Elisium-B-1904	PAVAN KUMAR GUPTA	1330	B-21, BHAGNARI CHS,	NSM MARG,		SON - CHUNABHATTI,	MUMBAI	400022
124	Lodha Elisium	Lodha Elisium-B-2002	VINAY KUMAR PATIL	1238	LODHA EXCELLENCE, 10TH FLOOR,	APPOLLO MILLS COMPOUND,		MAHALAKSHMI,	MUMBAI	400013
125	Lodha Elisium	Lodha Elisium-B-2004	FALGUNI H. SETHI	1512	101, AANGAN, PLOT NO.40,			SON - E	MUMBAI	400072
126	Lodha Elisium	Lodha Elisium-B-2101	SHREE RENUKA SUGANS LTD.	925	7TH FLOOR, DEVCHAND HOUSE,	ANNIE BESANT RD, SHIV SAGAR		WORLI,	MUMBAI	400018
127	Lodha Elisium	Lodha Elisium-B-2102	MANISH KUNJANI	1086	602, GOLDEN SQUARE,	ESTATE,		EST ROAD, KALINA,	MUMBAI	400098
128	Lodha Elisium	Lodha Elisium-B-2104	MAHENDRA SINGH MEHTA	1330	DB, ZINC HOUSE YASHAD GARH,	HINDUSTAN ZINC, AMBAR GARH,		UDAPUR,	RAJASTHAN	313004
129	Lodha Elisium	Lodha Elisium-B-2204	RAJESH K. KUMARANI	1533	FLAT NO.17, AMAR BHUVAN BLDG.,			27, INDUSTRIAL AREA,	MUMBAI	400022
130	Lodha Elisium	Lodha Elisium-B-2401	P. B. SUPTA	925	BUILDING NO.9, WELLINGTON STREET,	2ND FLOOR, DOBI TALOD,		MARINE LINE,	MUMBAI	400002
131	Lodha Elisium	Lodha Elisium-B-2402	KANWAL K. MEHTA	1086	76/D-II KARMAKSHETRA,	S.S. NAGAR, near shanmukhanda hall		SON	MUMBAI	400037
132	Lodha Elisium	Lodha Elisium-B-2404	SHALABYA KUMAR	1330	1802, BUILDING NO. 5,	5, SAPPPIRE HEIGHTS		MR. LOKHANDWALA	MUMBAI	400101
133	Lodha Elisium	Lodha Elisium-B-2501	KAPALESH S. SHAH	925	9770 DM DARTYA MAHAL NO. 3,	LOKHANDWALA TOWNSHIP,		FOUNDATION SCHOOL	KANDIVALI (E) M	400005
134	Lodha Elisium	Lodha Elisium-B-2502	SHREE RENUKA SUGANS LTD	1238	7TH FLOOR, DEVCHAND HOUSE,	ANNIE BESANT RD, SHIV SAGAR		WORLI,	MUMBAI	400018
135	Lodha Elisium	Lodha Elisium-B-2601	SHAFIK SHAH	925	12, MEGHROOT,	ESTATE,		MUMBAI	MUMBAI	400002
136	Lodha Elisium	Lodha Elisium-B-2602	ADITHYAN	1086	17/15 AGARWAL NAGAR,	DR. AMBEDKAR ROAD,		MATUNGA,	MUMBAI	400019
137	Lodha Elisium	Lodha Elisium-B-2604	BADARAKHUSHI JAIN	1330	1301, PRIYANKA HERITAGE,			PLOT NO.4, SECTOR - 16 A,	NAVI MUMBAI	400705
138	Lodha Elisium	Lodha Elisium-B-2704	SAMJANA SANTOSH MEHTA	1533	DOSTI FKANINGES, SKY FLAMA,			'A' WING FLAT - 1204,	MUMBAI	400015
139	Lodha Elisium	Lodha Elisium-B-2901	NITIN L. PATIL	935	72/702, POONAM KUNJ,	POONAM NAGAR, MAHAKALI,		T.J. ROAD,	MUMBAI	400093
140	Lodha Elisium	Lodha Elisium-B-2904	BHAVESH SHAH	1342	JOHNSON & JOHNSON,			ANDHERI - E	MUMBAI	400093
141	Lodha Elisium	Lodha Elisium-B-3001	YUNUS MOHSIN BHAI DOHADWALA	925	C/O. MREESMAIL SAFRI	C-1, 1202, SANKAR RESIDENCY,		NO. 2 INTERNATIONAL	SINGAPORE	609930
142	Lodha Elisium	Lodha Elisium-B-3002	RITESH KHANDELWAL	1338	C-702, VALENCIA BUILDING,			12 TH FLOOR, MAZGAON	MUMBAI	400010
143	Lodha Elisium	Lodha Elisium-B-3003	RITESH SHAH	925	17, KETTY TERRACE,	FLAT NO. 2,		IRAKTI PARK, NEXT TO IMAX	MUMBAI	400037
144	Lodha Elisium	Lodha Elisium-B-3004	PRAVIN MALSHI SHAH	1512	7, KETTY TERRACE GROUND FLOOR, FLAT	NEAR SEATER ROAD POST OFFICE,		DOME THEATRE,	MUMBAI	400037
145	Lodha Elisium	Lodha Elisium-B-3101	ZOHARAU F ZAHUAWALA	925	C/O ESMAIL SAFRI,	SANKAR RESIDENCY, C-1, 1202,		SEATER ROAD,	MUMBAI	400010
146	Lodha Elisium	Lodha Elisium-B-3103	CHAITAN BALSEKAR	925	9, SINDHUA,	HOWROH GAMADIA ROAD,		BREACH CANDY,	MUMBAI	400020
147	Lodha Elisium	Lodha Elisium-B-3104	JAIDEV KIRIT SHAH	1330	8, LAXMI NIWAS,	22, L.K. ROAD, GRAMDEVI,			MUMBAI	400020



(A. R. Wankhade)  
 Dy. Metropolitan Commissioner  
 MUMBAI D.A.

Tower Name	Flat Description	Name of Owner	Carpet Area Sq.ft (approximate)	Address (str/hse)	Address (sur4)	Address (plot)	City	Adrs (City)	Pin Code
148 Lodha Elisium	Lodha Elisium-B-3404	NARENDRA KUMAR MADAN	1342	1305, WOOD STC,	J.P. ROAD, VERSOVA,		ANCHERI - W	MUMBAI	400033
149 Lodha Elisium	Lodha Elisium-B-3501	MOHAMMED AHID SLATEWALA,	925	218 NAGDEVI STREET,	MAHENDRA MANSION, 2ND FLOOR	MOHAMMED ALI ROAD	MUMBAI		400003
150 Lodha Elisium	Lodha Elisium-B-3601	YATISH ASGARWAL	925	321, GROUND FLOOR	SHAKTI KHAND, IV, INDRAPURAM		GHAZIABAD	UTTAR PRADESH	201010
151 Lodha Elisium	Lodha Elisium-B-3604	ALOX MAHINDER NANDA	1330	12A, LANDA END, 2B - D,			DONGERSI ROAD,	MUMBAI	400006
152 Lodha Elisium	Lodha Elisium-B-3901	APAR CORPORATION PVT. LTD	935	APAR HOUSE, CORPORATE PARK,			SOM TRIMBAY ROAD,	MUMBAI	400071
153 Lodha Elisium	Lodha Elisium-B-3902	APAR CORPORATION PVT. LTD	1098	APAR HOUSE, CORPORATE PARK,			SOM TRIMBAY ROAD,	MUMBAI	400071
154 Lodha Elisium	Lodha Elisium-B-3904	PARESHAKUMAR PRABHUDAS ODHAVJI	1342	RUA DAS FLORES, 202,			PORTO-450-763	MUMBAI	4500
155 Lodha Elisium	Lodha Elisium-B-4101	APAR CORPORATION PVT. LTD	925	APAR HOUSE, CORPORATE PARK			SOM TRIMBAY ROAD,	MUMBAI	400071
156 Lodha Elisium	Lodha Elisium-B-4102	APAR CORPORATION PVT. LTD	1098	APAR HOUSE, CORPORATE PARK,			SOM TRIMBAY ROAD,	MUMBAI	400071
157 Lodha Elisium	Lodha Elisium-B-4104	SNEHALA SHAH	1330	43/42, AALISHAN APARTMENTS,			A-WING, BAMBALG CROSS LANE,	MUMBAI	400092

  
 (A.R. Wankhade)  
 Dy. Metroplanner, Commissioner,  
 M.M.R.D.A.



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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP /WTT/Block-C/CC/Vol-X/1153/2017

Date: 08 JUN 2017

PART OCCUPANCY CERTIFICATE

To,

✓ M/s. Lodha Crown Buildmart Pvt. Ltd. (Licensee)  
Lodha Pavilion, Apollo Mills Compound,  
N.M.Joshi Marg, Mahalaxmi,  
Mumbai- 400 001.

Sir,

In the development work of Residential Building B-Wing 3, Residential Building B-Wing 4, Residential Building C-Wing 5 and Residential Building C-Wing 6 of "M/s. Lodha Crown Buildmart Pvt. Ltd" on plot bearing Block- C of Village -Wadala, situated at Wadala Truck Terminal, Mumbai, Ground to 40 floors with total Built- up Area of 111952.177 sq.m. out of the maximum permissible built up area of 495000 sq.m., is completed. The total Built-up Area which will be occupied for the Residential Building B-Wing 3, Residential Building B-Wing 4, Residential Building C-Wing 5, Residential Building C-Wing 6 up to 40<sup>th</sup> upper floor is 111952.177 out of total BUA of 121343.736 sq.m. as show in the following table:

Building/Permissible floors	BUA as per CC(for superstructure dt.12/02/2014)	BUA for which part OC is now issued (Ground to 40 <sup>th</sup> floor)	BUA for which OC is balance
Building B-Wing 3 (up to 43 floors)	38050.958 Sq.m. (up to 43 floor)	36256.578 Sq.m. (up to 40 floor)	1794.38 Sq.m.
Building B Wing 4 (up to 45 floors)	27626.843 Sq.m. (up to 45 floor)	25394.34 Sq.m. (up to 40 floor)	2232.503 Sq.m.
Building C Wing 5 (up to 45 floors)	28123.510 Sq.m. (up to 45 floor)	25432.151 Sq.m. (up to 40 floor)	2691.359 Sq.m.
Building C Wing 6 (up to 45 floors)	27542.425 Sq.m. (up to 45 floor)	24869.11 Sq.m. (up to 40 floor)	2673.315 Sq.m.
Total BUA	121343.736 Sq.m.	111952.179 Sq.m.	9391.557 Sq.m.

The work is carried out under the supervision of Architect, Miss Devyani Khadilkar from 'M/s. Spaceage Consultant', Architect's Registration no. CA/90/13184 and Structural Engineer Mr. Girish David of 'M/s. Sterling Engineering Consultancy Services Pvt. Ltd.' which may be occupied on the following conditions:

1. That the provisions in the proposal which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
3. That any change in the user in future would require prior approval of MMRDA;
4. That if any user mentioned in completion/as built plans is found changed at any time without prior permission of MMRDA, then this part occupation certificate granted to your premises will be treated as canceled and appropriate action will be taken;



मुंबई - ४
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Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 0001 - 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <https://mmrda.maharashtra.gov.in>





28 JUN 2017

No. T&C/WTT/Block-C/CC/Vol-III/10/2014

PART OCCUPANCY CERTIFICATE

**Special Conditions:**

5. The buildings u/r shall be painted by owner/holders once in five years to maintain outer beauty of these building as per Regulation 16.3 of WTT's DCR-2010;
6. The applicant shall complete the unfinished internal works before applying for grant of Full Occupation Certificate of the building u/r or before handing over physical possession of premises for habitation whichever is earlier, as ensured by the applicant in his undertaking dt.26/05/2017;
7. The applicant shall comply the conditions mentioned in Commencement Certificate No. T & C WTT/Block-C/CC/Vol-III/10/2014 dt.12/02/2014;

A set of certified Part completion plans (As-Built Drawings No.1/46 to 46/46 (up to 40<sup>th</sup> floors) is enclosed herewith.

*Dinko*  
8/6/17  
Planner

Town & Country Planning Division

Copy (for information w. r. t MMRDA's D. O. Letter dt. 30/01/2009), with set of certified Part completion plans bearing nos. 1/46 to 46/46 to:

- 1) The Executive Engineer,  
Bldg. Proposals-City-I,  
New Municipal Building,  
Bhagwan Walmiki Chowk, Vidyalankar Marg, Opp. Hanuman Mandir,  
Antop Hill, Wadala (E), Mumbai – 400 037.
- 2) M/s. Spaceage Consultants (Architect)  
Shop No.15,B-106,  
Natraj Building, Sristi Complex,  
Mulund Link Road,  
Mulund (W), Mumbai – 400 080.



वर्क - ४	
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No. T&amp;CP/WTT/Block-C/CC/Vol-XVI/548 /2019

Date: 29 MAY 2019

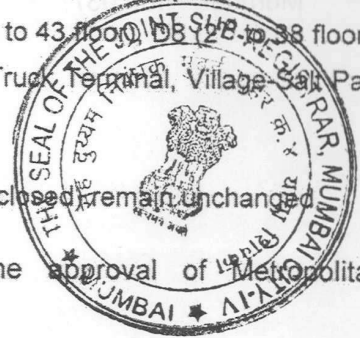
**AMENDED COMMENCEMENT CERTIFICATE**

Permission has been granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s. Lodha Developers Limited' for the proposed development up to plinth level of Resi. Bldg. T-Wing-2, T-Wing-12 & Commercial Building CT2 and above plinth level Resi. Bldg. B3 (41<sup>st</sup> floor), B4 (41 to 43 floor), C5 (41 to 43 floor), C6 (41 to 43 floor), D8 (2<sup>nd</sup> to 38 floors) and F11 (2<sup>nd</sup> floor to 37 floors), on Plot bearing Block-C of Wadala Truck Terminal, Village-Salt Pan, Mumbai City District vide Commencement Certificate under no. T&CP/WTT/Block-C/CC/Vol-XIV/72/2019, Date: 16/01/2019 with Built up Area of 1,70,087.17 sq.m. The Built up Area consumed on this plot is 3,59,624.74 sq.m. (Proposed BUA of 1,70,087.17 sq.m. + Existing BUA of 189537.57 sq.m.) as against permissible BUA of 361322.00 sq.m.

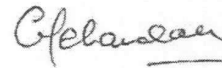
Now, with reference to request received from Architect, the proposed development under reference is revised by deleting Resi Bldg. T-Wing-2 (Built up Area of 21064.21 sq.m.) and T-Wing-12 (Built up Area of 21148.86 sq.m.). Therefore, now the Commencement Certificate under no. T&CP/WTT/Block-C/CC/Vol-XIV/72/2019, Date: 16/01/2019 is valid for the proposed development up to plinth level only for Commercial Building CT2 and above plinth level Resi. Bldg. B3 (41<sup>st</sup> floor), B4 (41 to 43 floor), C5 (41 to 43 floor), C6 (41 to 43 floor), D8 (2<sup>nd</sup> to 38 floors) & F11 (2<sup>nd</sup> floor to 37 floors), on Plot bearing Block-C of Wadala Truck Terminal, Village-Salt Pan, Mumbai City District.

Rest of the conditions from the CC dt. 16/01/2019 (copy enclosed) remain unchanged.

This Commencement Certificate is issued with the approval of Metropolitan Commissioner, MMRDA.



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Sr. Planner  
 Town and Country Planning Division  
 M.M.R.D.A



Mumbai Metropolitan Region Development Authority

Copy with set of approved drawings bearing nos. 1/1

(i) **M/s. Lodha Developers Limited.**  
412/ Floor -4, 17G Vardhaman Chamber,  
Cawasji Road, Hornimal Circle,  
Fort, Mumbai – 400 001.

(ii) **M/s. Spaceage Consultants (Architect)**  
Shop No.15,B-106,  
Natraj Building, Sristi Complex,  
Mulund Link Road, Mulund (W),  
Mumbai – 400 080.

Copy (for information and recover w.r.t MMRDA's D.O. letter dt.30/01/2009), with set of approved drawings bearing Nos.1/1:

The Executive Engineer,  
Bldg. Proposals-City-I,  
New Municipal Building,  
BhagwanWalmiki Chowk, Vidyalankar Marg,  
Opp. Hanuman Mandir,  
Antop Hill, Wadala (E),  
Mumbai – 400 037.



बवई - ४	
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भारत सरकार  
Government of India



हुज़ान एन दलाल  
Huzaan N Dalal  
जन्म तारीख / DOB : 19/01/1973  
स्त्री / Female

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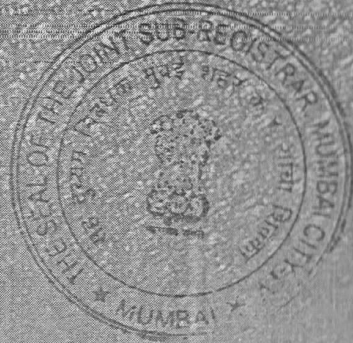
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आधार - सामान्य माणसाचा अधिकार

वर्ग - ४

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2020







भारतीय विशिष्ट ओळख. प्राधिकरण  
Unique Identification Authority of India

पत्ता W/O नाओझेर सी दलाल,  
फ्लॅट नो डी/2902, ल्लोयडसः एस्टेट,  
सॉल्ट पॅन रोड, संगम नगर, वीआईटी  
कोल्लोएगे जवळ, वडाला ईस्ट, मुंबई,  
अँटॉप हिल, महाराष्ट्र 400037

Address: W/O Naozer C Dalal, flat no  
D/2902, Lloyds Estate, salt pan road,  
Sangam nagar, near-VIT-college, wadala  
east, Mumbai, Antop Hill, Maharashtra,  
400037



शुक्र	२६	८६६०८
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1800 300 1947

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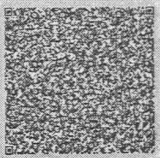
WWW  
www.uidai.gov.in



**आयकर विभाग**  
 INCOME TAX DEPARTMENT

**भारत सरकार**  
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AQTPB8750D**



नाम / Name  
**ROHIT BADLANI**

पिता का नाम / Father's Name  
**PRADEEP BADLANI**

जन्म की तारीख /  
 Date of Birth  
**18/04/1992**

हस्ताक्षर / Signature

17082018

**भारत सरकार**  
 GOVERNMENT OF INDIA



रोहित बदलानी  
 Rohit Badlani  
 DOB: 18-04-1992  
 Gender: Male



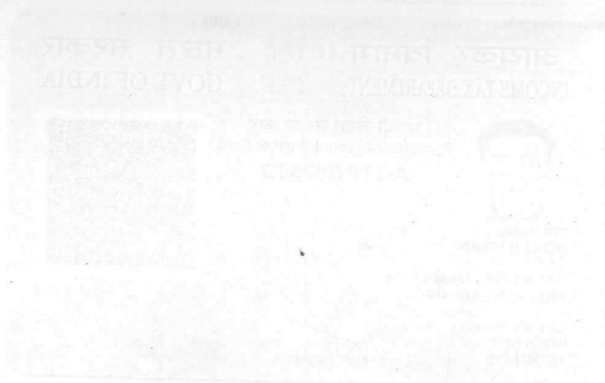
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आधार - आम आदमी का अधिकार



**बचत - ४**

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**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**आधार**

Address:  
 C/o, Pradeep, M.b. Villa, 92 Pragati  
 Vihar, Bhicholi Mardana, Bicholi  
 Mardana, Indore, Madhya  
 Pradesh, 452016

पदीप, प.म. वी. विला, 92 प्रगति विहार,  
 भिचोली मर्दाना, बिचोली मर्दाना, इंदौर,  
 मध्य प्रदेश, 452016

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 1800 300 1947

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P.O. Box No.1947,  
 Bengaluru-560 001



बगई - ४		
90213	57	54
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**भारत सरकार**  
**GOVERNMENT OF INDIA**

Download Date: 24/02/2020



कार्तिक मुर्गेश मुदलीयार  
Kartik Murgesh Mudaliar  
जन्म तारीख/DOB: 23/03/1973  
पुरुष/ MALE  
Mobile No: 9930255866

Issue Date: 25/01/2018

**4273 0976 1125**  
VID : 9112 1053 3501 8769

**माझे आधार, माझी ओळख**

*(Handwritten signature)*

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पत्ता:  
S/O मुरगेश मुदलियार, फ्लॅट नो. 904/905, बी विंग 9  
फ्लोर, गिरनार हाइट्स भक्ती पार्क, कार्निवाल सिनिमा  
जवळ, वडाला ईस्ट, मुंबई, मुंबई,  
महाराष्ट्र - 400037

**Address :**  
S/O Murgesh Mudaliar, Flat No. 904/905, B/wing 9  
Floor, Girnar Heights Bhakti Park, Near Carnival  
Cinema, Wadala East, Mumbai, Mumbai City,  
Maharashtra - 400037



**4273 0976 1125**  
VID : 9112 1053 3501 8769

1947  
1800 300 1947

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P.O. Box No. 1947,  
Bengaluru-560 001



<b>बबई - ४</b>	
१०२१३	५२/५५
२०२०	

भारत सरकार  
GOVERNMENT OF INDIA

सोनी आकाश  
Soni Aakash  
जन्म तिथि / DOB: 27/12/1996  
पुरुष / MALE  
Mobile No.: 8141771784  
2897 2077 2694  
VID : 9177 9636 7601 5805

मेरा आधार, मेरी पहचान

*(Handwritten signature)*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

शरजातु :  
ना. क्र. 8: सजयवाडी, 8, हनुमान वास, मोटेरा,  
अहमदाबाद, अहमदाबाद,  
गुजरात - 382424

Address:  
S/O Sanjaybhai, 8, Hanuman Vas  
Motera, Ahmedabad, Ahmedabad  
Gujarat - 382424

Download Date: 08/01/2018

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Generation Date: 27/03/2014

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बबई - ४

9093	43	44
2020		

Summary I (GoshwaraBhag-1)

508/10213

मंगळवार, 22 डिसेंबर 2020 10:52

म.पू.

दस्त गोश्वारा भाग-1

बबई4

५४१५५

दस्त क्रमांक: 10213/2020

दस्त क्रमांक: बबई4 /10213/2020

बाजार मूल्य: रु. 3,48,57,239/-

मोबदला: रु. 3,46,50,000/-

भरलेले मुद्रांक शुल्क: रु.6,98,000/-

दु. नि. मह. दु. नि. बबई4 यांचे कार्यालयात

पावती: 10915

पावती दिनांक: 22/12/2020

अ. क्र. 10213 वर दि.22-12-2020

सादरकरणाचे नाव: रोहित बदलानी - -

रोजी 10:44 म.पू. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

1100.00

पृष्ठांची संख्या: 55

एकुण:

31100.00

दस्त हजर करणाऱ्याची सही:

मह. प्रत्येक निबंधक, मुंबई-4

मह. प्रत्येक निबंधक, मुंबई-4

दस्ताचा प्रकार: करारनामा

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

शिकका क्र. 1 22 / 12 / 2020 10 : 44 : 35 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 22 / 12 / 2020 10 : 45 : 34 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

निहून देणारे

निहून घेणारे





Summary-2( दस्त गोषवारा भाग - २ )



22/12/2020 10 54:48 AM

दस्त क्रमांक :बबई4/10213/2020

दस्ताचा प्रकार :-करारनामा

दस्त गोषवारा भाग-2

बबई4

दस्त क्रमांक:10213/2020

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रोहित बदलानी - - पत्ता:-, एम बी विला, 92 प्रगती विहार, भिचोली मर्दना, इंदोर, मध्य प्रदेश, - , बाटिलआखूरड, MADHYA PRADESH, INDORE, Non-Government. पॅन नंबर:AQTPB8750D	लिहून घेणार वय :-28 स्वाक्षरी:-		
2	नाव:नौझर दलाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/2902 लॉयडस् इस्टेट, सॉल्ट पॅन रोड, वडाळा ईस्ट, मुंबई, ब्लॉक नं: - , रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AAEPD9471G	लिहून देणार वय :-53 स्वाक्षरी:-		
3	नाव:हुझान एन दलाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/2902 लॉयडस् इस्टेट, सॉल्ट पॅन रोड, वडाळा ईस्ट, मुंबई, ब्लॉक नं: - , रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AFXPD4391P	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:22 / 12 / 2020 10 : 46 : 49 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कार्तिक मुदलीयार - - वय:47 पत्ता:बी 904/905 गीरनार हार्डटस भक्ती पार्क वडाळा मुंबई पिन कोड:400037	स्वाक्षरी	
2	नाव:आकाश सोनी . . वय:24 पत्ता:8 हनुमान वास म्पेटेरा अहमदाबाद गुजरात पिन कोड:382424	स्वाक्षरी	

शिक्का क्र.4 ची वेळ:22 / 12 / 2020 10 : 47 : 25 AM

शिक्का क्र.5 ची वेळ:22 / 12 / 2020 10 : 47 : 39 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, मुंबई-4

प्रमाणित करणेत येते की या दस्तामध्ये एकूण.....पाने आहेत. पुस्तक क्रमांक-१, बबई-४/१०२१३/२०२० नोंदला.  
दिनांक २२/१२/२०२०.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ROHIT BADLANI	eChallan	0230004202012219912E	MB008719338202021E	698000.00	SD	0004029140202021	22/12/2020
2		By Cash			1100	RF		
3	ROHIT BADLANI	eChallan		MB008710388202021E	30000	RF	0004029140202021	22/12/2020

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

10213 /2020