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Monday, December 21, 2015 .
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पावती

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

गावाचे नाव: दहिसर
दस्तऐवजाचा अनुक्रमांक: बरल7-11144-2015
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: नीरज - खंडेलवाल

पावती क्र.: 12499 दिनांक: 21/12/2015

नोंदणी फी
दस्त हाताळणी फी
पृथांची संख्या: 69

रु. 30000.00
रु. 1380.00

एकूण:

रु. 31380.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे
11:13 AM ह्या वेळेस मिळेल.

Edwards

सह दु.नि.का.बोरीवली 7

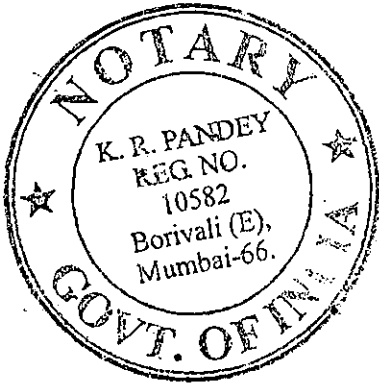
बाजार मूल्य: रु.8545521.60 /-
भरलेले मुद्रांक शुल्क : रु. 597500/-

मोबदला: रु.11950000/-

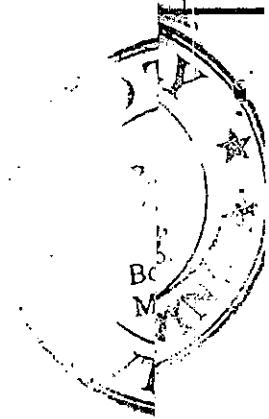
सह. दुय्यम निबंधक, बोरीवली क्र.-७,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005761474201516M दिनांक: 18/12/2015
वैकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रकम: रु 1380/-

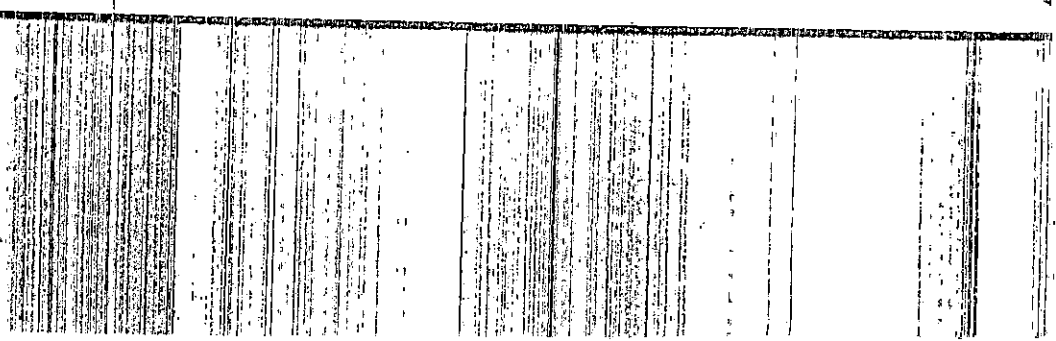
Niraj Khandewal

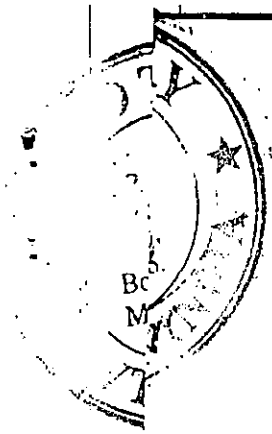


REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 21-12-15



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into this
19th day of December 2015

BETWEEN

MALLHAR REALTORS PVT. LTD., a Private Limited Company incorporated under Companies Act, 1956, having its registered office at 1st Floor, "Omkareshwar", New Link Road, Dahisar (west), Mumbai- 400 068, through one of its Directors, hereinafter called the "**DEVELOPERS**" (which expression shall unless otherwise repugnant to the meaning and context thereof shall mean and include its Directors, the respective heirs, executors, successors and assigns of the Directors) of the **ONE PART**;

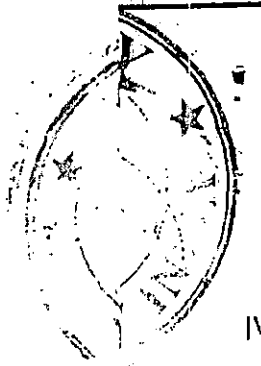
AND

MR/MRS NEERAJ KHANDELWAL

_____, of Mumbai, Indian Inhabitant presently residing at 702, 7th FLR, AWINGI SNOWDROP, HOLY CROSS ROAD, J. C. COLONY, BORTVALE (W), MUMBAI - 400 103

_____, here in after referred to as "**THE PURCHASER**" (which expression unless repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

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WHEREAS:

I. The Developers herein are developing a large property now bearing C.T.S. No. 115/1 of Village Dahisar, Taluka Borivali, admeasuring about 5657.50 square meters. The said property is carved out from a very large holding of land which covers parts of four (4) plots, viz.

- (i) Survey No. 314, Hissa No. 6 (part), corresponding with Old C.T.S. No.108 B admeasuring 419.6 square meters,
- (ii) Survey No. 314, Hissa No. 6 (part), corresponding with old C.T.S. No. 108 C admeasuring 112 square meters,
- (iii) Survey No. 314, Hissa No. 12. (part), corresponding with old C.T.S. No. 115 admeasuring 4189.90 square meters;
- (iv) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 3876 square meters;

All the above 4 plots formed a large holding of land admeasuring 8597.50 square meters and are situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and are collectively referred to as **'the said holding'**.

II. The Developers herein are the owners of the said holding. Title to the four plots mentioned above was acquired by the Developers as stated here in below.

III. By Indenture of Conveyance dated 15-01-2013, the original owners Smt. Malti Laxman Mhatre and others, the owners of the plots bearing Survey No. 314, Hissa No. 6 (parts), corresponding with C.T.S. Nos.108 B and 108 C admeasuring 419.6 square meters and 112 square meters respectively, transferred and conveyed in favour of the Developers herein the said two plots for the consideration mentioned therein. The said Indenture of Conveyance dated 15th January 2013 has been duly registered with the

Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-77490 of 2013.

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IV. The plot bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring 8065.9 square meters was originally owned by one Waman Mahadev Bhoir. Waman Mahadev Bhoir died intestate on 23-10-1958 leaving behind five sons, namely, Anant, Madhukar, Harishchandra, Moreshwar and Vinayak who became entitled to all the property owned by Waman at the time of his death. Harishchandra died on 18-03-1983 leaving behind his widow Yesubai who became the karta of her family. Moreshwar died on 23-01-1988 leaving behind Venubai who became karta of her family. Vinayak died on 27-10-1984 leaving behind his widow Hirabai who became the karta of her family.

V. Thus, Anant, Madhukar, Yesubai Harishchandra Bhoir, Venubai Moreshwar Bhoir and Hirabai Vinayak Bhoir became entitled to all the property of Waman each having equal share, right, title and interest therein in their capacity as the kartas of their respective family.

VI. By a Deed of partition dated 13th April 1988, duly registered with the sub-registrar of Assurances at Bandra, bearing registration No. BND-P-1187 of 1988, the owners effected partition of all the properties left behind by Waman Bhoir. Under the said partition, the plot of land bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 (part) admeasuring in the aggregate about 8065.9 square meters (as per the property register card) was divided among the two branches of Bhoir family. One part admeasuring 4189.9 square meters came to the ownership of Madhukar Waman Bhoir and his family. And the other part admeasuring 3879 square meters came to the ownership and share of Hirabai Vinayak Bhoir and her family. However, in the partition deed, the areas of the plots mentioned therein are erroneous. The parties subsequently rectified the errors by mentioning correct areas as per the revenue records in the subsequent registered documents.

VII. By a Deed of Transfer dated 31-12-2007, Smt. Hirabai Vinayak Bhoir and her son Ravindra Bhoir, the owners of

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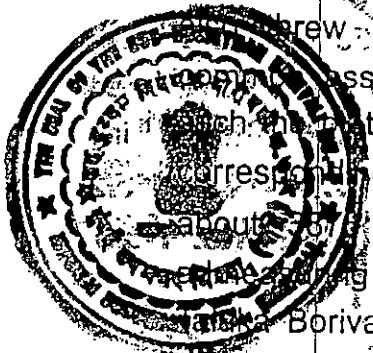
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the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 3876 square meters, transferred and conveyed in favour of one M/S Shree Ganesh Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 31-12-2007 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/78 of 2008.

VIII. By another Deed of Transfer dated 03-01-2008, Madhukar Waman Bhoir and others, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 4189.9 square meters, transferred and conveyed in favour of one M/S Kailashnath Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 03-01-2008 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/80 of 2008.

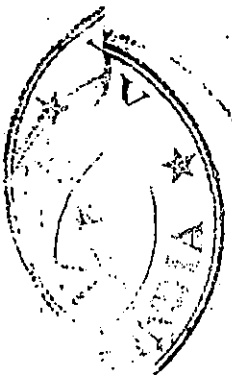
IX. By a Merger Partnership Deed dated 17th August 2010 and revised merger deed dated 2nd January 2012, the said Shree Ganesh Constructions merged with another partnership Firm, namely, Kailashnath Constructions. Pursuant to the said Deed, a new partnership Firm, by name 'Mallhar Constructions' was formed. Under the said merging of firms, Shree Ganesh Constructions threw various plots of land owned by it into the common assets of Mallhar Constructions. Similarly, Kailashnath Constructions threw the properties so owned by them into the assets of the newly formed partnership Firm. As a result, the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring about 3876 square meters and C.T.S. No. 115 (part) admeasuring 4189.9 square meters at village Dahisar, Borivali were also thrown into the assets of Mallhar Constructions.



X. Under part IX of the Companies Act, 1956, the said Mallhar Constructions, a partnership Firm, was converted into a Private Limited Company known as 'Mallhar Realtors Private Limited'. The immovable properties owned by

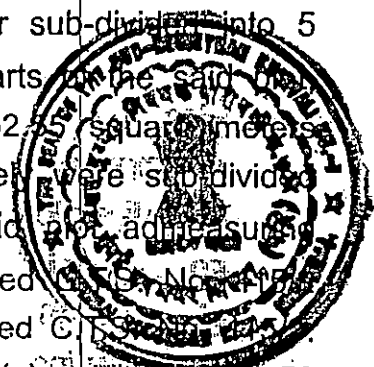
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Mallhar Constructions came to be transferred to the newly incorporated Company, i.e. the Developers herein.

- Xi. Thus, the plot bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 admeasuring 8065.9 square meters came to the ownership of Mallhar Realtors Private Limited.
- XII. Thus, the Developers became the absolute owners of the said holding described in four parts in Recital I here in above admeasuring in the aggregate 8597.50 square meters.
- XIII. The revenue authorities carried out the mutation entries as per the said sequence mentioned here in above and now the name of the Developers herein is shown in the 7/12 extracts pertaining to the plots covering the said holding.
- XIV. The said holding consisting of 4 plots mentioned in recital I here in above were affected by various reservations under the D.P. Plan published by MCGM under the town Planning. Hence, the Developers applied to the revenue department for amalgamation and sub-division of the 4 plots. By his order dated 26-11-2013, the Collector, M.S.D. duly amalgamated and sub-divided the 4 plots. As such the 4 plots were amalgamated admeasuring in the aggregate 8597.50 square meters and thereafter sub-divided into 5 parts, (a), (b), (c), (d) and (e). Two parts of the said holding, namely (b) and (c) admeasuring 1452.55 square meters and 1417.45 square meters respectively were sub-divided and shown for D. P. Road. The said plot admeasuring 1452.55 square meters is now assigned C.T.S. No. 115/4 and plot admeasuring 1417.45 is allotted C.T.S. No. 115/5. Another two parts, namely, (d) and (e) admeasuring 50 square meters (now allotted C.T.S. No. 115/4) and 20 square meters (now allotted C.T.S. No. 115/5) respectively were similarly shown for Recreation Garden. The remaining part, namely, part (a) admeasuring 5657.50 square meters was shown as "balance plot" which part is currently being developed by the Developers here in. This balance plot has



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been allotted C.T.S. No. 115/1 under order dated 07-05-2015 by City Survey Officer Borivali.

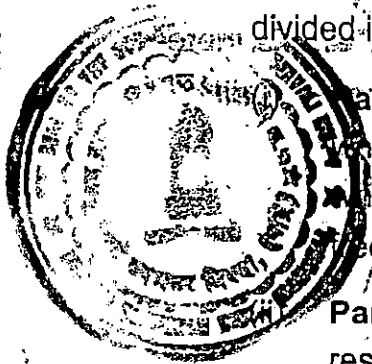
XV. The said part (a) admeasuring 5657.50 square meters is thus now described as C.T.S. Nos. 115/1 and is hereinafter referred to as 'the said property' and is more particularly described in **Schedule I** appended here to.

XVI. The said property has been reserved for 'Fire Brigade' under the development plan published by the Planning authority. Under the D.C. Regulations duly amended, the owners of the respective plots were allowed to develop the plots so reserved for fire brigade under accommodating reservation concept. By further amendment under Notification No. TPB-4306/ 2778/CR-160/07/UD-11 dated 14-05-2009, the land to be developed for reservation was increased from 40 % to 50 %. Hence, under the D.C. Regulation 9, Table 4- V (5) (a), my clients became entitled to develop the land under their ownership and possession.

XVII. Accordingly, after duly applying under regulation no. 9, Table 14, Sr. No. V (5) (a) of DCR 1991, a Development Permission dated 25th October 2011 (revalidated on 17th April 2014) was issued by the Brihan mumbai Municipal Corporation (for short, 'MCGM'). The Developers had submitted plans with the Building Proposal Department of MCGM for construction of (i) Fire Brigade Station on one part of the said property and (ii) a residential Building on the remaining part. Thus, the said property came to be further divided into two parts,

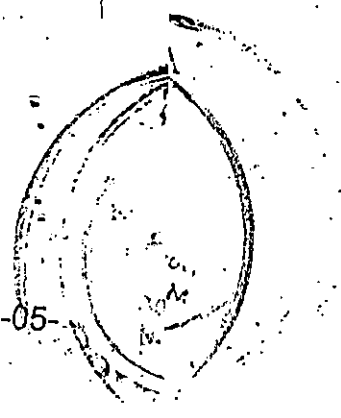
Part A- admeasuring about 2828.75 square meters where the Fire Brigade Station would be constructed which is to be handed over to MCGM free of cost and free of encumbrances and

Part B- admeasuring 2828.75 square meters where the residential Building would be constructed. The plans were duly sanctioned after following due procedure of the regulation and after various compliances and N.O.C.'s from various departments of MCGM and also after recovering various payments an IOD bearing No.



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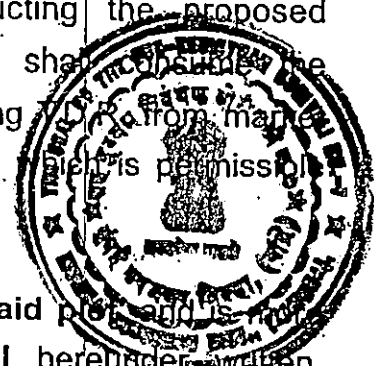
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CHE/A-5084/BP (WS) AR. came to be issued for the construction of Fire Brigade Station on Part A which was 50% part of the said property and another IOD bearing No. CHE/A-5083/BP (WS) AR for the residential building on the remaining part of the said property i.e. part B. Both the IOD were issued on 28/05/2013.

XVIII. After the due compliances, a Commencement Certificate dated 25th April 2014 was issued on 25th April 2014 by MCGM for Fire Brigade Station Building proposed to be constructed on part A of the said property. Accordingly, the Developers commenced the construction and now the Fire Brigade Station Building is under construction.

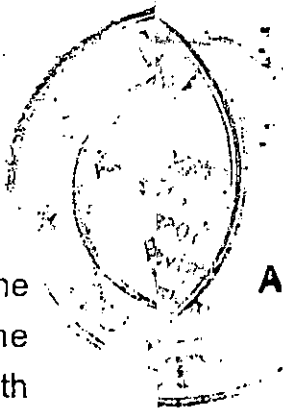
XIX. In the meanwhile, the Developers have complied with various terms and conditions of the IOD in respect of the residential Building and the MCGM has issued a commencement Certificate dated 26th Sep 2014 for construction of residential Building on part B of the said property. The Developers have in accordance with the said approved plans commenced the construction of residential building on Plot B. While constructing the proposed Building on Plot B, the Developers shall utilize the potential F.S.I. on plot B and by availing the same from market as well as by utilizing the fungible FSI. This is permissible under the DCR.

XX. Plot B is hereinafter referred as 'the said plot' and is particularly described in Schedule II hereunder written. Appended hereto is a sketch plan Annexure B in which the said property is marked bounded in black colour. Bounded in red is Plot A, where the Fire Brigade Station Building is currently being constructed and is shown accordingly. Bounded in blue is the said plot (Plot B) which is the subject matter of this Agreement for sale and the proposed building Bhimashankar Heights is shown therein. Plot A shall be handed over to MCGM along with the Fire Station as per the terms of the Development Permission dated 25th Oct 2011.



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XXI. The Developers shall construct a residential Building on the said plot under the professional supervision of the Architects and Structural Engineers and in accordance with the plans and specifications duly approved by MCGM, which building shall consist of two wings, 'WING A' and 'WING B'. The said building shall be known as "Bhimashankar Heights" and have ground and 19 upper floors.

XXII. The Developers have appointed Shri Sanjay Neve of M/s Sanjay Neve & Associates, registered with the Council of Architects for the proposed construction. The Developers have also appointed Ketan Belsare as R.C.C. Consultants for the structural designs and drawings in respect of the proposed construction. The Developers shall avail the services of the Architect and R.C.C. Consultant till the completion of the project.

XXIII. The Purchasers have approached the Developers with a desire to purchase a residential Flat No. 801 on 8 th floor of wing A of Building 'Bhimashankar Heights'. The Purchasers have inspected various documents mentioned herein and after understanding the contents thereof have decided to purchase the flat mentioned hereinbefore.

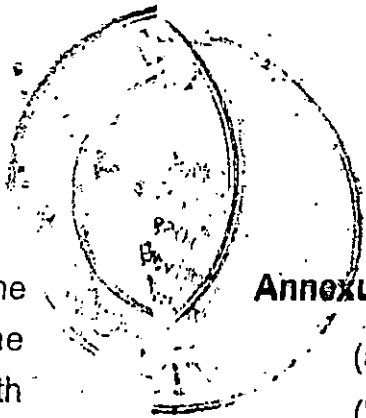


The Purchaser is well aware of all the documents of title relating to the said plot, the relevant orders and notifications and the approved plans, designs and specifications prepared by the Developer's Architects and all other documents as specified under the Maharashtra Ownership Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as 'MOF' Act) and the rules made there under.

XIII. - The Purchaser has demanded the inspection of various documents and the Developers offered the inspection of the original documents to the purchasers. Developers have also annexed here to the copies of the following documents:

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Annexure

- (a) Property card; (A)
- (b) 7/12 extracts (B)
- (c) sub-division order dated 26-11-2013. (C)
- (d) I. O. D. issued by BMC (D)
- (e) Commencement Certificate Issued by BMC (E)
- (f) Typical Floor plan; (F)
- (g) Plan showing plot A and plot B. (G)
- (h) List of external and internal amenities (H)

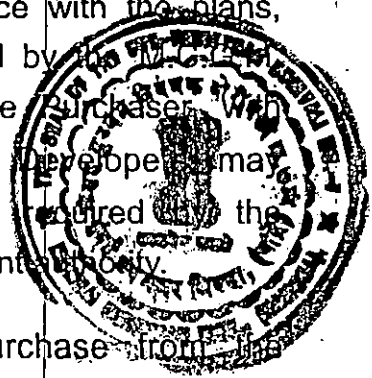
XIV. The Developers have entered into separate agreements with the several other persons and parties for the sale of flats in the said building.

XXIV. The parties have agreed upon various terms and conditions which they desire to record into writing as follows:

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

1. The Developers shall commence the construction of the said building consisting of floors as stated in the recital _____ here in above in accordance with the plans, specifications and designs duly approved by _____ which have been duly inspected by the Purchaser. With such variations, modifications as the Developer may consider necessary or which may be required by the concerned local authority or any government.

2. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell and allot to the Purchaser Flat No. 804 measuring 724 square feet of carpet area on the 8th Floor of Wing A of the Building to be known as Bhimashankar Heights shown on the floor plan annexed here to (for short, referred to as 'the said Flat') for a total consideration of Rs. 1,19,50,000 /- (Rupees one crore nineteen lakh fifth thousand Only). The Developers shall also provide to the Purchaser amenities in the said



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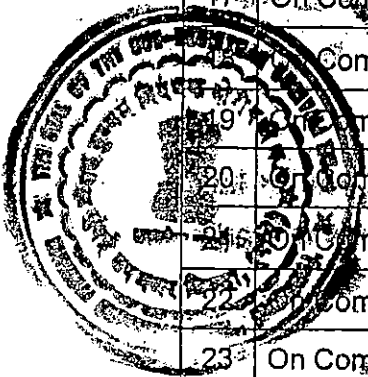
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premises as per the list annexed hereto and marked as 'Annexure H'.

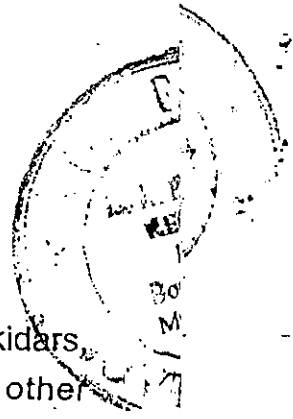
3. The Purchaser has agreed to pay the aforesaid consideration to the Developers in the following manner:

No.	Particular	%	Amount	Service TAX
				4.35 %
	TOTAL AGREEMENT COST		1,19,50,000/-	
1	On or before execution of this Agreement	20%	23,90,000/-	1,03,665/-
2	On Completion of the Plinth.	12%	14,34,000/-	62,379/-
3	Podium 1st Slab	6%	7,17,000/-	31,190/-
4	Podium 2nd Slab	6%	7,17,000/-	31,190/-
5	Res Slab 1st Slab	4%	4,78,000/-	20,793/-
6	Res Slab 3rd Slab	4%	4,78,000/-	20,793/-
7	Res Slab 5th Slab	4%	4,78,000/-	20,793/-
8	Res Slab 7th Slab	4%	4,78,000/-	20,793/-
9	Res Slab 9th Slab	4%	4,78,000/-	20,793/-
10	Res Slab 11th Slab	4%	4,78,000/-	20,793/-
11	Res Slab 13th Slab	4%	4,78,000/-	20,793/-
12	Res Slab 15th Slab	4%	4,78,000/-	20,793/-
13	Res Slab 17th Slab	4%	4,78,000/-	20,793/-
14	Res Slab 19th Slab	4%	4,78,000/-	20,793/-
17	On Completion of Erick work.	2%	2,39,000/-	10,397/-
18	On Completion of the Internal Plastering.	2%	2,39,000/-	10,397/-
19	On Completion of the External Plastering.	2%	2,39,000/-	10,397/-
20	On Completion of flooring.	2%	2,39,000/-	10,397/-
21	On Completion of plumbing fittings.	2%	2,39,000/-	10,397/-
22	On Completion of Electric Work.	2%	2,39,000/-	10,397/-
23	On Completion of Painting Work.	2%	2,39,000/-	10,397/-
24	before taking possession of the said flat/premises within seven days from the Developers offering possession	2%	2,39,000/-	10,397/-
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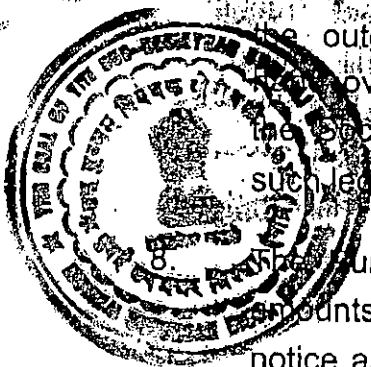
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lights repairs, salaries of clerks, bill collectors, chowkidars, sweepers, liftmen, security personnel, and all other expenses incidental to the maintenance and management of the said plot and the said building. Until a Society/Limited Company/Organization is formed and the plot and the building are transferred to it by the Developers, the Purchaser shall be liable to pay to the Developers such proportionate share of outgoings as may be determined by the Developers. The Purchaser agreed to pay Rs. 10,000/- per month to the Developers as provisional monthly contribution towards all outgoings. Such monthly payment shall commence from the date when the Developers intimate the Purchaser that the said premises are read for possession. The monthly provisional contribution shall be paid by the Purchaser on or before the 5th day of every month in advance and shall not withhold the payment for any reason whatsoever. The Developers shall retain all such amounts received from purchaser until the Conveyance or Transfer Deed is executed by the Developers in favor of the Society/Limited Company or Organization as the case may be.

9.

7. However, the Purchaser shall pay Rs. 60,000/- (Rs. 10,000/- X 6 months) as a provisional contribution of his share of outgoings at the time of offering possession of the said flat to the Purchaser which amount shall be retained by the Developers. The Developers shall keep accounts of such amounts received from all purchasers and shall pay the outgoings from such account. The Developers shall hand over the balance amount along with the accounts to the Society or Limited Company or the organization once such legal entity is registered by the Developers.



The Purchaser shall pay to the Developers the following amounts, within a period of seven days from the date of notice and in any event before taking possession of the said flat. The said amounts are over and above the purchase price of the said flat:

₹. 21,000/-		towards the expenses of the formation and registration of the society	
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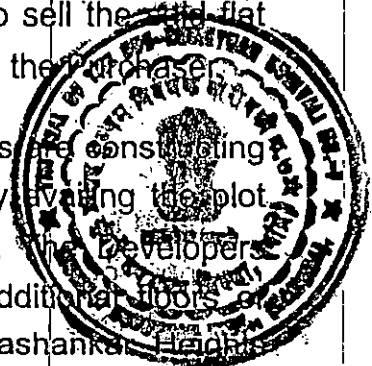


- ii) Rs. 2000/- towards the contribution as share money and entrance fees,
- iii) Rs. 88,000/- towards expenses for the installation of electric meter/water meter and connection charges,
- iv) Rs. 60,000/- as 6 months' maintenance deposit as mentioned in paragraph 7 above.

Total- Rs. 1,71,000/- (One Lac Seventy One Thousands Only)

9. The Purchaser undertakes to pay diligently each installment of consideration stated in clause 3 to the Developers without any delay whatsoever. In the event of Purchaser committing any breach of any payment mentioned herein, the Developers reserve their right to terminate this Agreement for sale. Provided that, before exercising the right to terminate the agreement, the Developers shall give a 7 days' notice to the Purchaser to make the payment so defaulted and disclose their intention to terminate the agreement. If the Purchaser makes the payment as called upon in the Notice, the Notice shall automatically stand waived. However, if the Purchaser fails to comply with the requisitions made in the notice, the Developers shall be entitled to terminate the agreement for sale. In which event, the Developers shall be entitled to forfeit the amounts so paid by the Purchaser to the Developers till then and in such event, the Developers shall be free to sell the said flat to any other person without any reference to the Purchaser.

10. The Purchaser is aware that the Developers are constructing the said Building Bhimashankar Heights by availing the plot F.S.I. on Plot B and by consuming TDR. The Developers hereby reserve their rights to construct additional floors or additional wing as an extension to Bhimashankar Heights Building by consuming balance FSI or by availing benefit of TDR or any future benefit as may be permissible by M.C.G.M. The Purchaser hereby gives his irrevocable consent for such extension as stated above. In the event of Developers seeking to construct the extension, the Purchaser undertakes to co-operate with the Developers and sign and execute all such no objection letters, consent letters, if so called upon by



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the Developers without demanding any benefit whatsoever. The Developers shall be fully entitled to submit amended plans with MCGM for sanction without any reference to the Purchaser herein.

11. The Developers shall be entitled to amalgamate the said plot with any other adjoining piece of land and avail the best benefit from such amalgamation insofar as the extension and/or additional construction can take place. The Developers shall be entitled to do so and in such event of amalgamation, the Purchaser shall co-operate with the Developers as stated above and not raise any dispute or objection for such additional construction.

12. However, in the circumstances stated above, the developers shall be entitled to amend the plans without changing the design, area and location of the said flat.

13. The Building Bhimashankar Heights shall have stilts on the ground floor, podium parking on 1st and 2nd floor respectively. The third level of the Building Bhimashankar Heights will be a service Floor. From fourth level onwards, the floors upto 19th shall consist of residential flats. The Developers shall alone be entitled to sell or create third party interest in respect of any part of the Building including flats, stilts, open parking areas, podium parking slots, terraces, pocket terraces, to any person of their choice, including Banks, ATMs, Nursing Homes, Offices, Financial Institutes, Advertisers as the Developers may deem fit and proper.



The Developers shall form and register a Co-operative Society of the Purchasers of various flats in Bhimashankar Heights Building as and when the Developers may deem fit. The Purchaser shall become a member of such proposed Society and thereafter abide by all the laws in respect of such co-operative housing society and bye laws and rules made there under. The Developers shall execute a conveyance deed in favour of such Society only after the entire development is completed by the Developers.

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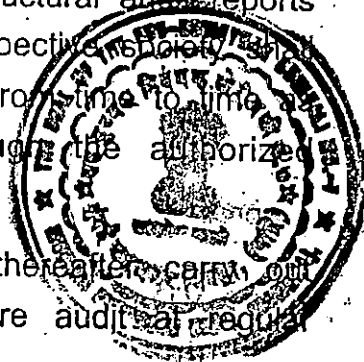
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15. As required by MCGM, the Developers and their Architects shall compile and preserved the following documents:

- (a) Ownership documents,
- (b) Copies of IOD, CC, subsequent amendments, OCC, BCC and corresponding canvass mounted plans,
- (c) Copies of soil investigation report,
- (d) RCC details and canvas mounted structural designs,
- (e) Structural stability Certificate from Licensed Structural Engineer,
- (f) Structural Audit report,
- (g) All details of repairs carried out in the building,
- (h) Supervision Certificate issued by Licensed Surveyor / Architect,
- (i) Building Completion Certificate issued by Licensed Surveyor/Architect,
- (j) NOC and Completion Certificate issued by CFO,
- (k) Fire Safety audit carried out as per the requirement of CFO.

The said documents shall be handed over to the proposed society as required under condition 34 of the IOD dated 28th May 2013. The prospective society shall be bound to take over these documents /plans and shall preserve and maintain the subsequent periodical structural audit reports and repair history. Similarly, the prospective society shall check and carry out fire safety audit from time to time as per the requirement of CFO through the authorized agencies of MCGM.

The prospective society shall also thereafter carry out necessary repairs /structural audit/ fire audit at regular intervals.



16. The Purchaser for himself/herself with intention to bind all persons into whosever hands the said Flat may come do hereby covenant with the Developers as follows:

- a) To maintain the said Flat at Purchaser's own cost in good tenable condition from the date on which the

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possession of the said Flat is offered and shall not do or suffered to be done anything in or to the said building in which the said Flat is situated, staircase or any passage, which may be against the rules, regulations or bye-laws of MCGM and/or concerned local or any other authority or change/alter to make addition in or to the said building in which the said Flat is situated and the said Flat it self or any part thereof.;

b) Not to store in the said Flat any goods which are of hazardous, combustible or dangerous nature or so heavy so as to damage the structure and/or construction of the said building in which the said Flat is situated or storing of which goods are objected to by MCGM or the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors which may damage the structure and/or construction of the said building in which the said Flat is situated and in case any damage is caused to the said building in which the said Flat is situated or the said Flat itself on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

c) To carry out at his/her own cost, all internal repairs of the said Flat and maintain the said flat in the same condition and shall not do or suffer to be done anything in or to the said Building in which the said Flat is situated or do any act contrary to the rules and regulations and bye-laws of the M.C.G.M. and/or concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser alone shall be responsible and liable for the consequence thereof to M.C.G.M. and/or the concerned local authority and/or other public authority.



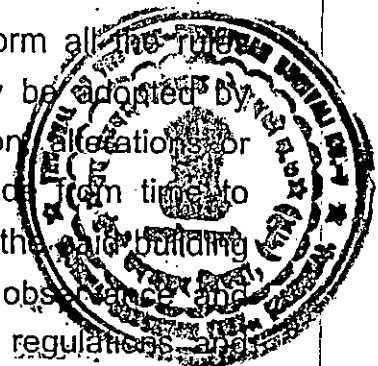
d) Not to demolish or cause to be demolished any wall in the said Flat or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the said Flat or any part thereof nor any alteration in the elevation and outside colour scheme and

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grills of the said building in which the said Flat is situated and shall keep the said Flat, sewers, drains, pipes in the said premises and appurtenances thereto in good tenable condition and in particular so as to support, shelter and protect the other parts of the said building in which the said Flat is situated and shall not chisel or in any other manner damage the columns, beams, wall, slabs or RCC Partis or other structural members in the said Flat and/or carry out any structural changes or renovation of the said Flat without the prior written permission of the Developers.

- e) The Purchaser shall use the lifts in the building for the purpose and under the rules framed by the Society. The Member shall not carry or cause to be carried heavy or bulky packages to the upper floors by lifts. The Purchaser shall not cause any damage to the lifts, staircases, common passages or any other parts of the said building/s.
- f) Not to do or permit to be done any act or thing which may render void or voidable any insurance on the said property and the said building in which the said Flat is situate or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- g) The Purchaser shall observe and perform all the rules and regulations of the Society as may be adopted by them from its inception and the addition, alterations or amendments there of that may be made from time to time for protection and maintenance of the said building and the said Flat therein and for the observance and the performance of the building rules, regulations, and Bye-Laws for the time being of the M.C.G.M. and/or concerned local authority and of Government and other public authority. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the said Flat in the said building and shall pay and contribute regularly and punctually towards the various



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taxes, expenses and/or other outgoings in accordance with the bye-laws of the Society.

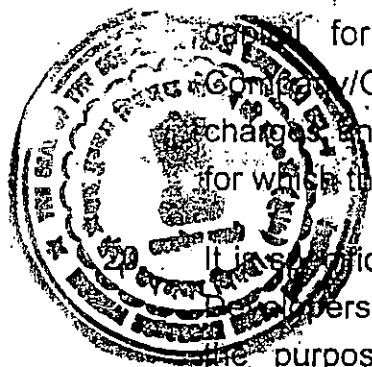
h) to bear and pay increase in local taxes, water charges, insurances and other levies, if any, which may be imposed by the concerned Local Authorities or Government or other Public Authority, after possession of the said flat is offered to the Purchaser by the Developers.

17. The Developers will lodge this Agreement for Registration with Sub-Registrar of Assurances and the Developers or their authorized representative will attend the office of the Sub-Registrar of Assurances for admitting execution of these presents. The entire costs towards stamp duty charges, registration charges and any other charges incidental to the Stamping and Registration of this Agreement before the Sub-Registrar shall be borne and paid by the Purchaser.

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18. All the deposits payable to the M.C.G.M., Reliance Energy Ltd. Electricity Board, Mahanagar Telephone Nigam Ltd. water connection and electricity charges, drainage, telephone connection or of permanent deposits in respect of the said Building wherein the flat is situated which become payable shall be paid or reimbursed to the Developers by the Purchaser/s.

19. The Developers shall maintain a separate accounts respect of sums received by the Developers from the Purchaser/s as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society/Company/Organization or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



It is specifically and expressly agreed that in the event of the Developers require to install or erect any structure or room for the purpose of installation of Transformer or any other instrument to obtain necessary supply of electricity for the building to be constructed on the said Property from BEST/Reliance energy, Electricity Board or any other concerned authorities either within the said Property or the building to be

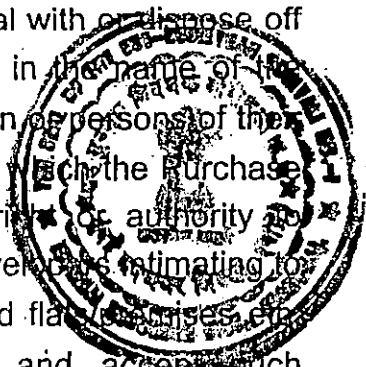
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construct thereon than in such even the Purchaser/s shall bear and pay the said Outstanding Charges, deposits and expenses to be incurred paid or deposited with the said or to any other concerned authorities for the said purpose, proportionately as may be decided by the Developers. The Developers shall not be liable to bear and pay the said expenses, charges or Deposits as may be required to obtain electricity supply from the said Electricity Board and authorities.

21. The Developers shall in respect of any amount unpaid by the Purchaser/s under this Agreement has/have first lien and charge on the said Flat agreed to be purchased/acquired by the Purchaser/s.

22. It is expressly and specifically agreed understood and confirmed by the Purchaser/s that till the Conveyance, or vesting documents together with the said Building standing thereon and even after execution of such conveyance documents/declaration in favour of the said Organization to be formed registered/incorporated by the Purchaser/s of premises in the said Building, the Developers shall have full right, power and absolute authority to deal with or dispose off the unsold flats/premises etc. which are in the name of the Developers or their nominee to the person or persons of their choice and to their absolute discretion to which the Purchaser and other Purchaser/s shall have no right of authority to object or challenge the same. On the Developers intimating to the Society or purchasers of such unsold flats/premises etc. the Organization/Society shall admit and accept such person/persons as their member/s and shareholder/s and shall issue/transfer share certificate in favour of such person/persons without charging/recovering any premium, fees, donation or any amount of whatsoever nature for such transfer.



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23. It is expressly agreed and confirmed by the Purchaser/s that he/she/they/it shall be bound and liable to bear and pay and discharge his/her/their/its proportionate share of taxes, rates, charges, cesses, maintenance charges and all other expenses penalties, premium duties and outgoings payable in

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respect of the flat agreed to be purchased by the Purchaser/s under this Agreement, from the date of Developers intimates to the Purchaser/s to take possession of the premises agreed to be purchased by the purchaser/s such date of handing over the possession of the said flat will be intimated by the Developers to the Purchaser/s at his/her/their/its address given in this Agreement here in by post under certificate of posting. The intention of the parties hereto being clear that irrespective of the fact whether the Purchaser/s takes possession of the said flat agreed to be purchased by him/her/them/it under these presents on the date intimated by the Developers as aforesaid or not, or whether the Developers demand for the same or not, the Purchasers/s shall without any reservation or objection discharge and pay his/her/their/its share of the aforesaid taxes, charges, cesses, rates, maintenance charges expenses, penalties, duties, premium and outgoing etc. of the said Premises and the said Building. The decision of the Developers as regards the time period, proportion of the amount demanded shall be final and binding upon the Purchaser/s.

24. The Developers shall hand over the possession of the said flat to the Purchasers on or before October 2020. However, if the Developers are not able to deliver possession on the date mentioned herein, the Purchasers shall grant a grace period of 6th months to the Developers to complete the said flat and deliver possession there of.

25. The Developers agree to deliver possession within the time set forth here in above, provided that the Developers are not prevented from doing the construction for any of the reasons such as:



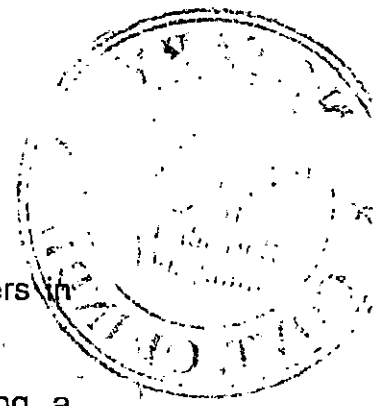
(i) War, civil commotion or act of God affecting the said property.

(ii) Any notice, order, rule, notification of the Govt. or other public judicial or competent authority on account of change in policy affecting the development in respect of the said property.

(iii) Non availability and/or shortage of building materials or water.

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- iv) Litigation filed by any person against the Developers in regard to development of the said property,
- v) The Government or the statutory authority issuing a stop work notice,
- vi) Out breaking of any Epidemic.

26. The Provisions of Maharashtra Ownership Flat Act (MOFA) shall apply (to the extent applicable) to this Agreement and the present Agreement is executed under the provisions of the said Act.

27. The Purchaser is aware that the Building 'Bhimashankar Heights' under reference is deficient in open space and MCGM will not be held liable for the same in future.

28. The Purchaser has no objection for the neighborhood development with deficient open space in future.

29. The Purchaser will not hold liable MCGM for failure of mechanical Parking system in future.

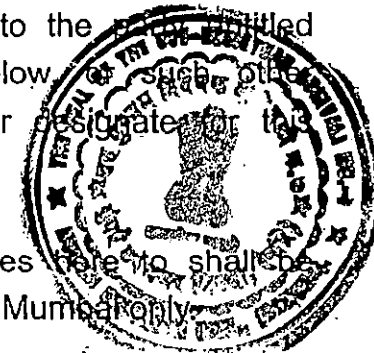
30. All notices and other communications in respect of this Agreement shall be given in English by registered mail, postage prepaid or by hand delivery to the party notified thereto at the address set forth below. Such other address as such party shall hereafter designate for the purpose.

31. Any dispute arising between the parties here to shall be subject to the jurisdiction of the courts in Mumbai only.

32. The Purchaser and the Developer are assessed under Income Tax under following PAN:

Developer : AAICM4170E

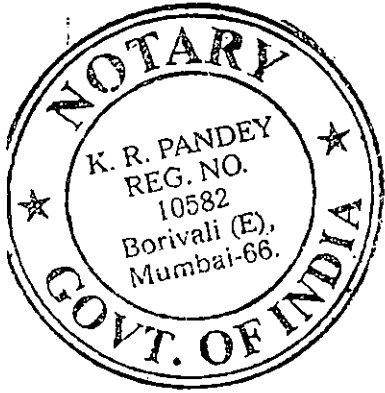
Purchaser : APKPK2420F



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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals to this Agreement.

(Faint signatures and stamps at the bottom of the page)



THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 admeasuring in the aggregate 5657.50 square meters; and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 (part) admeasuring 2828.75 square meters; and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and as shown marked in the plan annexed hereto.

SIGNED, SEALED AND DELIVERED)

By the with in named "DEVELOPERS")
M/S. MALLHAR REALTORS PVT. LTD.)

Through its Directors)

MR. DEVANGI DINESH THALE)

In the presence of)

SIGNED, SEALED AND DELIVERED)

By the with in named PURCHASER)

MR/MRS NEERAT KHANDELWAL)

In the presence of)

RECEIPT

RECEIVED from the within named Purchaser's a

MR/MRS NEERAT KHANDELWAL

sum of

Rs. 2,00,000 /- (Rupees TWO LAKH

only)

By Cheque No. 745439 Dated 21/10/2015

Pay in on PUNJAB NATIONAL BANK Bank being

the amount received by us. Rs. 2,00,000 /-

WE SAY RECEIVED

FOR M/S. MALLHAR REALTORS PVT. LTD.

TRUE COPY

K. R. PANDEY

Advocate High Court
Govt. of Maharashtra Greater Mumbai District Court
Add: H. Patel Chawl, Kaji...
Hanuman Tekadi, Borivali (E)
Mumbai - 400 066



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ASMITA DHULAP

Advocate

207, Dattani Trade Centre, Chandavarkar Road, Borivali (West),
Mumbai- 400 092. Tel: 022- 65287496

TITLE CERTIFICATE

Reference:

ALL THAT piece and parcel of land bearing C.T.S. No. 115/1 admeasuring 5657.50 square meters and situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District.

Under the instructions of my clients, **MALLHAR REALTORS PVT. LTD.**, a Private Limited Company incorporated under Companies Act, 1956, having its registered office at 1st Floor, "Oomkareshwar", New Link Road, Dahisar (west), Mumbai- 400 068, through one of its Directors, Shri Rajesh Mhatre, I investigated the title of Mallhar Realtors Pvt. Ltd. to the property under reference by...

1. Publishing a Public notices in the Free Press Journal (in English) 12-11-2014 issue and Nav-Bharat Times (in Hindi) also a 12-11-2014 issue inviting claims from public at large.
2. Perusing the following documents:-
 - i. Two search reports both dated 14-10-2014 respectively by title investigator, Shri Shriniwas Chipkar by taking searches in the offices of sub-registrar of assurances at Mumbai and Bandra, Borivali and Goragaon of for last 40 years.
 - ii. Documents listed in search reports.
 - iii. Property register card pertaining to the property under reference and 7/12 extracts.
3. Taking verbal instructions from my clients.

From the various entries mentioned hereinbefore the history of the title can be gathered as follows:

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1. My clients are developing a large property now bearing C.T.S. No. 115/1 of Village Dahisar, Taluka Borivali, admeasuring about 5657.50 square meters. The said property is carved out from a very large holding which covers parts of four (4) plots, viz.

- (A) Survey No. 314, Hissa No. 6 (part), corresponding with Old C.T.S. No. 108 B admeasuring 419.6 square meters,
- (B) Survey No. 314, Hissa No. 6 (part), corresponding with old C.T.S. No. 108 C admeasuring 112 square meters, and
- (C) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 4189.90 square meters;
- (D) Survey No. 314, Hissa No. 12 (part), corresponding with old C.T.S. No. 115 admeasuring 3876 square meters.

II. All the above 4 plots formed a large holding of land admeasuring **8597.50** square meters and are situated at Village Dahisar, Taluka Borivali, Mumbai Suburban District and are collectively referred to as '**the said holding**'.

III. My clients are the owners of the said holding. They have acquired the title thereto under various deeds and documents from the respective predecessors in title as stated below.

Plots (A) And (B)

IV. By an Indenture of Conveyance dated 15-01-2013, the original owners Smt. Malti Laxman Mhatre and others, the owners of the plots bearing

Survey No. 314, Hissa No. 6 (parts), corresponding with C.T.S. Nos. 108 B and 108 C admeasuring 419.6 square meters, and 112 square meters respectively, transferred and conveyed in favour of my clients the said two plots for the consideration mentioned therein. The said Indenture of Conveyance dated 15th January 2013 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-7/490 of 2013.

Plots (C) and (D)

The plot bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring 8065.9 square meters was originally owned by one Waman Mahadev Bhoir. Waman Mahadev Bhoir died intestate on 23-10-1958 leaving behind five sons, namely, Anant, Madhukar Harishchandra Moreshwar and Vinayak who became entitled

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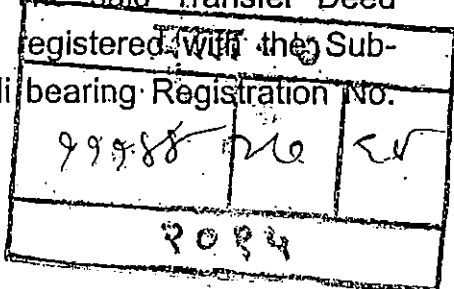
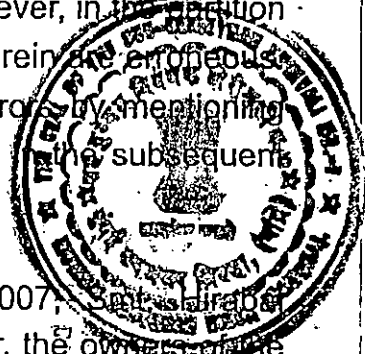
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to all the property owned by Waman at the time of his death. Harishchandra died on 18-03-1983 leaving behind his widow Yesubai who became the karta of her family. Moreshwar died on 23-01-1988 leaving behind Venubai who became karta of her family. Vinayak died on 27-10-1984 leaving behind his widow Hirabai who became the karta of her family.

VII. Thus, Anant, Madhukar, Yesubai Harishchandra Bhoir, Venubai Moreshwar Bhoir and Hirabai Vinayak Bhoir became entitled to all the property of Waman each having equal share, right, title and interest therein in their capacity as the kartas of their respective family.

VIII. By a Deed of partition dated 13th April 1988, duly registered with the sub-registrar of Assurances at Bandra, bearing registration No. BND-P-1187 of 1988, the said five co-owners effected partition of all the properties left behind by Waman Bhoir. Under the said partition, the plot of land bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 (part) admeasuring in the aggregate about 8065.9 square meters (as per the property register card) was divided among the two branches of Bhoir family. One part admeasuring 4189.9 square meters came to the ownership of Madhukar Waman Bhoir and his family. And the other part admeasuring 3879 square meters came to the ownership and share of Hirabai Vinayak Bhoir and her family. However, in the partition deed, the areas of the plots mentioned therein are erroneous. The parties subsequently rectified the error by mentioning the correct areas as per the revenue records in the subsequent registered documents.

IX. By a Deed of Transfer dated 31-12-2007, Vinayak Bhoir and her son Ravindra Bhoir, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 3876 square meters, transferred and conveyed in favour of one M/S Shree Ganesh Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 31-12-2007 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/78 of 2008.



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IX. By another Deed of Transfer dated 03-01-2008, Madhukar Waman Bhoir and others, the owners of the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. Nos. 115 (part) admeasuring 4189.9 square meters, transferred and conveyed in favour of one M/S Kailashnath Constructions the said plot for the consideration mentioned therein. The said Transfer Deed dated 03-01-2008 has been duly registered with the Sub-Registrar of Assurances at Borivali bearing Registration No. BDR-12/80 of 2008

X. By a Merger Partnership Deed dated 17th August 2010 and revised merger deed dated 2nd January 2012, the said Shree Ganesh Constructions merged with the said Kailashnath Constructions. Pursuant to the said Deed, a new partnership Firm, by name 'Mallhar Constructions' was formed. Under the said merging of firms, Shree Ganesh Constructions threw various plots of land owned by it into the common assets of Mallhar Constructions. Similarly, Kailashnath Constructions also threw the properties so owned by them into the common assets of the newly formed partnership Firm. As such the plots bearing Survey No. 314, Hissa No. 12 (part), corresponding with C.T.S. No. 115 (part) admeasuring about 3876 square meters and C.T.S. No. 115 (part) admeasuring 4189.9 square meters at village Dahisar, Taluka Borivali were also thrown into the assets of Mallhar Constructions.

XI. Under part IX of the Companies Act, 1956, the said Mallhar Constructions, a partnership Firm, was converted into a Private Limited Company known as 'Mallhar Realtors Private Limited'. The immovable properties owned by Mallhar Constructions came to be transferred to the newly incorporated Company, i.e. my clients who are the Developers.

Thus, the plot bearing Survey No. 314, Hissa No. 12 (part) corresponding with C.T.S. No. 115 admeasuring 8065.9 square meters came to the ownership of Mallhar Realtors Private Limited.

Thus, my clients became the absolute owners of the said holding described in four parts, A, B, C and D in Recital I

Herein above admeasuring in the aggregate 8597.50 square meters.

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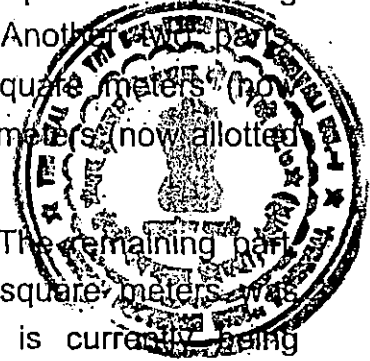
XIV. The revenue authorities carried out the mutation entries as per the said sequence mentioned herein above and now the name of my clients is shown in the 7/12 extracts pertaining to the plots covering the said holding.

XV. The said holding consisting of 4 plots mentioned in recital I herein above were affected by various reservations under the D. P. Plan published by MCGM under the town Planning. Hence, my clients applied to the revenue department for amalgamation and sub-division of the 4 plots. By his order dated 26-11-2013, the Collector, M.S.D. duly amalgamated and sub-divided the 4 plots. As such the 4 plots were amalgamated admeasuring in the aggregate 8597.50 square meters and thereafter sub-divided into 5 parts, (a), (b), (c), (d) and (e). Two parts of the said plot, namely (b) and (c) admeasuring 1452.55 square meters and 1417.45 square meters respectively were sub-divided and shown for D. P. Road. The said plot admeasuring 1452.55 square meters is now assigned C.T.S. No. 115/2 and plot admeasuring 1417.45 is allotted C.T.S. No. 115/3. Another part, namely, (d) and (e) admeasuring 50 square meters (now allotted C.T.S. No. 115/4) and 20 square meters (now allotted C.T.S. No. 115/5) respectively were

similarly shown for Recreation Garden. The remaining part, namely, part (a) admeasuring 5657.50 square meters was shown as "balance plot" which part is currently being developed by my clients. This balance plot has been allotted C.T.S. No. 115/1 under order dated 07-05-2015 by City Survey Officer Borivali.

XVI. The said part (a) admeasuring 5657.50 square meters is thus now described as C.T.S. Nos. 115/1 and is hereinafter referred to as 'the said property'.

XVII. The said property has been reserved for 'Fire Brigade' under the development plan published by the Planning authority. Under the D.C. Regulations duly amended, the owners of the respective plots were allowed to develop the plots so reserved for fire brigade under accommodating reservation concept. By further amendment under Notification No. TPB-4306/ 2778/CR-160/07/UD-11 dated 14-05-2009, the land to



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be developed for reservation was increased from 40 % to 50 %. Hence, under the D.C. Regulation 9, Table 4- V (5) (a), my clients became entitled to develop the land under their ownership and possession.

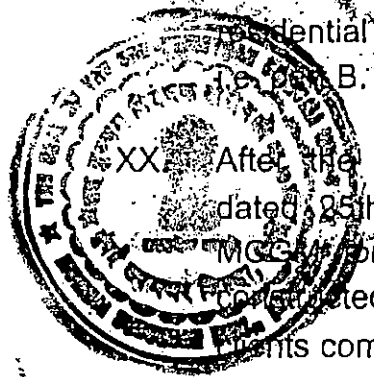
XVIII. Accordingly, after duly applying under regulation no. 9, Table 4, Sr. No. V (5)(a) of DCR 1991, a Development Permission dated 25th October 2011 revalidated on 17th April 2014 was issued by the Brihanmumbai Municipal Corporation (for short, 'MCGM). My clients had submitted

plans with the Building Proposal Department of MCGM for construction of (i) Fire Brigade Station on one part of the said property and (ii) a residential Building on the remaining part. Thus, the said property came to be further divided into two parts,

Part A- admeasuring about 2828.75 square meters where the Fire Brigade Station would be constructed which is to be handed over to MCGM free of cost and free of encumbrances and

Part B- admeasuring 2828.75 square meters where the residential Building would be constructed.

XIX. The plans were duly sanctioned after following due procedure of the regulation and after various compliances and N.O.C.'s from various departments of MCGM and also after recovering various payments an IOD bearing No. CHE/A-5084/BP (WS) AR. came to be issued for the construction of Fire Brigade Station on Part A which was 50% part of the said property and another IOD bearing No. CHE/A-5083/BP (WS) AR for the residential building on the remaining part of the said property B. Both the IOD were issued on 28/05/2013.



XX. After the due compliances, a Commencement Certificate dated 25th April 2014 was issued on 25th April 2014 by MCGM for Fire Brigade Station Building proposed to be constructed on part A of the said property. Accordingly, my clients commenced the construction and now the Fire Brigade Station Building is under construction.

XXI. In the meanwhile, my clients have complied with various terms and conditions of the IOD in respect of the residential Building and the MCGM has issued a commencement

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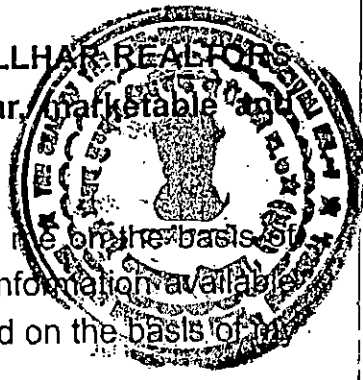
Certificate dated 26th Sep 2014 for construction of residential Building "Bhimashankar Heights" on part B of the said property. My clients have in accordance with the said approved plans commenced the construction of residential building on Plot B. While constructing the proposed Building on Plot B, my clients shall consume the potential F.S.I. on plot B and by availing T.D.R. from market as well as by utilizing the fungible FSI which is permissible under the DCR. Plot A shall be handed over to MCGM along with the Fire Station as per the terms of the Development Permission dated 25th October 2011.

XXII. For further clarification of title, I also published two public notices in two dailies; (1) English Daily 'The Free Press Journal' dated 12-11-2014 issue and (2) Hindi Daily 'Nav Bharat Times' dated 12-11-2014 issue inviting claims. I did not receive any claim from any person within the time stipulated under the said two public Notices.

XXIII. The two Search Reports each dated 14-10-2014 issued by the title investigator show various registered documents. I have gone through the contents of the said documents. I did not find any claim of any person in any of the said documents which will be contradictory to my clients' right, title and interest over the property under reference. There is also a notice of lispendens regarding Writ petition no. 3779 of 1991 in the Hon'ble High Court of Bombay. By an order dated 12th April 2013, The Hon'ble High Court dismissed the said petition for non-prosecution.

XXIV. I certify that the title of my clients, MALLHAR REALTORS PVT. LTD. to the said property is clear, marketable and free from all encumbrances.

XXV. The aforesaid title certificate is issued by me on the basis of the documents produced by my clients, information available to me, verbal instructions of my clients and on the basis of my professional judgment.



Dated this 15th day of May 2015.

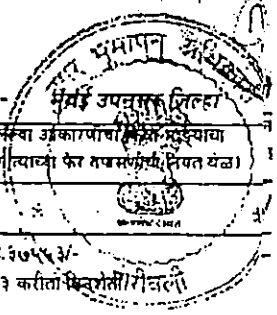
२२९ - ७		
१११८४	३१	६
२०१५		

Sd/-
ADVOCATE

Handwritten mark

मालमत्ता पत्रक

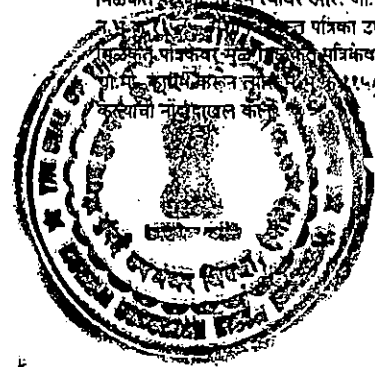
विभाग/मोजे -- दहिसर	तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली	जिल्हा --
गा. भू.मजत क्रमांक १२.११.३.	शेत नंबर प्लॉट नंबर क्षेत्र चौ.मी.	शासनाला दिलेला अकारणाचा मूळ धारका तपशील अर्थात त्याचा फेर तपशील नोंदवत येईल



११.०.१	८०६५.९ + ५३१.६ न.भू.क्र.१०८ब, १०८क ये क्षेत्र ----- ८५९७.५० - १४५२.५५ न.भू.क्र.११५/२ कडे - १४१७.४५ न.भू.क्र.११५/३ कडे - ५०.० न.भू.क्र.११५/४ कडे - २०.० न.भू.क्र.११५/५ कडे ----- ५६५७.५०	क (शंती)	साता र.रु.३७५१३/- सन २०१३-२०१३ करीता
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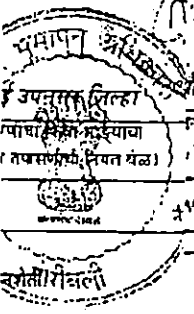
सुविधाधिकार	
हक्काचा मूळ धारक वन १९६७	[शंती.]
पट्टेदार	
इनर भार	
इतर शी	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२६/०५/२०१३	गा. जिल्हा अधीक्षक भूमि अभिलेख, मुंबई उपनगर जिल्हा पांचेकडील आदेश क्र. न.भू.अकी व अक्षरी नयकल अन्वयित सत्ता प्रकाश/२०१३/२२४२ दिनांक २६/७/२०१३ चे पत्रान्वये नगर भूगापन दहिसर ता. बोरीवली येथील न.भू.क्र. ११५ या मिळकतीस सत्ता प्रकार नमुद नसलंने चाफराशो नोंदवहीप्रमाणे सत्ता प्रकारची नोंद केली.			कारण क्र.१०९७ प्रमाणे सत्ता २७/०५/२०१३ न.भू. अ. बोरीवली
०७/०५/२०१५	मा. जिल्हाधिकारी, मुंबई उपनगर पांचेकडील आदेश क्र.सी/ कापा-७३/ एकाई/ पो.वि./ एस.आर.बी./ ६९२२ दिनांक २६/११/२०१३, पो.वि. मो.र.नं.६१७/२०१५ व न.भू.अ. बोरीवली यांचे दि.७/५/२०१५ रोजीचे आदेशान्वये न.भू.क्र.११५ ये एकूण क्षेत्र ८०६५.९० मध्ये न.भू.क्र.१०८बचे ४१६.६० चौ.मी. व १०८क ये ११२.० चौ.मी. क्षेत्र सामिल करून न.भू.क्र.११५ ये क्षेत्र ८५९७.५० चौ.मी. कायम केले. तेदन्तर त्यामधून पोटविभाजनाने १४५२.५५ चौ.मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र ११५/२ अशी मिळकत पत्रिका उपडली व त्यावर डि. पी. रोड साठी नियोजित अशी नोंद दाखल केली १४१७.४५ चौ.मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न.भू.क्र.११५/३ अशी मिळकत पत्रिका उपडून त्यावर डी. पी. रोड सी आर. झेड -२ साठी नियोजित अशी नोंद घेतली ५०.० चौ.मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न.भू.क्र.११५/४ अशी मिळकत पत्रिका उपडून त्यावर आर. जी.१ साठी नियोजित अशी नोंद घेतली, २०.० चौ.मी. क्षेत्र वजा करून त्याची नविन स्वतंत्र न.भू.क्र.११५/५ अशी मिळकत पत्रिका उपडली व त्यावर आर. जी.२ साठी नियोजित अशी नोंद घेतली. वरील सर्व नोंद घेतल्याने पांचेकडील मिळकत पत्रिका व नविन मिळकतीचे धारक, सत्ता प्रकार कायम ठेवला. न.भू.क्र.११५ ये उर्वरीत क्षेत्र ५६५७.५० चौ.मी. कायम करून त्याचे न.भू.क्र.११५/१ असा शीन दिला. सामिलीकरणामुळे न.भू.क्र.१०८ब, क या मिळकत पत्रिका रद्द केल्याची नोंद दाखल केली.			कारण क्र.११२४ सत्ता ०७/०५/२०१५ न.भू. अ. बोरीवली



बाली - ७		
९९९४	३२	५
२०१५		

मालमत्ता पत्रक



जिल्हा -- दहिसर तालुका/न.भू.भा.का. -- न.भू.अ.चोरीवली जिल्हा -- मुंबई उपनगर जिल्हा
 शिट नंबर. प्लॉट नंबर क्षेत्र धारणाधिकार रासनाला दिलेल्या अक्षरपीठा किंवा भाह्याच्या तपशील अर्धण त्याच्या फेर तपशीलाची निपत वेळ)

खंड क्रमांक	धरणाधिकार (धा) पट्टेदार (प) किंवा भार (भ)	साक्षात्करण
04/2014	भा. जिल्हाधिकारी, मुंबई उपनगर यांचेकडील बिनरोती आदेश क्र.C/Dusk-VIIA/ LND/NAP/ SRB-10409 दि.10/10/2013, बिनरोती मो.र.नं.44E/2014 व न.भू.अ. चोरीवली यांचे दि.13/4/2014 रोजीचे आदेशान्वये न.भू.क्र.114/1 चे 4449.40 चौ.मी. क्षेत्रापैकी 4426.09 चौ.मी. क्षेत्र निवासी व 220.63 चौ.मी. क्षेत्र वाणिज्य कारणासाठी बिनरोतीकडे वर्ग झालेले सन 2012-2013 या कालावधी करीता र.रू.30,443/- दरसाल बिनरोती सा-याची नोंद केली. सत्ता प्रकार "क" दाखल केला व 0/12 नुसार धारक सदरी "मल्हार रिअल्टर्स प्रा. लि." यांचे नांव दाखल केले.	दि. 24/04/2014 3 वाचण मधी 13/04/2014 न. भू. अ. चोरीवली

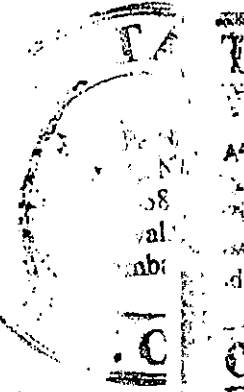
नी करणाता - खरी नक्कल -
 क्र. 4767
 ल असे दाखल करण्यात आलेली / नकाशा
 अत तपशील 93/1912
 तपशील 93/1912
 तपशील 93/1912
 तपशील 93/1912
 साक्षात्करण
 प्रमुख अधिकारी
 मुंबई उपनगर अधिकाारी
 चोरीवली
 24/04/2014
 न. भू. अ. चोरीवली

न.भू.अ.चोरीवली
 मुंबई उपनगर जिल्हा

सत्य प्रतिष्ठा
 न.भू.अ.चोरीवली
 चोरीवली



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 2014



गा. न. नं. ७, ७-अ व १२

स. नं. ९९८६ हि. नं. ९२५

क्षेत्र लायणी लागवक	प	उ	कसकियार	गाव
पोट खराबा	९६	-	७२३५	सातपुडा
एकाम	७६	-	७२३५	इतर - हक्क
आकार	६	२५	७२३५	
जुडी अक्का,				
जबादा आकार ...				
पत्तो				

वर्ग	प्लॉट नं. व खंड	क्षेत्र	रिज	पिके वास्तुवावड	क्षेत्र	हेक्टा
	प्लॉट २	व्याख्या	१०२५	१०२५		

तयार तारीख १२/०१/२०१७



जिल्हाधिकारी कार्यालय
सातपुडा

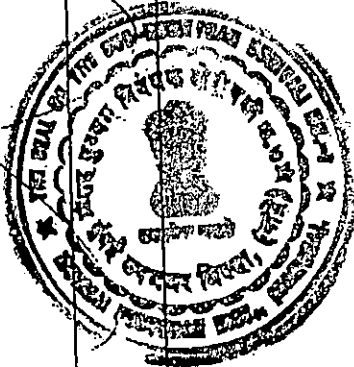
करना - ७		
१११४४	३४	६५
२०१५		

गा. न. नं. ७, ७-अ व १२

स. नं. ३९४ दि. नं. ६६

क्षेत्र लायणी लायक	प	गुं.	कायबंदी	गांव	दक्षिण
पोट खराबा	६१११		७०८८ ७१४९	गावुका	दक्षिण
एकूण	६१११		७३४३ ७३८७	इतर - इच्छक	७३६९ ७४४९
आकार	रुपये	पैसे	७३८८ ७४०९		७१६१
जुडी अचवा			७४००		
ज्यादा आकार			सख्ता रिमिटर प्रॉडि		
पाणी			७६३६		

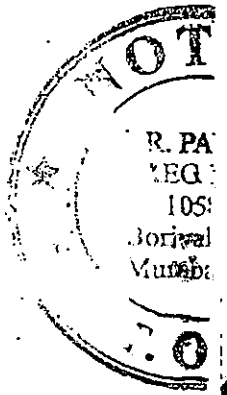
वर्ग	कुल व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	सेरा
	टिप :- लागवडा		पूरत	३११३		



तयार तारीख १२/११/२०१६
अससल बरहुकुम नक्कल रूपु असे.

SV
तलाठी
सलाठी सजा दहिमर
तालुका - कोल्हापूर

परल - ७		
१११४४	३५	६८
२०१६		



गा. न. नं. ७, ७-अ व १२

स. नं. ९९४४ हि. नं. ७२

क्षेत्र लायची लायक	ए. पु.	कमसेदार	गांव
पोटाखराबा	६॥	अख्तर विधाकर प्रा. वि.	तासुका
एकूण	७३२५५		इतर - एकक
अक्षर	७-५२		
चुडी खयवा			
ज्यादा अक्षर			
पाणी			

वर्ष	कुळ वाखंड	क्षेत्र	रीत	पिके व लागवड	क्षेत्र	जेरा
	दि. १२ = काळात युनायटेड बँक					



तयारी करणारी अधिकारी
 कार्यालय - धोरीवली

खरज - ७		
१११४४	३९	६५
१०१५		

जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वा मजला, शासकीय वसाहत, वांद्रे (पूर्व), मुंबई-४०० ०५१
 (५२२) २६५५६७९९, फॅक्स : २६५५६८०५, ई-मेल : collectormsd@gmail.com

क्रमांक : सी/कार्या-७अ/एलएनडी/पोवि/एसआरबी-४९२२
 दिनांक : २६/११/२०१३

वाचले :

श्री. राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांनी दि.१९/०६/२०१३ रोजी सादर केलेला प्रस्ताव.

- २) बृहन्मुंबई महानगरपालीकेडील विकास आरक्षण अभिप्रायबाबत पत्र क्र.सीएचई/१८३३/डीपीडब्ल्युएस/आर/एन, दिनांक १८/०३/२००९.
- ३) अर्जदार यांनी दाखल केलेले क्षतीपूर्ती बंधपत्र दिनांक.०३/०६/२०१३

आदेश :

मोजे-दहिसर, ता.बोरीवली येथील न.भू.क्र.११५, १०८/ब, १०८/क एकूण क्षेत्र ८५९७.५० चौ.मी. या मिळकती श्री. राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांच्या मालकीच्या असून त्यांचे नाव ७/१२ उतान्यावर धारक म्हणून दाखल आहे.

राजेश म्हात्रे, प्रोप्रा.मे.मल्हार रिअलटर्स यांनी दि.१९/०६/२०१३ चे अर्जान्वये उपरोक्त मिळकतीचे एकत्रिकरण / पोटविभाजन मिळणेकामी विनंती केली आहे.

विषयांकीत मिळकतीचे पोटविभाजन मिळणेकामी अर्जदारांनी बृहन्मुंबई महानगरपालीकेकडील विकास आरक्षणाचे अभिप्राय दिनांक १८/०३/२००९ व त्यासोबतचा आराखडा प्रस्तावासोबत सादर केला आहे.

अर्जदारांनी दिनांक ०३/०६/२०१३ रोजी दाखल केलेल्या क्षतिपूर्ती बंधपत्रामध्ये उपरोक्त मिळकतीबाबत कोणतेही न्यायालयामध्ये दावा प्रलंबित नसल्याचे प्रतिज्ञापत्र अर्जासोबत सादर केले आहे.

वर नमूद सर्व कागदपत्रांचे अवलोकन करता मी जिल्हाधिकारी, मुंबई उपनगर जिल्हा मिला महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ८५ अन्वये प्रदान केलेल्या आरक्षणाचा वापर करून खाली दर्शविल्याप्रमाणे व खाली नमूद केलेल्या शर्तीस अधीन राहून एकत्रिकरण पोटविभाजनाची मंजूरी देत आहे.

एकत्रिकरण

अ.क्र.	न.भू. क्र.	क्षेत्र चौ.मी.
१	११५	८०६५.९०
२	१०८/ब	४१९.६०
३	१०८/क	११२.००
	एकूण	८५९७.५०

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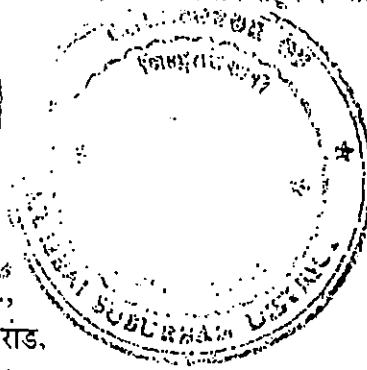
पोटविभाजन

न.भू.क्र.११५, १०८/ब, १०८/क एकूण क्षेत्र ८५९७.५० चौ.मी.

अ.क्र.	भूखंड क्र.	क्षेत्र चौ.मी.	तपशिल
१	अ	५६५७.५०	शिल्लक क्षेत्र
२	ब	१४५२.५५	डी.पी.रोड
३	क	१४१७.४५	डी.पी.रोड सीआरझंड-२
४	ड	५०.००	आर.जी.-१
५	इ	२०.००	आर.जी.-२
	एकूण	८५९७.५०	

शर्ती :-

- १) नगर भूमापन अधिकारी, बोरीवली यांचे मार्फत प्रत्येक भूखंडाची मोजणी करून प्रत्येक भूखंडाच्या स्वतंत्र हद्दी दाखवाव्यात.
- २) आवश्यक ती मोजणी फी नगर भूमापन अधिकारी, बोरीवली यांचे कार्यालयात त्वरीत भरणा करावी.
- ३) प्रत्यक्ष मोजणीअंती येणाऱ्या क्षेत्रात फरक आढळल्यास या कार्यालयाची मान्यता घेण्यात यावी.
- ४) प्रत्यक्ष मोजणी पूर्वी सर्व संबंधितांना नोटीस बजावून जर हरकर्ता प्राप्त झाल्या तर तसा अहवाल या कार्यालयास सादर करून पुढील आदेश प्राप्त करावेत.
- ५) सदरची परवानगी अर्जादारांच्या वैयक्तिक जबाबदारीवर देण्यात येत आहे. काही वाद निर्माण झाल्यास सदरची परवानगी रद्द करण्याचे अधिकार राखून ठेवण्यात येत आहेत.
- ६) एकत्रिकरण / पोटविभाजनाची ही परवानगी आपण सादर केलेले कागदपत्र सत्य असल्याचे ग्राह्य समजून दिली आहे. कागदपत्राचे सत्यतेबाबत वाद उद्भवल्यास अर्जादार/मुखत्यार पत्रधारक जबाबदार राहतील.
- ७) एकत्रिकरण / पोटविभाजनाचे आदेश केवळ महानगर पालिकेच्या आराखड्यात दर्शविलेल्या आरक्षणापुरतेच मर्यादित आहे.
- ८) एकत्रिकरण / पोटविभाजनाचा आदेश जर या जागेस इतर कुठलेही हक्क, वाद किंवा न्यायप्रवाह प्रकरणे दावे असलेस, त्याचे अधीन राहून देण्यात येत आहे.



सही/-
जिल्हाधिकारी
मुंबई उपनगर जिल्हा

श्री. श्री. म. महादेव जलटिस प्रा.लि.,
१ ला मजला, आमकारेश्वर लिंक रोड,
उड्डान पुलाजवळ, दहिसर (पश्चिम),
मुंबई.

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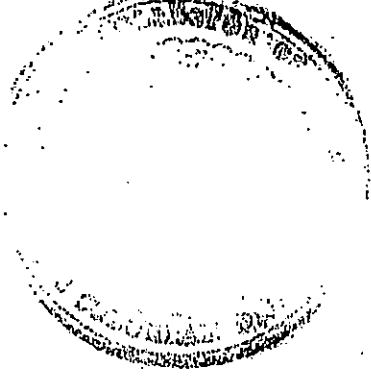
प्रत :

- १) नगर भूमापन अधिकारी, बोरीवली / तहसिलदार बोरीवली
२/- मोजे-दहिसर येथील न.भू.क्र.११५, १०८/ब, १०८/क क्षेत्र ८५९७.५० चौ.मी. च्या नकाशाच्या प्रतीसह योग्य त्या कार्यवाहीसाठी रवाना.
- २) निवड नस्ती

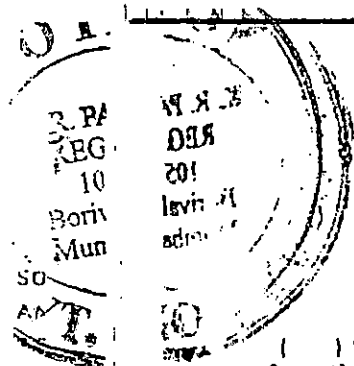
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जिल्हाधिकारी

स्थळ प्रतिवर मा. जिल्हाधिकारी यांची सही आहे.

मुंबई उपनगर जिल्हाकरिता



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

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

Subject to your so modifying your intention as to obviate the 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 27 MAY 2014 day of 200, but not so as to contrivance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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

23 MAY 2014

Executive Engineer, Building Proposals, Zone, Wards

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVEN 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 a new domestic building shall cause the same to be built that every part of the plinth shall be -

(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street".

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

"(c) Not less than 92 ft. () meters above Town Hall datum".

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

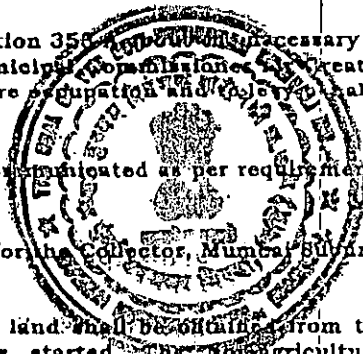
(5) Your attention is further drawn to the provision of Section 350 of the Act whereby it is necessary of submitting occupation certificate with a view to enable the Municipal Commissioner, Greater Mumbai to inspect your premises and to grant a permission before occupation and to pay a penalty for non-compliance 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.

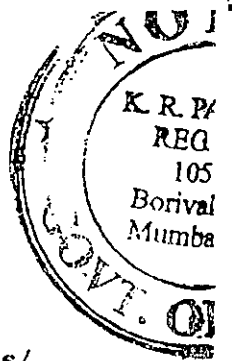
(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector of Mumbai Suburban District before the work is started. The non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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

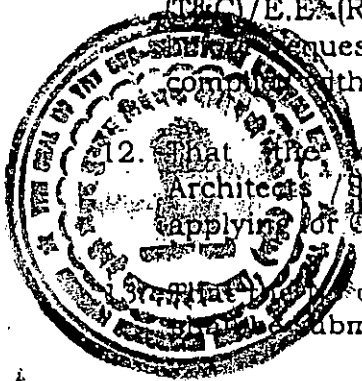


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4. That the specification for layout/D.P.road/or access roads/development of setback land will not be obtained from E.E.Road Construction(W.S.)Z-IV. before starting the construction work, and the access and setback land will not be developed accordingly including providing street lights and S.W.D. the completion certificate will not be obtained from E.E.(R.C.)/E.E.(S.W.D) of W.S.Z-IV/E.E.(T & C) before submitting B.C.C.
5. That the Structural Engineer will not be appointed, supervision memo as per Appendix XI (Regulation 5(3) (ix) will not be submitted by him.
6. That the structural design including provision of seismic/wind load and or calculations and for the proposed work and for existing building showing adequacy thereof to take up additional load shall not be submitted before C.C.
7. That the sanitary arrangement for workers shall not be carried as per Muml. Specifications and drainage layout will not be submitted before C.C.
8. That the regular /sanctioned/proposed lines and reservations will not be got demarcated at site through A.E.(Survey)/E.E.(T & C)/E.E.D.P.)/DILR before applying for C.C.
9. That the Registered Undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the Indemnity Bond indemnifying the Corporation for damages, risks accidents etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.

11. That the requirements of N.O.C. of E.E. (S.W.D.)/E.E. (T & C)/E.E.(R.C.)/E.E. (SEW)/E.E. (W.W) will not be obtained requesting for C.C. and the requisition will not be completed with before occupation certificate / B.C.C.

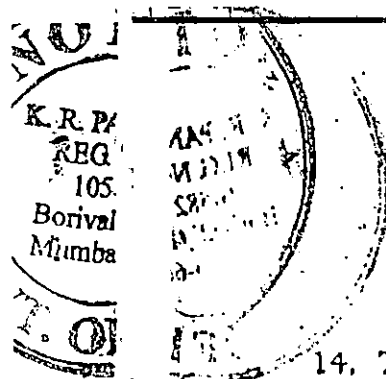


12. That the qualified/registered site supervisor through Architects / Structural Engineer will not be appointed before applying for C.C.

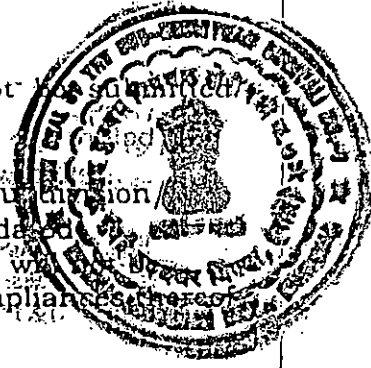
13. That the Dues Pending Certificate from A.E.(W.W.)R/North will not be submitted before C.C.

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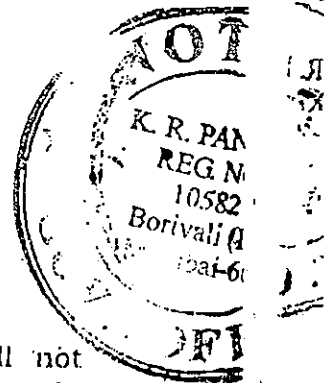


- 14. That the N.O.C. from A.A. & C. (R/North) shall not be submitted before requesting for C.C. and final N.O.C. shall not be submitted before requesting for occupation / B.C.C.
- 15. That the N.O.C. from H.E. shall not be submitted before requesting for C.C.
- 16. That the copy of the application made for non-agricultural user permission shall not be submitted before requesting for C.C.
- 17. That the development charges as per M.R.T.P. Act (Amendment) Act 1992 will not be paid before C.C.
- 18. That the provision from Reliance Energy Ltd./M.T.N.L. shall not be made.
- 19. That the conditions mentioned in the release letter of E.E.D.P. under No.CHE/12057/DPWS/P&R dtd. 25/10/11 shall not be complied with.
- 20. That the P.C.O. Charges shall not be paid to Insecticide Officer before requesting for C.C. for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall not be made as and when required by Insecticide officer for inspection of water tanks by providing safe and stable ladder etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
- 21. That the separate P.R.C. for setback shall not be submitted before requesting balance F.S.I.
- 22. That the proportionate sewerage line charges as worked out by Dy.Ch.Eng. (Sew. Planning) shall not be paid in this office before requesting for C.C.
- 23. That the Janata Insurance Policy shall not be submitted before C.C.
- 24. That the true copy of the sanctioned layout/supplemental amalgamation under No. Ch.E/2049/ LOR, dated 25/10/11 along with the Terms and Conditions thereof will not be submitted before requesting for C.C. and compliance thereof will not be done before submission of B.C.C.



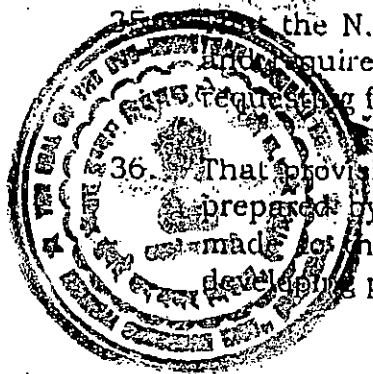
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25. That the requisitions of clause 45 & 46 of DCR 91 shall not be complied with and records of quality of work, verification report, etc. shall not be maintained on site till completion of the entire work.
26. That bank guarantee for built up accommodation and for PH handing over tenements shall not be submitted.
27. That Agreement in consultation with legal department for handing over of tenement and built up accommodation shall not be executed and final copy of executed agreement shall not be submitted.
28. That the regd. U/T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates before requesting for C.C.
29. That the building will not be designed complying requirements of all the relevant I.S. codes including I.S. Code 1893 for earthquake design, the certificate to that effect shall not be submitted from Structural Engineer.
30. That the soil investigation will not be done and report thereof will not be submitted with structural design before requesting for C.C.
31. That the work shall be carried out between sunrise and sunset.
32. That the Name plate showing name of developer shall not be submitted before requesting for C.C.
33. That to appoint private pesticide control agency to give anti larval treatment monitored by P.C.O. shall be submitted before C.C.
34. That extra water & sewerage charges shall not be paid to A.E.(W.W.) R/North Ward.

35. That the N.O.C. from Tree Authority shall not be submitted and requirements therein shall not be complied with before requesting for C.C.



36. That provisions of Rain Water harvesting as per the design prepared by approved consultants in the field shall not be made for the satisfaction of Municipal Commissioner while developing plots having area more than 300 sq. mtrs.

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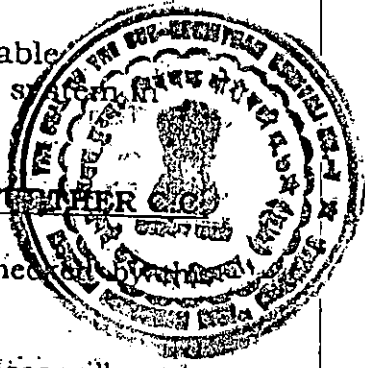
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- 37. That the bore well shall not be constructed in consultation with H.E. before requesting for C.C.
- 38. That the details of quantity of debris created due to the development of proposed bldgs/additions/alterations and that the phase programme for removal of the said debris shall not be submitted & shall not followed scrupulously and u/t. to that effect shall not be submitted.
- 39. That the requisitions from fire safety point of view as per CFO NOC u/No. FB/HR/WS/229 dtd. 22/05/2012 shall be complied with.
- 40. That the PAN Card with the photo of the applicant as per prescribed proforma shall not be submitted.
- 41. That all exterior wall shall not be constructed as per circular No.C/PD/12387 dtd. 17.03.2005.
- 42. That the N.O.C. from A.E.(Environment) debris shall not be submitted before starting the work.
- 43. That the N.O.C. from Additional Collector for royalty of excavated earth will not be submitted.
- 44. That the demarcation of CRZ-II (High tide Line) shall not be done through competent authority before C.C.
- 45. That the registered undertaking shall be submitted before C.C. that the clauses will be incorporated in the sale agreement of prospective buyers/members stating:-
 - a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b) That the buyer/member agree for no objection for the neighbourhood development with deficient open space in future.
 - c) That the buyer/member will not hold be liable M.C.G.M. for failure of mechanical Parking system in future.

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

- 1. That the plinth/stilt height shall not be got checked by office staff.
- 2. That the water connection for construction purposes will not be taken before C.C.



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THE PROVISIONS OF THE ACT 1978

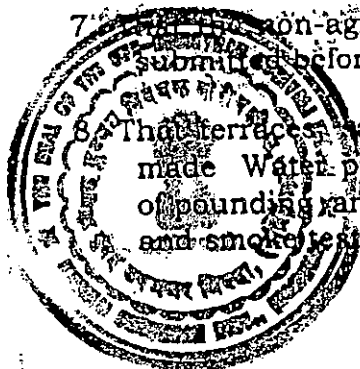
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3. That the plan for Architectural elevation and projection beyond proposed building line will not be submitted and got approved before C.C.
4. That the permission for constructing temporary structure of any nature shall not be obtained.
5. That the N.O.C. from MCZMA shall not be submitted if any construction is proposed in CRZ portion.
6. That the debris shall not be transported to the respective Municipal Dumping site and Challan to that effect shall not be submitted to this office for record.
7. That the monthly progress report of the work will not be submitted by the Architect

C- GENERAL CONDITIONS TO BE COMPLIED BEFORE O.C.

1. That the dust bin will not be provided as per C.E.'s Circular No. CE/9297/II of 26.6.1978.
2. That 10'0" mt. wide paved pathway upto staircase will not be provided.
3. That the surrounding open spaces, parking spaces and terrace will not be kept open.
4. That the name plate/board showing Plot No., Name of the Bldg. etc. will not be displayed at a prominent place before O.C.C./B.C.C.
5. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years.
6. That carriage entrance shall not be provided before starting the work.
7. That non-agricultural permission/ revised N.A. shall not be submitted before occupation.

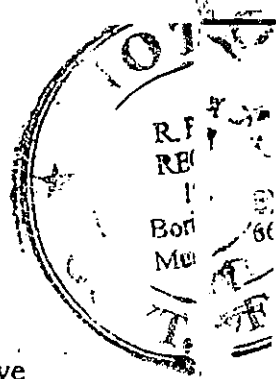


The terrace sanitary blocks, nahanis in kitchen will not be made Water proof and same will not be provided by method of pounding and all sanitary connections will not be leak proof and smoke test will not be done in presence of municipal staff.

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21. That a sample registered agreement with prospective buyers/members shall be submitted before O.C. with clauses stating:-
- a) That the building under reference is deficient in open space and M.C.G.M. will not be held liable for the same in future.
 - b) That the buyer/member agree for no objection for the neighbourhood development with deficient open space in future.
 - c) That the buyer/member will not be held M.C.G.M. liable for any failure of mechanical Parking system in future.

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

- 1. That certificate under Sec. 270A of B.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

THIS D.O. IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND CEILING AND REGULATIONS ACT 1971

[Signature]
**EXECUTIVE ENGINEER;
BUILDING PROPOSAL (W.S.) R. Ward**



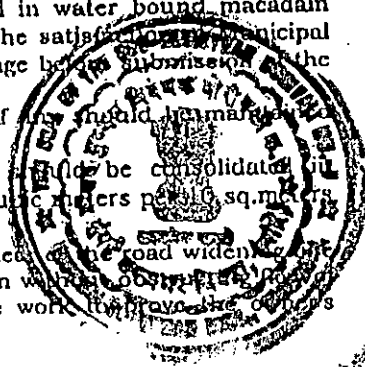
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No. CHE/A5083 /BP(WS)/AP/AR

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 deposited should be obtained any shed to house and store for constructional 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 a certificate signed by Architect submitted along with the building completion certificate.
- 4) Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided 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 Asstt. Commissioner 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 had that the water existing in the compound will be utilized 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 Asstt. Commissioner of the area.
- 8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- 9) No work should be started unless the structural design is approved.
- 10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- 11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.
- 12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- 13) No building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- 14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- 15) The acces road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- 16) Flow of water through adjoining holding or culvert, if any should be unobstructed.
- 17) The surrounding open spaces around the building should be consolidated with concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq.meters below payment.
- 18) The compound wall or fencing should be constructed clear of the road with foundation below level of bottom of road side drain with provision to prevent rain water from adjoining holding before starting the work.

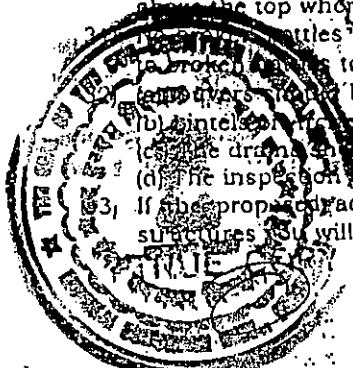


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शुद्ध - 6		
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- 19) No work should be started unless the existing structures proposed to be demolished are demolished.
- 20) This Intimation of Disapproval is given exclusively for the purpose of enabling 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 sanction 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 by negotiations with the tenants, 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 re-housing the existing tenants on hour stating their number and the area 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 construction
- 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 before 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 hand storage work above the finished level of the terrace shall not be more than 1 metre.
- 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 covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning psripes of the ribbet pretesed with screw or dome shape pieces (like a garden mdari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter, the cistern shall be made easily, safely and permanently a ceasible by providing a firmly sfixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks. The tiles should be fixed over boundary walls. This prohibition refers only to the use of plane glass for coping over compound wall.
- 31) The doors should be provided as required by Bye-laws No. 5(b)
- 32) (a) Lintels should be provided over Door and Window opening.
- 33) (b) The drains should be laid as require under section 234-1(a)
- 34) (c) The inspection chamber should be plastered inside and outside.
- 35) If the proposed additional is intended to be carried out an old foundations and structures you will do so at your own risk.



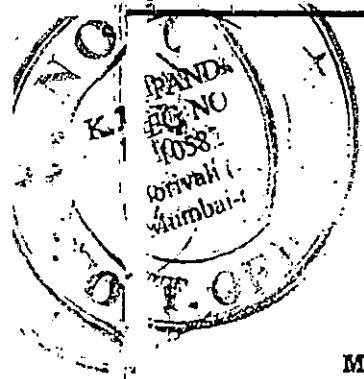
Executive Engineer, Building Proposals
for Zoning Proposals

City Engineer, Greater Mumbai
Road No. 4433
Dt: YSF/notes dt. 20.2.2013.docx

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BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')
No. CHE/A-5083/BI'(WS)/AR

26 SEP 2014

COMMENCEMENT CERTIFICATE

To,
Owner: Shri Rajesh Mhatre of M/s. Mallhar Realtors Pvt. Ltd. उपमुख्य अभियंता इमारत प्लानिंग प्र.उ. क्षेत्र
महापालिका इमारत, टी. विंग, संघर्षी कॉम्प्लेक्स
१०, फुल बी.पी. रोड, सेंट लॉरेन्स ग्राऊन्डवर्क
कॉम्प्लेक्स (पूर्व), मुंबई - ४००१०९

Sr,
With reference to your application No. 829 dated 26.08.2011 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 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed sale bldg. on plot bearing: C.T.S. No.115, 108/B & 108/C at premises at Street Link Road Village Dahisar situated at Kandarpada, Dahisar (W), Mumbai Plot No. -- Ward R/North

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

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

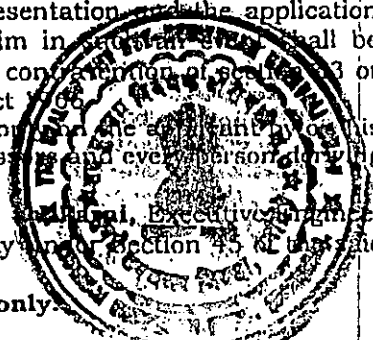
The Municipal Commissioner has appointed Shri A.B. [Name] Executive Engineer to exercise his power and functions of the planning Authority under Section 346 of the said Act.

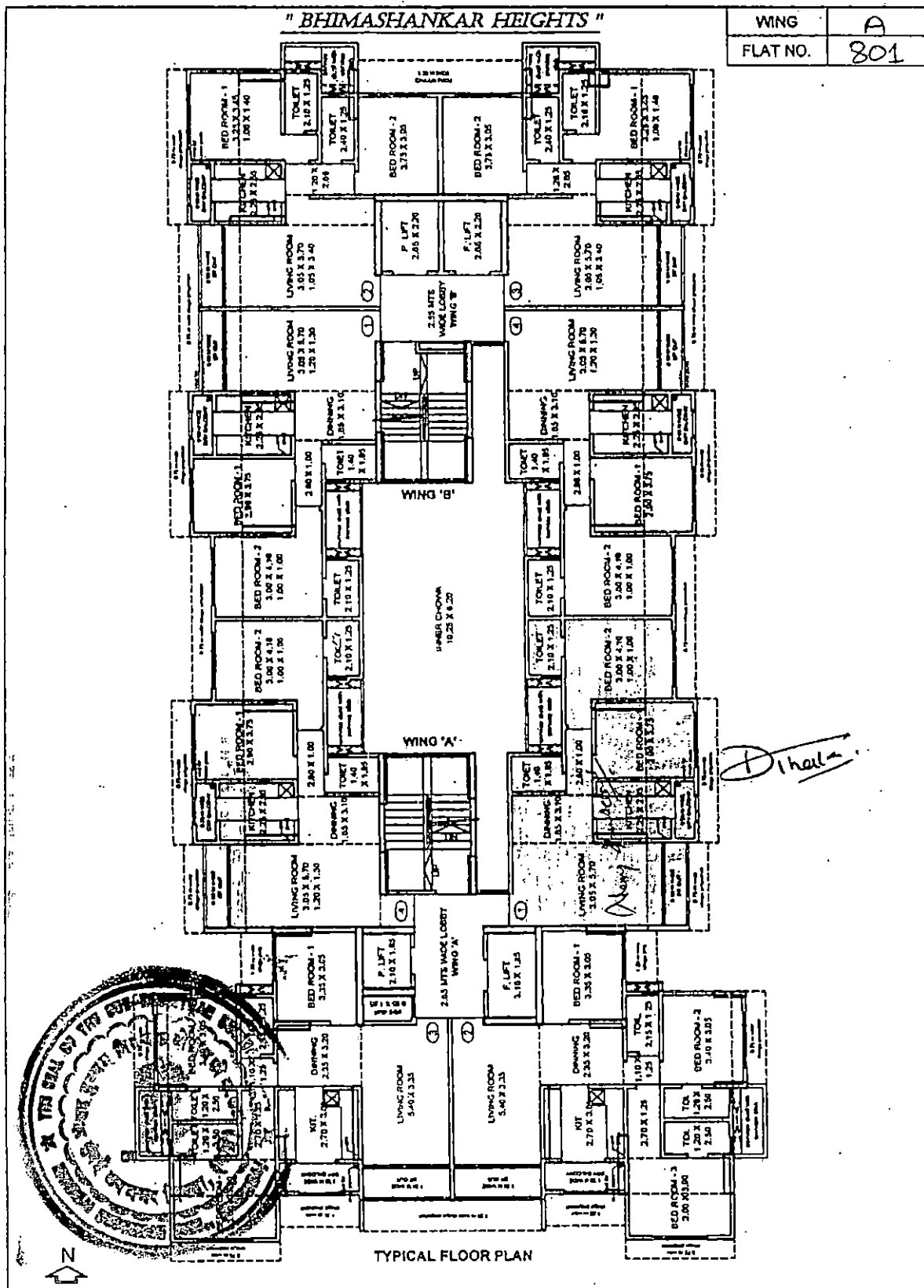
This C.C. is restricted for work up to Stilt Slab Level only.

For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

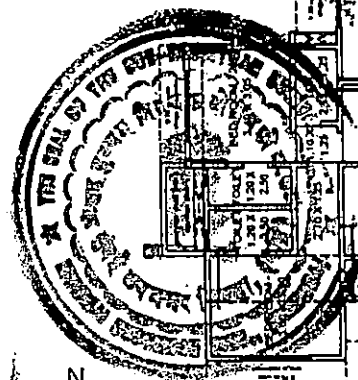
Ex.Eng. Bldg. Prop. (W.S.) 'R' Wards
FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

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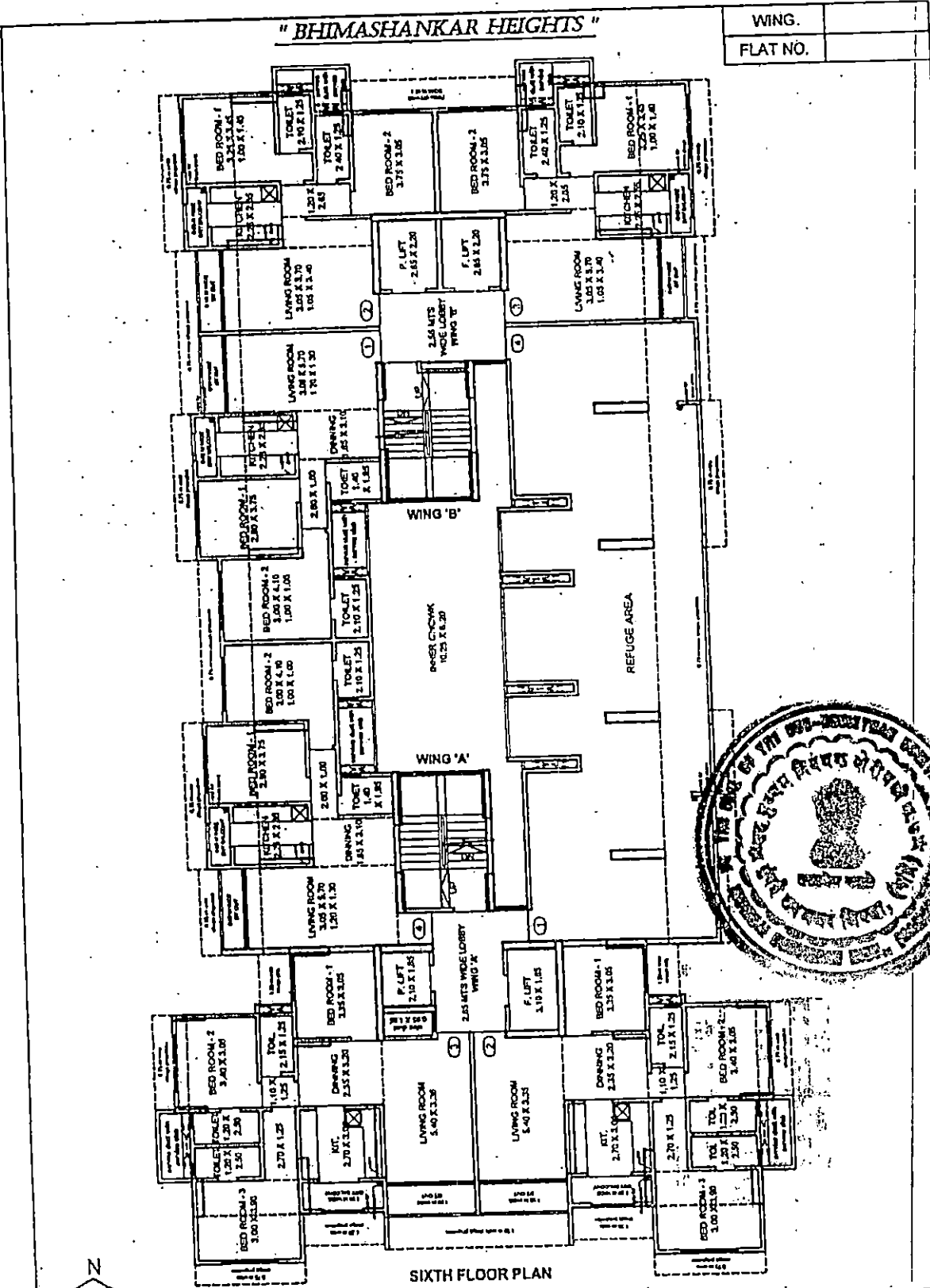
WING	A
FLAT NO.	801



OWNER & DEVELOPER	DESCRIPTION OF PROPERTY	SIGNATURE OF OWNER/DEVELOPER
MALLHAR REALTORS PVT. LTD.	"BHIMASHANKAR HEIGHTS"	
ARCHITECT	ON PLOT BEARING CTS NO. 115, 108B, 108C OF VILLAGE DAHISAR AT KANDARWADA LINK ROAD, DAHISAR (WEST) MUMBAI - 400 088	SIGNATURE OF FLAT PURCHASER/S
SANJAY NEVE & ASSOCIATES		<i>Mary Thandee</i>

99988 52 55

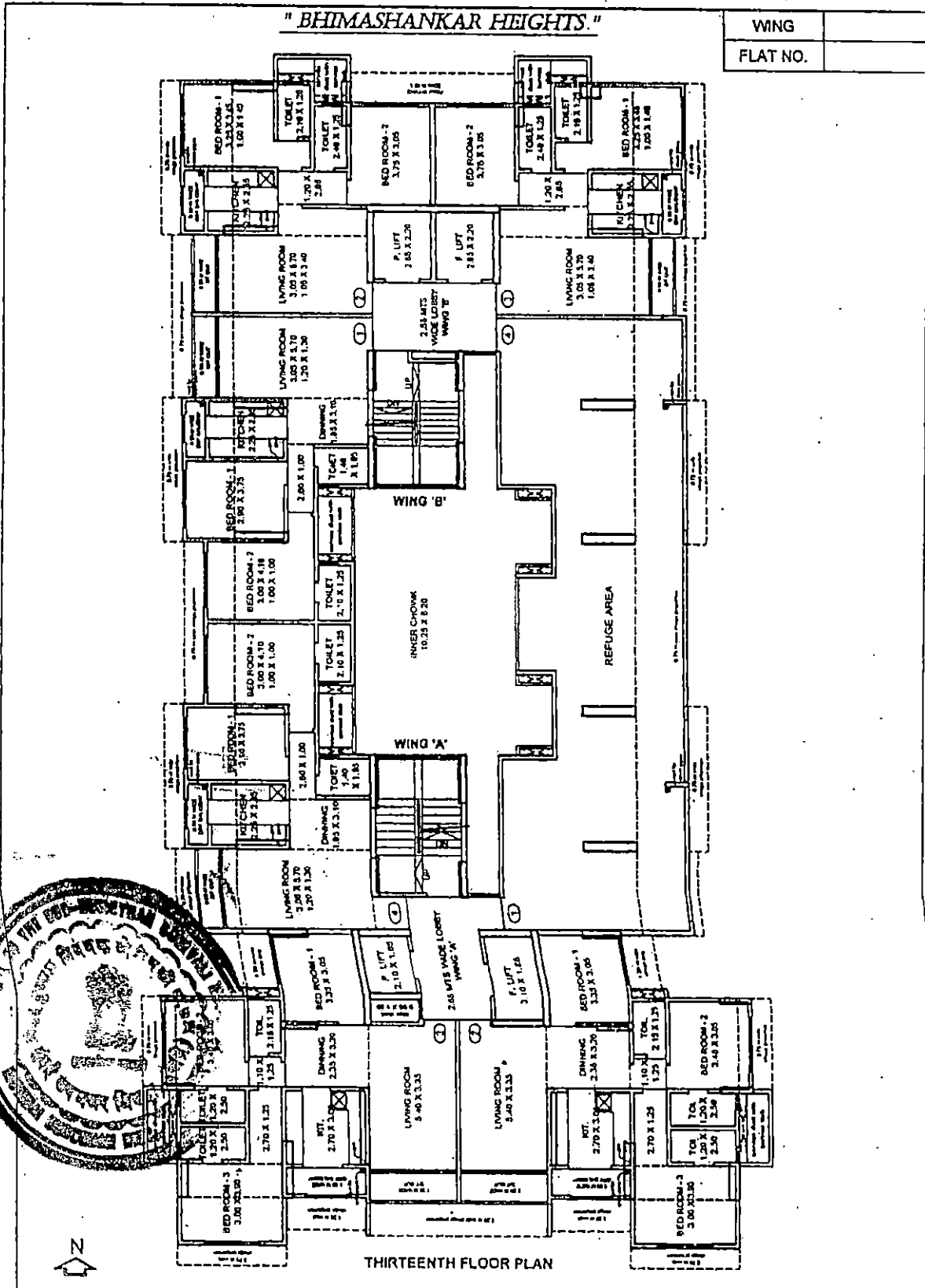
4088



OWNER & DEVELOPER	DESCRIPTION OF PROPERTY	SIGNATURE OF OWNER/DEVELOPER
MALLHAR REALTORS PVT. LTD.	"BHIMASHANKAR HEIGHTS"	
ARCHITECT	ON PLOT BEARING NO. 445/1088, 1086 GR VILLAGE DAMISAR AT KANDARPADA LINK ROAD, DAKSHIN (WEST) MUMBAI - 400 088	SIGNATURE OF FLAT PURCHASER/S
SANJAY NEVE & ASSOCIATES		

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WING.	
FLAT NO.	

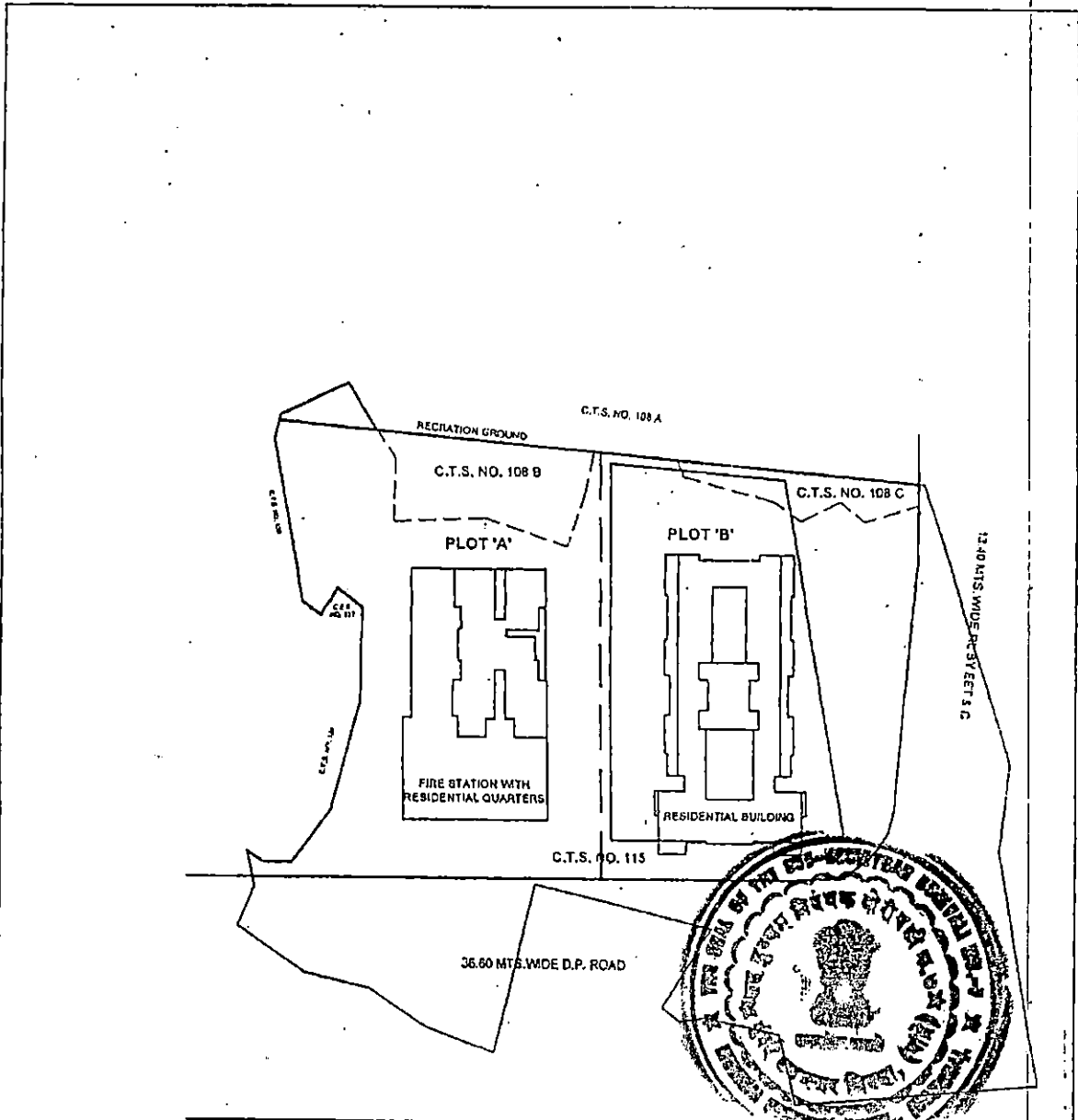


OWNER & DEVELOPER	DESCRIPTION OF PROPERTY	SIGNATURE OF OWNER/ DEVELOPER
MALLHAR REALTORS PVT. LTD.	"BHIMASHANKAR HEIGHTS"	
ARCHITECT	ON PLOT BEARING CTS NO. 115, 108B, 108C OF VILLAGE DAHISAR AT KANJARPADA LINK ROAD, DAHISAR (WEST) MUMBAI - 400 068	SIGNATURE OF FLAT PURCHASERS
SANJAY NEVE & ASSOCIATES		

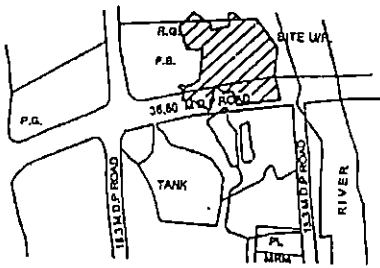
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BLOCK PLAN



LOCATION PLAN

115-108		
95988	49	55
2084		

OWNER & DEVELOPER	DESCRIPTION OF PROPERTY	SIGNATURE OF OWNER/ DEVELOPER
MALLHAR REALTORS PVT. LTD.	"BHIMASHANKAR HEIGHTS" ON PLOT BEARING CTS NO. 115,108B, 108C OF VILLAGE DAHISAR AT KANDARPADA LINK ROAD,DAHISAR (WEST) MUMBAI - 400 088	
ARCHITECT		SIGNATURE OF FLAT PURCHASER/S
SANJAY NEVE & ASSOCIATES		



INTERNAL AMENITIES

Electrical

- Concealed conduit with PVC insulated Copper wiring
- Sufficient Power Outlets / Light points Provided

TV, Telephone & internet Broadband Point.

- Provision of Cable TV & Telephone Point in living Room and Bedroom

Kitchen

- Ceramic tiles on wall
- Water Purifier
- Stainless Steel Sink

Living Room & Bedroom

- POP on Walls
- Emulsion Painting in entire Apartment Wash Room
- Combination of designer tiles
- Premium Sanitary Ware
- Elegant fitting & Diverter for hot & cold water mixing unit
- Gezer
- Exhaust Fan in Bathroom

Door

- Wooden Flush Doors with premium Hardware Fitting

Windows

- Heavy section aluminium windows with Mosquito net

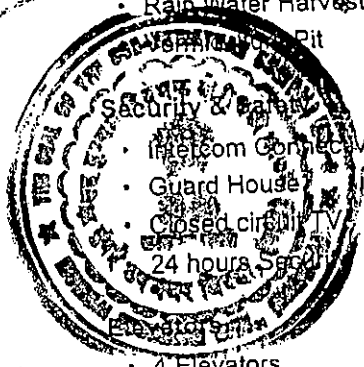
EXTERNAL AMENITIES

Nature & Landscape

- Landscaped Garden
- Garden Walkway

Eco Friendly System

- Rain Water Harvestment

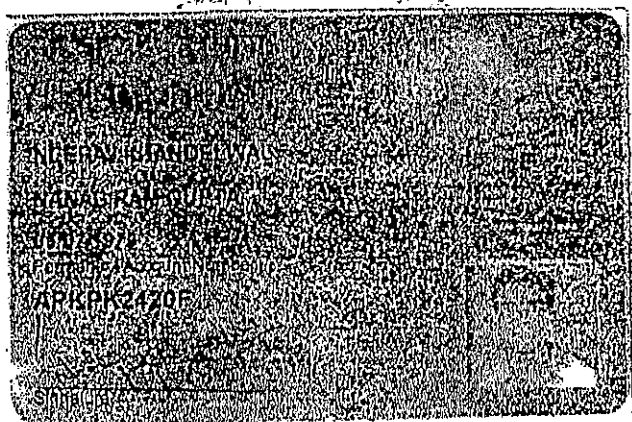


- Pit
- Intercom Connectivity
- Guard House
- Closed circuit TV
- 24 hours Security
- 4 Elevators

Car Parking

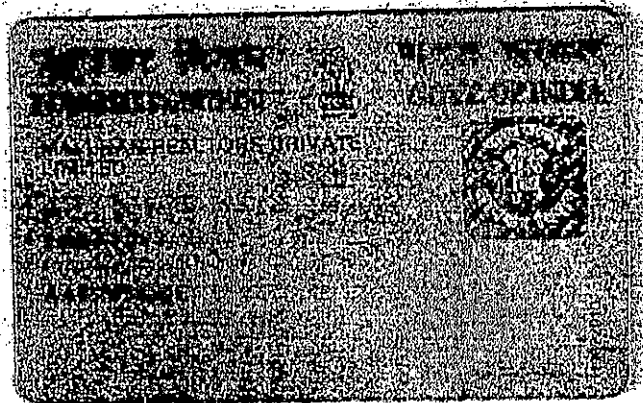
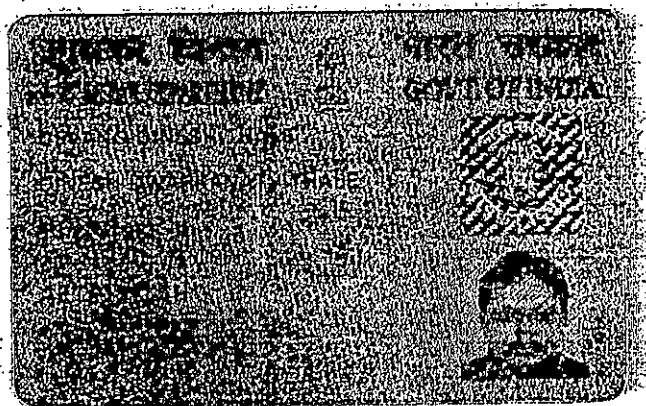
- Multiple levels of car parks

Add-on Value	
99	98
Maintenance & Community Office	
Fitness Centre	

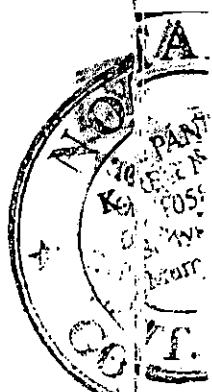


NEERAJ KRANDEL
WAL

APKPK2420F



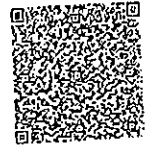
दरल - ७		
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भारत सरकार
Government of India



विजय श्रीचंद मुखी
Vijay Srichand Mukhi
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male



5735 7554 1937

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता फ्लॅट नो-सी/902 गगंगोरी
कोम्प्लेक्स, न्यू लिंक रोड, म्कडोनाल्ड्स
जवळ, कांडरपाडा, मुंबई, दहिसर,
महाराष्ट्र, 400068
Address: Flat No-C/902 Gagangiri
Complex, New Link Road, Near
Mcdonalds, Kander Pada,
Mumbai, Dahisar, Maharashtra,
400068

5735 7554 1937

1947
1800 300 1947

help@uidai.gov.in

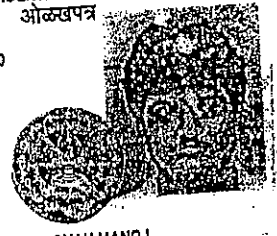
www.uidai.gov.in



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ELECTION COMMISSION OF INDIA
भारत निवडणूक आयोग
IDENTITY CARD
ओळखपत्र

MT/09/045/0439250



Elector's Name
मतदाराचे नाव
SHAH MANOJ
शाह मनोज
Father's/Mother's
Husband's Name
पति/पत्नीचे नाव
BHARATKUMAR
भरतकुमार
Sex
लिंग
M
पुरुष
Age as on 1.1.95
१.१.९५ रोजी वय
24

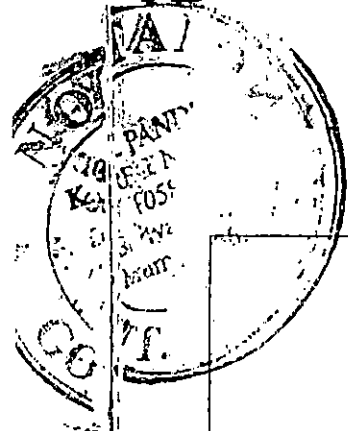
address
G-S, S V P ROAD, PREMNAGAR 5-A,
BORIVALI (WEST), BORIVALI
Bombay 400092
रस्ता
५-ए, एस व्ही पी रोड, प्रेमनगर 5-अ,
बोरीवली (पश्चिम), बोरीवली
मुंबई - 400092



Elector's Registration Office
मतदार नावनोंदणी अधिकारी
For 45-Borivali Assembly Constituency
४५-बोरीवली विधानसभा मतदारसंघा कार्यालय

Place / स्थळ : Borivali / बोरीवली
Date / दिनांक : 12-01-95

This Card may be used as an Identity Card
under different Government Schemes
हे पत्र नाण्याधिकार योजनांसाठी ओळखपत्र
रूपाने उपयोगात आणता येईल



**VALUATION REPORT
FOR
AGREEMENT FOR SALE**

FLAT NO. 801, ON 8TH FLOOR, A-WING, BHIMASHANKAR HEIGHTS, LINK ROAD, KANDARPADA, DAHISAR (WEST), MUMBAI-400068.

VILLAGE	DAHISAR
TALUKA	BORIVALI
CTS NO.	115, 108/B, 108/C
ZONE	89/409

RATE AS PER READY RECKONER -----2015

COSTRUCTION COST	RATE OF OPEN LAND PER SQ. MTS.	RESIDENTIAL BUILDING	OFFICE/ COMMERCIAL ON ABOVE FLOOR	SHOP / COMMERCIAL ON GROUND FLOOR	INDUSTRIAL AREA
	45,500/-	100,800/-	-----	-----	-----

AREA:- CARPET AREA = 724 SQ. FT.
BUILT-UP AREA = 724 X 1.2 /10.76 = 80.74 SQ. MT.

MARKET VALUE



$80.74 \times 100,800/- \times 1.05$
 $= 85,45,521.60$

MARKET VALUE

RS. 85,45,521=60 ✓

AGREEMENT VALUE

RS.1,19,50,000=00 ✓

PAID STAMP DUTY

RS. 5,97,500=00 ✓

REGISTRATION FEE

RS. 30,000=00 ✓

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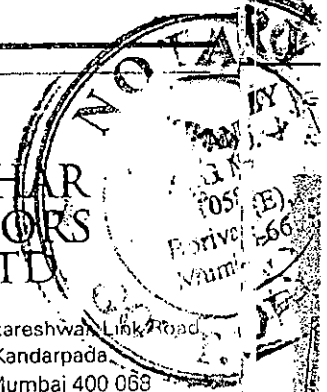
Handwritten signature and date: 21/12/15

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City Card
Iemes
जोळखपत्र
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**MALLHAR
REALTORS
PVT. LTD.**

1st Floor, Omkareshwar Link Road,
Near Flyover, Kandarpada,
Dahisar (W), Mumbai 400 068
Tel.: +91.22.2892 3377, 2893 0077
info@mallharrealtors.com
www.mallharrealtors.com



Certified copy of an extract from the minutes of the meeting of the Board of Directors of Mallhar Realtors Pvt Ltd convened and at which a proper quorum was present, held at 1st floor, Omkareshwar Bldg., Link Road, Kandarpada, Dahisar East, Mumbai 400068.

We hereby certify the following resolution of the Board of Directors of Mallhar Realtors Pvt. Ltd; was passed at meeting of the board held on 03/12/2015 and has been duly recorded in Minutes book of the Company.

“ RESOVLED that the Flat for Sale Agreement can be executed or made on behalf of the company by the three Directors Mr Rajesh Mhatre, Mr Sandeep Mhatre and Devang Thale any one of them and to act upon any instruction so given relating to the Signing of Flat for Sale Agreement of the company.”

Certified True Copy

Mr. Rajesh Mhatre

Mr. Sandeep Mhatre

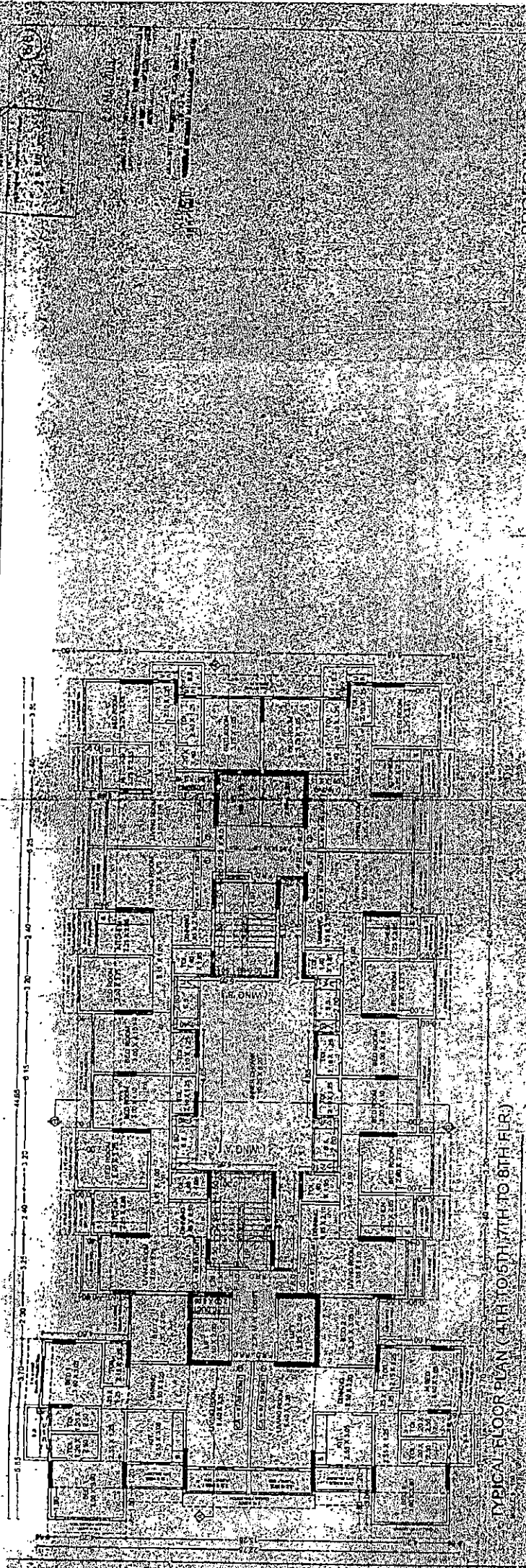
Mr. Devang Thale



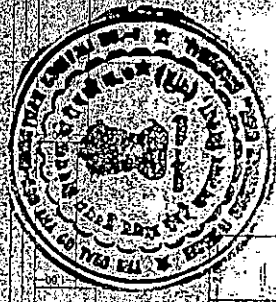
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CIN No.: U70100MH2013PTC239962

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 Private
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TYPICAL FLOOR PLAN (4TH TO 5TH, 7TH TO 8TH FLR)



BUILT-UP AREA CALC.
FOR 4TH TO 5TH & 7TH TO 8TH FLR

NO.	LENGTH	WIDTH	AREA
1	10.00	10.00	100.00
2	10.00	10.00	100.00
3	10.00	10.00	100.00
4	10.00	10.00	100.00
5	10.00	10.00	100.00
6	10.00	10.00	100.00
7	10.00	10.00	100.00
8	10.00	10.00	100.00
9	10.00	10.00	100.00
10	10.00	10.00	100.00
11	10.00	10.00	100.00
12	10.00	10.00	100.00
13	10.00	10.00	100.00
14	10.00	10.00	100.00
15	10.00	10.00	100.00
16	10.00	10.00	100.00
17	10.00	10.00	100.00
18	10.00	10.00	100.00
19	10.00	10.00	100.00
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28	10.00	10.00	100.00
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76	10.00	10.00	100.00
77	10.00	10.00	100.00
78	10.00	10.00	100.00
79	10.00	10.00	100.00
80	10.00	10.00	100.00
81	10.00	10.00	100.00
82	10.00	10.00	100.00
83	10.00	10.00	100.00
84	10.00	10.00	100.00
85	10.00	10.00	100.00
86	10.00	10.00	100.00
87	10.00	10.00	100.00
88	10.00	10.00	100.00
89	10.00	10.00	100.00
90	10.00	10.00	100.00
91	10.00	10.00	100.00
92	10.00	10.00	100.00
93	10.00	10.00	100.00
94	10.00	10.00	100.00
95	10.00	10.00	100.00
96	10.00	10.00	100.00
97	10.00	10.00	100.00
98	10.00	10.00	100.00
99	10.00	10.00	100.00
100	10.00	10.00	100.00



AREA DIAG FOR TYPICAL FLOOR (4TH TO 5TH, 7TH TO 8TH FLR)

CONTINUATION SHEET
 PROJECT NO. 1055
 STAMP OF DATE OF ISSUE
 STAMP OF APPROVAL OF PLAN
 DESCRIPTION OF PROPERTY
 PROPERTY SALE BY SANJAY NEVE & ASSOCIATES (USA) INC. 115 WEST 108th STREET, NEW YORK, N.Y. 10025
 NAME & ADDRESS OF ARCHITECT
 NORTH DIRECTION SCALES
 NAME & SIGN OF ARCHITECT

SANJAY NEVE & ASSOCIATES
 ARCHITECTS
 115 WEST 108th STREET
 NEW YORK, N.Y. 10025



--०: हमीपत्र ०:--

या दस्तामधील विषयांकित मिळकतीसाठी
कोणत्याही प्रकारचे वाहनतळ (Parking)
देण्यात आले नाही.

लिहून देणार
स्वाक्षरी

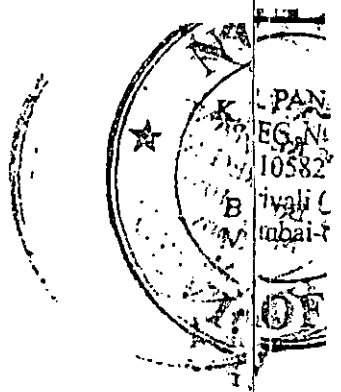
1) *[Signature]*
2)

लिहून घेणार
स्वाक्षरी

1) *[Signature]*
2)



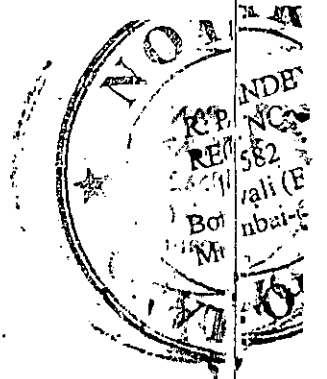
खरब - ७		
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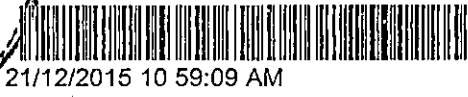


वरल - ७		
१११.८८	३४	६५
२०१५		



१११ - ७		
१११११	११	११
२०११		

Handwritten marks and symbols on the right margin, including a vertical line and various characters.



दस्त गोषवारा भाग-2

बरल7

दस्त क्रमांक:11144/2015

दस्त क्रमांक :बरल7/11144/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्ज मल्हार रीयल्टर्ज प्राईवेट लीमीटेड थ्रु इट्स डिरेक्टर देवांग - थळे पत्ता:प्लॉट नं: ऑफिस, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर, ब्लॉक नं: दहिसर वॅस्ट, मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAICM4170E	लिहून देणार वय :-29 स्वाक्षरी:-		
2	नाव:नीरज - खंडेलवाल पत्ता:प्लॉट नं: प्लॉट नं. 702, माळा नं: सेवथ फ्लोर, ए-विंग, इमारतीचे नाव: स्रोड्जॉप, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: होली क्रॉस रोड, आई. सी. कॉलनी, महाराष्ट्र, मुम्बई. पॅन नंबर:APKPK2420F	लिहून घेणार वय :-36 स्वाक्षरी:-		

बरिल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवच करतात.

शिक्षा क्र.3 ची वेळ:21 / 12 / 2015 10 : 54 : 55 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय - मुखी वय:44 पत्ता:सी/902, गगनगिरी कॉम्प्लेक्स, न्यू लिंक रोड, दहिसर वॅस्ट, मुंबई पिन कोड:400068		
2	नाव:मनोज बी. शाह वय:45 पत्ता:ए/5, प्रेम नगर नं. 5, बोरीवली वॅस्ट, मुंबई पिन कोड:400092		

शिक्षा क्र.4 ची वेळ:21 / 12 / 2015 10 : 55

शिक्षा क्र.5 ची वेळ:21 / 12 / 2015 10 : 56

सह. दु. नि. का. बोरीवली 7
सह. दुय्यम निबंधक, बोरीवली क्र.-७,
मुंबई उपनगर जिल्हा



प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण.....६६.....पाने आहेत बरल - ७/ १११४४ /२०१५ पुस्तक क्रमांक - १. क्रमांक.....बर नोंदला दिनांक 21 DEC 2015

सह. दुय्यम निबंधक, बोरीवली क्र.-७,
मुंबई उपनगर जिल्हा.

sr.	Epayment Number	Defacement Number
1	MH005761474201516M	0003424861201516

11144 /2015

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21/12/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 11144/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) दहिसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	11950000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8545521.60
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 801, माळा नं: एट फ्लोर,ए-विंग, इमारतीचे नाव: भीमाशंकर हाइट्स, ब्लॉक नं: दहिसर वॅस्ट,मुंबई-400068, रोड : कांदरपाडा लिंक रोड((C.T.S. Number : 115,108/B, 108/C ;))
(5) क्षेत्रफळ	1) 80.74 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मल्हार रीयल्टी प्राईवेट लीमीटेड थ्रु इट्स डिरेक्टर देवांग - थळे वय:-29; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: फर्स्ट फ्लोर, इमारतीचे नाव: ओमकारेश्वर, ब्लॉक नं: दहिसर वॅस्ट, मुंबई, रोड नं: न्यू लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AAICM4170E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरज - खंडेलवाल वय:-36; पत्ता:-प्लॉट नं: फ्लॉट नं. 702, माळा नं: सेव्थ फ्लोर,ए-विंग, इमारतीचे नाव: स्रोड्रॉप, ब्लॉक नं: बोरीवली वॅस्ट, मुंबई, रोड नं: होली क्रॉस रोड, आई. सी. कॉलनी, महाराष्ट्र, मुंबई. पिन कोड:-400103 पॅन नं:-APKPK2420F
(9) दस्तऐवज करून दिल्याचा दिनांक	19/12/2015
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2015
(11)अनुक्रमांक,खंड व पृष्ठ	11144/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	597500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरां	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सरी प्रत

Signature

दुय्यम निबंधक, बोरीवली व. ७
मुंबई उपनगर जिल्हा.

