



SHETH CREATORS
Envisioning Landmarks



SUN-VISION
REAL ESTATE - HOSPITALITY
The Vision behind every landmark



IRENE

The New Life

OFF LINK ROAD, MALAD (W)

SUBJECT TO MUMBAI JURISDICTION

Invoice No. IS/02593/24-25
Ref. No. BRL-3/11999/2024

Dated 13-Sep-24



Intime Services(Mumbai)Pvt Ltd
OFFICE NO 201 AND 202, 2ND FLOOR,
D S GALAXY, OPP T WARD OFFICE,
DEVIDAYAL ROAD, MULUND WEST,
MUMBAI - 400080
GSTIN/UIN: 27AACCI8611C1ZV
State Name : Maharashtra, Code : 27
CIN: U74900MH2012PTC227630
E-Mail : info@intimeservices.in
TAX INVOICE

Party : **MONA MEHTA**

State Name : Maharashtra, Code : 27

Description of Services	HSN/SAC	Amount
Service Charges for Registration	9982	6,000.00
	CGST	540.00
	SGST	540.00
	Total	₹ 7,080.00

Amount Chargeable (in words)

E. & O.E

Indian Rupees Seven Thousand Eighty Only

HSN/SAC	Taxable Value	CGST		SGST/UTGST		Total Tax Amount
		Rate	Amount	Rate	Amount	
9982	6,000.00	9%	540.00	9%	540.00	1,080.00
Total	6,000.00		540.00		540.00	1,080.00

Tax Amount (in words) : **Indian Rupees One Thousand Eighty Only**

Remarks:

SALE AGREEMENT - FLAT NO B-1308, B WING,
IRENE MALAD WEST MUMBAI

Company's PAN : **AACCI8611C**

Company's Bank Details

Bank Name : **Bank of India**

A/c No. : **006920110000469**

Branch & IFS Code: **MULUND (WEST) & BKID0000069**

Declaration

Whether Tax is payable on reverse charge basis - No

for Intime Services(Mumbai)Pvt Ltd


Authorised Signatory

Receipt (pavti)

368/11999

पावती

Original/Duplicate

Friday, September 13, 2024
2:50 PM

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 12696 दिनांक: 13/09/2024

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-3-11999-2024


दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मोना मेहता

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2860.00
पृष्ठांची संख्या: 143	

एकूण: रु. 32860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाज
3:09 PM ह्या वेळेस मिळेल.


सह दु.नि. बोरिवली 3

वाजार मूल्य: रु. 11125486.32 /-

मोवदला रु. 16036000/-

भरलेले मुद्रांक शुल्क: रु. 801800/-

सह दुय्यम निबंधक, बोरिवली क्र. ३,
मुंबई उपनगर जिल्हा

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724273301678 दिनांक: 13/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 860/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724279801780 दिनांक: 13/09/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005847281202425E दिनांक: 13/09/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank

2021/UOR12/CR107/M1 (Policy) : For Women: - Corporations Area

मूळ दस्त परत दिला



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID

202407294981

29 July 2024.03:00:06 PM

बरल-3

मूल्यांकनाचे वर्ष 2024
जिल्हा मुंबई(उपनगर)
मूल्य विभाग 63-मालाड (दक्षिण) (बोरीवली)
उप मूल्य विभाग भुभाग: उत्तरेस मामलेदार वाडी मार्ग, पूर्वेस एस. व्ही. रोड, दक्षिणेस वॉर्ड हद्द व पश्चिमेस लिंक रोड.
सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#230

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
58650	134160	154280	193400	134160	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	69.08चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	21st floor To 30th floor		

रस्ता सन्मुख -

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 115% apply to rate= Rs.154284/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)

= (((154284-58650) * (100 / 100))+58650)

= Rs.154284/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 154284 * 69.08

= Rs.10657938.72/-

E) बंदिस्त वाहन तळाचे क्षेत्र 13.94चौरस मीटर

बंदिस्त वाहन तळाचे मूल्य = 13.94 * (134160 * 25/100)

= Rs.467547.6/-

Applicable Rules

= .10.4.16

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ

= A + B + C + D + E + F + G + H + I + J

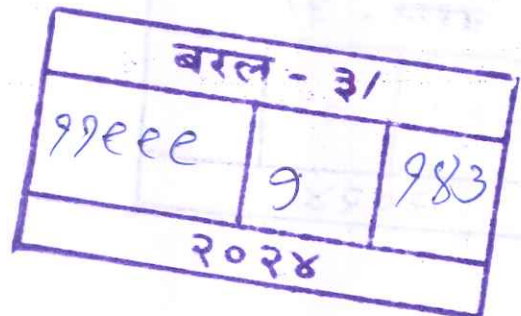
= 10657938.72 + 0 + 0 + 0 + 467547.6 + 0 + 0 + 0 + 0 + 0

=Rs.11125486.32/-

Home

Print

सह दुय्यम निबंधक बोगवली क्र. ३,
मुंबई उपनगर जिल्हा



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वरल - ३१		
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CHALLAN
MTR Form Number-6



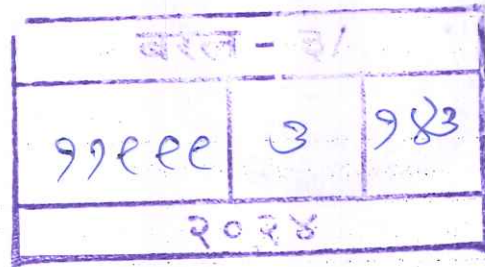
GRN	MH005847281202425E	BARCODE			Date	27/07/2024-13:25:40	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BRL3_JT SUB REGISTRAR BORIVALI 3		Payer Details			
Location				MUMBAI		TAX ID / TAN (If Any)			
Year				2024-2025 One Time		PAN No.(If Applicable)			
Account Head Details				Amount In Rs.		AFNPL8379M			
0030045501 Stamp Duty				801800.00		Full Name			
0030063301 Registration Fee				30000.00		MONA MEHTA			
						Flat/Block No.			
						FLAT NO B-1308, B WING, IRENE			
						Premises/Building			
						MALAD WEST			
						Area/Locality			
						MUMBAI			
						Town/City/District			
						PIN			
						4 0 0 0 6 4			
						Remarks (If Any)			
						PAN2=AADCS4277M~SecondPartyName=SHETH CREATORS AND SUN			
						VISION PVT LTD~			
						Amount In			
						Eight Lakh Thirty One Thousand Eight Hundred Rupee			
Total				8,31,800.00		Words			
						s Only			
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref No.		69103332024091011751	746761879
Cheque/DD No.				Bank Date		RBI Date		10/09/2024-13:40:44	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9820950066

सदर चलान केवल दुर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सधर चलान लागू नाही.



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बरात - ३/		
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२०२४		



CHALLAN
MTR Form Number-6



GRN	MH005847281202425E	BARCODE			Date	27/07/2024-13:25:40	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	AFNPL8379M					
Office Name	BRL3_JT SUB REGISTRAR BORIVALI 3	Full Name	MONA MEHTA					
Location	MUMBAI	Flat/Block No.	FLAT NO B-1308, B WING, IRENE					
Year	2024-2025 One Time	Premises/Building	MALAD WEST					
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	801800.00	Road/Street	MUMBAI				
0030063301	Registration Fee	30000.00	Area/Locality	MUMBAI				
			Town/City/District					
			PIN	4 0 0 0 6 4				
			Remarks (If Any)	PAN2=AADCS4277M-SecondPartyName=SHETH CREATORS AND SUN VISION PVT LTD-				
			Amount In	Eight Lakh Thirty One Thousand Eight Hundred Rupee				
			Words	s Only				
Total		8,31,800.00						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332024091011751	746761879	
Cheque/DD No.				Bank Date	RBI Date	10/09/2024-13:40:44	11/09/2024	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 11/09/2024			



Mobile No. : 9820950066

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

सदर चलन केवल दुर्यम निबंधक कार्यालय, नोदणी कार्यालयाच्या दस्तऐवजी लागू आहे. नोदणी न करता दस्तऐवजी सदर चलन लागू नाही.

Validity unknown

Digitally signed by DSI
DIRECTORATE OF ACCOUNTS
AND TREASURER'S MUMBAI 02
Date: 2024.09.13 14:57:47 IST
Reason: GRAS Secure Document
Location: India

99eee y 983
2024

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-368-11999	0004553578202425	13/09/2024-14:49:58	IGR192	30000.00
2	(IS)-368-11999	0004553578202425	13/09/2024-14:49:58	IGR192	801800.00
Total Defacement Amount					8,31,800.00

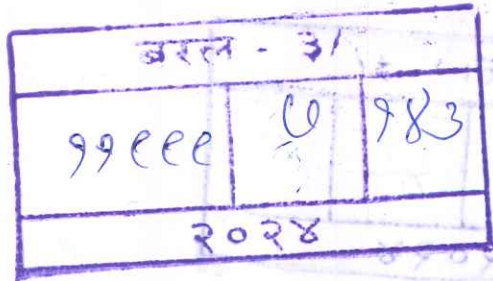
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बदल - ३/		
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724279801780	Date 27/07/2024
Received from DHC, Mobile number 9000000000, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered((ISARITA) in the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 27/07/2024
Bank CIN 10004152024072701674	REF No. 5168321380
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724273301678	Date 27/07/2024
Received from DHC, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered((ISARITA) in the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name PUNB	Date 27/07/2024
Bank CIN 10004152024072701588	REF No. 5168320269
This is computer generated receipt, hence no signature is required.	



कागज़
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बराक ३/		
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वर्तमान		
११०००	१०	१८३
२०१८		

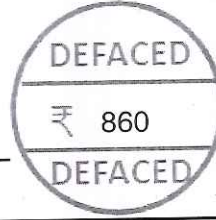


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724279801780	Receipt Date	13/09/2024
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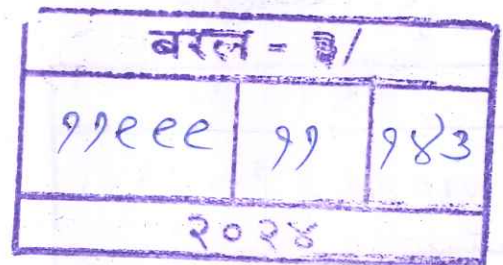
Received from DHC, Mobile number 9000000000, an amount of Rs.860/-, towards Document Handling Charges for the Document to be registered on Document No. 11999 dated 13/09/2024 at the Sub Registrar office Joint S.R. Borivali 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	PUNB	Payment Date	27/07/2024
Bank CIN	10004152024072701674	REF No.	5168321380
Deface No	0724279801780D	Deface Date	13/09/2024

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



कारे पृष्ठ
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बयल - ३/		
११०००	१२	१४३
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AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai on this 30th day of Sept September, 2024;

BETWEEN

SHETH CREATORS & SUN-VISION PVT. LTD., a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057, hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor/s and assigns) of the **ONE PART**;

AND

Ms. Mrs. Mona Mehta Indian Inhabitant(s) residing at 805 Tara Building Dhruv Tara CHS Ltd, Shiv Vallabh Road, Ashokvan, Borivali - East, Mumbai-400066.



OR

a partnership firm registered under the Indian Partnership Act 1932 and carrying on Business at _____

OR

a Company registered under the Companies Act 1956/ Companies Act 2013 and having its registered office at _____

hereinafter called **"the PURCHASER/s"** (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an

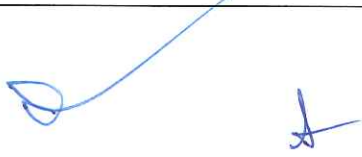


	
(Signature of Promoters)	(Signature of Purchaser/s)

	
(Space for Stamps)	

individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the **OTHER PART**;




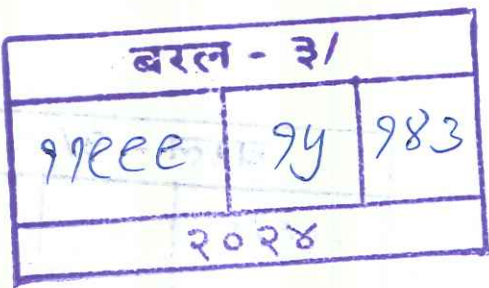
WHEREAS

- A. By diverse deeds, the Promoters are owners of all that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos. 232 admeasuring 6731 sq. mtrs., or thereabouts and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos. 230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabouts of village Malad (South) within the Registration District and Sub district of Mumbai and Mumbai Suburban and situate at Mota Pada (Bhandarwada), near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400 064 more particularly described in the **First Schedule** hereunder written and shown in red colour boundary line on the plan annexed and marked as **Annexure "1"**, hereto (hereinafter referred to as "**the said Larger Land**");
- B. The said Larger Land is encroached by encroachers and/or slum dwellers (hereinafter referred to as "**Slum Dwellers**"), who have constructed various hutments and structures on parts of the said Larger Land. The Slum Dwellers have formed society viz. Mother Theresa Niwara SRA Co-operative Housing Society (hereinafter referred to as "**Society**");
- C. By a notification bearing No. SRA/MALAD/80/81 dated 31st March, 1986, read with notification bearing No. SRA/Application/T-6/3-C/Kavi/ 168/2017/335 dated 17th November, 2017, an area admeasuring approx 2,547.70 sq. mtrs or thereabouts out of the said Larger Land is declared as "**Slum**" under Section 4 of Maharashtra Slum Area (improvement, clearance and redevelopment) Act, 1972 (hereinafter referred to as "**Slum Act**") (hereinafter referred to as "**Slum Property**");
- D. The Slum Dwellers vide its resolution dated 15th July, 2007, *inter alia*, (i) unanimously appointed and confirmed the Promoters, formally known as Shroff Consultants Private Limited as developer for the said Slum Property, (ii) appointment of Mr. Mukesh Bahadur as the Architect and structural consultant,




				
(Signature of Promoters)	(Signature of Purchaser/s)			
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 2px solid purple; padding: 5px; transform: rotate(-5deg);"> <p style="text-align: center; margin: 0;">बरल - ३/</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">११०००</td> <td style="padding: 5px;">१४</td> <td style="padding: 5px;">१४३</td> </tr> </table> <p style="text-align: center; margin: 0;">२०२४</p> </div> <div style="text-align: center;">  </div> </div>		११०००	१४	१४३
११०००	१४	१४३		
(Space for Stamps)				

(iii) approval on Individual Consent Letter format and (iv) appointment of Managing Committee members for signing Development Agreement with the developers for and on behalf of the Society;




- E. As per Development Plan Remark bearing no. CHE/01/DPWS/P/N dated 15th May, 2015 issued by Municipal Corporation of Greater Mumbai (hereinafter referred to as “MCGM”), portion of the said Larger Land is reserved for Hospital and Municipal Primary School (hereinafter referred to as “Reservations”);
- F. The Additional Collector (Enc), Mumbai and Mumbai Suburban issued Annexure II bearing No. U/No. U/IV/D-13/33(10)/SR-141/97 dated 18th February, 1997 (hereinafter referred to as “Annexure II”) in respect of the said Larger Land;
- G. Under the Certificate of Incorporation Consequent upon Change of Name dated 12th February, 1996 issued by Registrar of Companies under Section 23(1) of Companies Act, 1956, name of the Promoters, i.e Shroff Consultants Private Limited was changed to M/s. Sun-Vision Estates & Consultants Private Limited;
- H. By and under a Letter of Intent bearing No. SRA/ENG/423/PN/PL/LOI dated 7th May, 2009, the Slum Rehabilitation Authority (“SRA”) has considered and approved scheme of rehabilitation of plot under provisions of Regulation 33(10) of the DCR on the said Larger Land, in the manner and on the terms and conditions as more particularly setout therein (hereinafter referred to as “the First LOI”) and thereafter, SRA issued Revised Letter of Intent bearing No. SRA/ENG/423/PN/PL/LOI dated 18th July, 2017, followed by another LOI dated 4th February, 2020, and lastly, an LOI dated 1st November 2021 (hereinafter referred to as “the Revised LOIs”). The First LOI and the Revised LOIs are hereinafter collectively referred to as “the LOI”. By and under the LOI presently:
- The Promoters have, *inter-alia*, the right and obligation to develop and construct the rehab tenements (“Rehab Component”) to rehabilitate Slum Dwellers on portion of the said Larger Land, in the manner as setout therein;
 - The Promoters are, *inter-alia* vested with the rights to develop the said Larger Land by utilization of the free sale component, as may be increased from time to time (“Free Sale Component”), in the manner as

	
(Signature of Promoters)	(Signature of Purchaser/s)
 	
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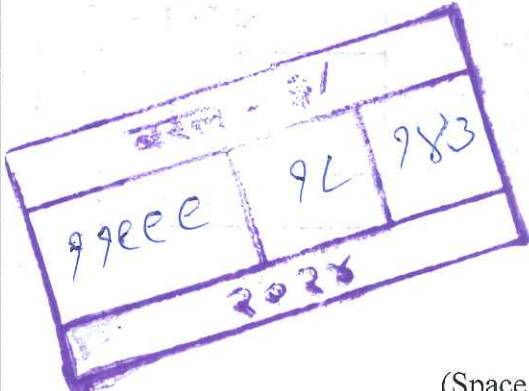

- iii. setout therein.
- I. Vide a Non Agriculture Order dated 12th June, 2012, the usage of the said Larger Land was converted from agriculture to non-agriculture;
- J. Dispute and differences arose between the Promoters and Society and as such Promoters filed Suit No. 2059 of 2014 (hereinafter referred to as “said Suit”) before Hon’ble City Civil Court, Dindoshi, at Goregaon against the Society, its chairman and secretary. The said Suit was settled out of court and the said Suit was disposed of in terms of Consent Decree dated 13th November, 2014 (hereinafter referred to as “Consent Decree”);
- K. Vide a Certificate of Incorporation pursuant to Name Change dated 23rd January, 2018, the name of the Promoters was changed from M/s Sun-Vision Estates & Consultants Private Limited to Sheth Creators & Sun-Vision Private Limited;
- L. SRA has vide its Letter of Approval dated 1st February, 2018 bearing No. P-N/PVT/0030/19991015 sanctioned the layout plan of the said Larger Land (“Layout Plan”). As per the Layout Plan, the said Larger Land is to be developed in the following manner:
- (i) Rehab building/s with respect to the said Larger Land are being constructed on a portion of the said Larger Land admeasuring 1546.28 square meters (“Rehab Land”);
- (ii) The free sale building/s are being constructed on a portion of the said Larger Land admeasuring 5015.75 square meters more particularly described in the Second Schedule hereunder written (“Free Sale Land”). The Free Sale Land is shown in blue colour boundary line on the plan annexed hereto and marked as Annexure “1”. Subject to necessary approvals, permissions and modification to Development Control Regulations and the proposed Development Plan of 2034 coming into force which is applicable to the said Larger Land, and pursuant thereto if any present reservation on the said Larger Land or part thereof is reduced, then in view thereof, the area of the Free Sale Land will increase and the term ‘Free Sale Land’ used in this Agreement shall mean and deemed to mean such increased area of Free Sale Land under such circumstances;
- (iii) A portion admeasuring 1510.60 sq.mtrs. is towards Reservations;

				
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- (iv) A portion of the said Larger Land admeasuring 518.37 square meters is towards reservation of Road Set-back.
- M. The Promoters are entitled to develop the said Larger Land and are constructing a residential project on the Free Sale Land in a phased manner. The Promoters propose to construct the following on the Free Sale Land:
- i. the free sale building/s being multi-storey building/s to be known as "**Irene**" ("**the said Building**") comprising of residential flats. The said Building at present comprises of 2 (two) Wings being Wing 'A' ("**the said Wing A**") and Wing 'B' (i.e. Sale building) ("**the said Wing B**"). The Promoters propose to construct additional wings subject to approvals and permissions;
 - ii. the Promoters are in the process of constructing Wing "A" and further proposes to construct Wing "B" on the Free Sale Land which shall be for residential use;
 - iii. the said Wing A and Wing B are registered as separate real estate projects.
 - iv. the podium of the said Wing A and Wing B shall be common;
 - v. the common areas, facilities and amenities of the said Building, which shall be used by all the flat purchaser/s/occupants of the said Building i.e. Wing A and Wing B, are more particularly set out in **Annexure "7"** hereunder written ("**Common Areas and Amenities of the said Building**");
 - vi. as per Letter of Intent bearing no. SRA/ENG/423/PN/PL/LOI dated 18th July, 2017, FSI of 37,779.70 square meters (Total Sale BUA With Fungible) is sanctioned to be consumed on the said Larger Land;
 - vii. currently, FSI of 21727.63 square meter is proposed to be consumed on the said Larger Land as per Development Plan of 2034 / Development Control Regulation for Greater Mumbai 2034;
 - viii. the scheme and scale of development proposed to be carried out by the Promoters on the said Larger Land is in accordance with applicable law as amended from time to time;

							
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- ix. the statutory approvals may require the Promoters to hand over certain stipulated percentage/portion of the land forming part of the Larger Land to the concerned authorities or develop the same as public amenity. The Promoters shall determine and identify the portion and location of such land to be handed over for complying with the terms and conditions of statutory approvals.
- N. The Purchaser/s is/are aware that there exists a 9 mtrs. wide common access road/right of way on the said Larger Land which shall be common and shall be used for the access of the Reservations, the said Building/the said Wing B/the free sale building/s and the Rehab Building/s. The said common access road/right of way is shown in **yellow** colour boundary line on the plan annexed hereto as **Annexure "1"**.
- O. The development of the said Wing B, is a phase of the said Building and proposed as a real estate project by the Promoters and the Promoters have registered the same as a real estate project ("**the Real Estate Project**") with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of Real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued the Certificate of Registration No. **P51800047209** dated **21-Oct-2022** for **Irene-Wing B, i.e the Real Estate Project** and the copy of the Certificate is annexed and marked as **Annexure "2"** hereto;
- P. The Promoters have entered into a prescribed Agreement with an Architect, registered with the Council of Architects and also appointed Structural Engineer for preparing structural designs and drawings and specifications of the Free Sale Land and the Purchaser/s accept/s the professional supervision of the said Architect and the said Structural Engineer till the completion of construction and development of the said Wing B unless otherwise changed by the Promoters;
- Q. By a (i) Deed of Mortgage dated 28th June, 2017, registered with the Sub-Registrar of Assurances, Mumbai, under serial no. BBE3-7182 of 2017 and (ii) Deed of Mortgage dated 12th July, 2018 registered with the Sub-Registrar of Assurance, Mumbai under serial No.10295 of 2018, Sun-Vision Estate & Consultants Private Limited has created exclusive charge/mortgage on all the right, title and interest of Sun-Vision Estate & Consultants Private Limited in

	
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the said Larger Land (excluding Rehab and Reservations) in favour of **Yes Bank Limited** and on terms and conditions contained therein;

- R. Slum Rehabilitation Authority has presently sanctioned the plans inter- alia for construction of the said Wing B on the part / portion of the Free Sale Land and has issued an Intimation of Approval bearing No. P- N/PVT/0030/19991015 (“**I.O.A.**”) dated 29th August, 2022 and Commencement Certificate bearing No.PN / PVT/ 0030/19991015 / AP/S dated 30th August, 2022 (“**C.C.**”). Hereto collectively annexed and marked as **Annexure “3” collectively** are copies of I.O.A. and C.C.
- S. Advocate Anil D’souza has issued a Title Certificate relating to the Free Sale Land. A copy of the said Title Certificate is annexed hereto and marked as **Annexure “4”** and the Property Register Card of said the Larger Land is annexed and marked as **Annexure “5”** hereto.
- T. The principal and material aspects of the development of the Real Estate Project are briefly stated below:-
- (i) residential building known as “Wing B” to be constructed on a portion of the Free Sale Land admeasuring 770 sq.mtrs. and shown in orange colour hatched lines on the plan annexed hereto and marked as **Annexure “1”** comprising of 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors as residential area;
 - (ii) as on date, the Slum Rehabilitation Authority has sanctioned the plans for 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors;
 - (iii) as on date, FSI of 15,994.32 sq. mtrs. has been sanctioned for consumption in the construction and development of the said Wing B. The Promoters proposes to consume a further FSI of 5733.31 square meters thus, aggregating to total FSI of 21727.63 square meters in the construction and development of the said Wing B;
 - (iv) the Promoters shall be entitled to confer title of the Free Sale Land to such Organization / Society / Apex Body, as the case may be, as permissible under law.

The above details along with the relevant permissions and approvals are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

							
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- U. The Purchaser/s has/have demanded inspection from the Promoters and the Promoters have given inspection to the Purchaser/s of all documents of title relating inter-alia to the said Larger Land and the Free Sale Land including all the documents mentioned in the recitals hereinabove and also the plans, designs and specifications prepared by the Promoters' Architects, the Title Certificate, revenue records and all other documents as specified under RERA Act and RERA Rules, as amended upto date and the Purchaser/s is/are fully satisfied with the title of the Promoters in respect of Free Sale Land and the Promoters' right to allot various premises in the said Wing B/the said Building/free sale building/s to be constructed on the Free Sale Land and has/have agreed not to raise any requisitions on or objections to the same;
- V. The Purchaser/s after having investigated and after being fully satisfied in respect of title of the Promoters to the Free Sale Land, has/have approached the Promoters and requested the Promoters to sell to him/her/them a residential Flat being Flat more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "the said Flat") for the consideration more particularly mentioned in the **Third Schedule** hereunder written (hereinafter referred to as "Sale Price") and on the terms and conditions hereinafter appearing. The said Flat is shown in red hatched lines on the plan annexed hereto and marked as **Annexure "6"**;
- W. Along with the said Flat, at the request of the Purchaser/s, the Promoters have also agreed to permit to the Purchaser/s to use and occupation of car parking space as more particularly described in the **Third Schedule** hereunder written in podium/basement of the said Project (hereinafter referred to as "Parking Space");
- X. Copies of following documents are annexed to this Agreement:
- i. Copy of the plan showing *inter-alia* the said Larger Land and Free Sale Land (**Annexure "1"**);
 - ii. Copy of RERA Registration Certificate dated 12-OCT-2022 issued by the Authority (**Annexure "2"**);
 - iii. Copies of I.O.A. and C.C. (**Annexure "3" collectively**);
 - iv. Copy of Title Certificate given by Advocate Anil D'souza (**Annexure "4"**);

				
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- v. Copy of Property Register Card of the Larger Land (Annexure "5");
 - vi. Copy of the floor plan (Annexure "6");
 - vii. Common Areas and Amenities of the said Building (Annexure "7")
 - viii. Common Areas and Amenities of the Real Estate Project (Annexure "7A")
 - ix. Milestones for payment of Sale Price (Annexure "8");
 - x. Fixtures, fittings and amenities in the said Flat (Annexure "9")
 - xi. List of Other Charges (Annexure "10")
- Y. Under section 13 of the RERA, the Promoters are required to execute a written Agreement for Sale in respect of the said Flat agreed to be sold to the Purchaser/s, and the Parties are therefore executing these presents and also to register this Agreement under the Indian Registration Act, 1908;
- Z. Relying upon the said applications, declaration and agreement herein contained, the Promoters have agreed to allot to the Purchaser/s the said Flat, at the price and on the terms and conditions hereinafter appearing.




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

1. AGREEMENT

- 1.1 The recitals contained above, schedules written hereunder and annexures hereto shall form an integral and operative part of this agreement as if the same were set out and incorporated herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of the said Act.

2. CONSTRUCTION OF WING B / THE REAL ESTATE PROJECT

- 2.1 The Promoters are constructing Wing B comprising of 1 (one) Basement, 9 (Nine) levels of Podiums, 1 (one) E-deck on 10th level and 1st to 45th habitable floors on the Free Sale Land forming part of the said Larger




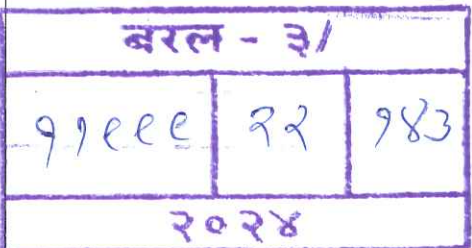
							
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Land in accordance with the plans, specifications, designs and elevations as maybe approved concerned local authority and which have been seen and inspected by the Purchaser/s with such variations and modifications as may consider necessary or as may be required by the Government, Slum Rehabilitation Authority, Municipal Corporation of Greater Mumbai and/or any other local authority from time to time.

- 2.2 The Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of any variations or modifications which may adversely affect the said Flat, except, any alteration or addition required by Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosure already made to the Purchaser/s.




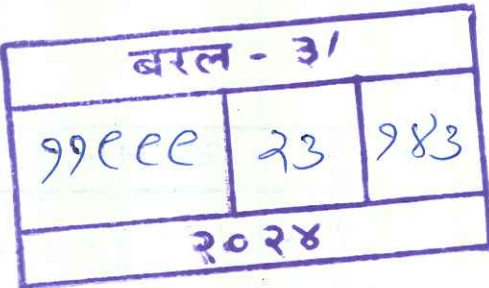
3. PURCHASE OF THE SAID FLAT AND SALE PRICE

- 3.1 The Purchaser/s hereby agree/s to purchase and acquire from the Promoters and the Promoters hereby agree/s to allot to the Purchaser/s a residential flat more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as "**the said Flat**") being constructed on the Free Sale Land forming part of the said Larger Land, at and for the lumpsum price particularly mentioned in the **Third Schedule** hereunder written (hereinafter referred to as "**Sale Price**") payable by the Purchaser/s to the Promoters in the manner detailed in **Annexure "8"** annexed hereto. The said Flat is more particularly shown in red colour boundary lines on the typical floor plan annexed hereto and marked as **Annexure "6"**.
- 3.2 It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the **Annexure "9"** annexed hereto and the Purchaser/s confirm/s that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.
- 3.3 The Promoters have agreed to permit the Purchaser/s, the right to exclusively use car parking space/s more particularly described in the **Third Schedule** hereunder written in/or the basement/stilt/podium of said Building (hereinafter referred to as the "**Parking Space/s**"). The said Flat and Parking Space/s are hereinafter collectively referred to as "**the said Premises**".
- 3.4 The Parking Space are made available free of charge to the Purchaser/s and the Sale Price agreed to be paid under this Agreement is only for the

	
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carpet area of the said Flat.

- 3.5 The Promoters shall confirm the final carpet area of the said Flat that has been agreed to be allotted to the Purchaser/s only after construction of Wing B is completed and occupation certificate in respect thereof is granted by SRA, by furnishing details of the changes (if any) in the carpet area of the said Flat, subject to a variation cap of 3%. The Sale Price payable for the purchase of said Flat, on the basis of the carpet area of the said Flat, shall be recalculated based on the confirmation of the carpet area of the said Flat by the Promoters. If there is any reduction in carpet area of the said Flat, then the Promoters shall refund the excess money paid by the Purchaser/s within 45 (forty five) days together with the interest on the excess amount. The interest payable by the Promoters shall be the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon (hereinafter referred to as "**Interest Rate**"). In the event of increase in carpet area of the said Flat, the Purchaser/s shall make the payment of such excess area in the immediate next installment of the Sale Price. It is clarified that the payments to be made by the Promoters/Purchaser/s, as the case may be, under this Clause, shall be made at the same rate per square meter of carpet area as agreed in Clause 3.1 above.
- 3.6 The Purchaser/s hereby agree/s, covenant/s and undertake/s to pay the Sale Price to the Promoters in the manner set out in **Annexure "8"** annexed hereto.
- 3.7 Each of such installments shall be paid by the Purchasers within a period of 7 (seven) days from the date of intimation by the Promoters. Time for payment of each installment is the essence of the contract.
- 3.8 The Purchaser/s hereby agree/s, confirm/s and undertake/s that an intimation forwarded by the Promoters, that a particular stage of construction is commenced or completed shall be sufficient proof that a particular stage of construction is commenced or completed. However, it is agreed that non receipt of such intimation requiring such payment shall not be a plea or an excuse by the Purchaser/s for non-payment of any amount or amounts payable hereunder.
- 3.9 The Sale Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be

	
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levied or imposed by the competent authority / local bodies / Government from time to time. The Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

- 3.10 The Purchaser/s shall make all payments of the Sale Price due and/or payable to the Promoters through an account payee cheque / demand draft / pay order / wire transfer / any other instrument in the Bank Account more particularly mentioned in the **Third Schedule** hereunder written (“**the said Account**”). In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the said Flat, the Purchaser/s undertakes to direct such financial institution to, and shall ensure that such financial institution does disburse/pay all such amounts towards Sale Price due and payable to the Promoters through an account payee cheque / demand draft / pay order payable at Mumbai /wire transfer / any other instrument in the Bank Account more particularly mentioned in the **Third Schedule** hereunder written (“**the said Account**”). Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the Sale Price for the said Flat and shall be construed as a breach on the part of the Purchaser/s, in which event without prejudice to the right of the Promoters to charge interest at the Interest Rate on the amounts due, the Promoters shall be entitled to terminate this Agreement and forfeit 2% of the Sale Price along with brokerage charges (if any) as reasonable, pre-estimated, genuine and agreed liquidated damages and return balance (if any) to the Purchaser/s within 30 (thirty) days from the date of such termination of the Agreement.
- 3.11 The Sale Price is exclusive of all taxes including but not limited to GST, levies, duties, cesses etc. as maybe applicable. In addition to the Sale Price, the Purchaser/s shall pay all other amounts mentioned herein including the amounts mentioned in Clause hereinafter. Any of the taxes including GST (if applicable and all other indirect and direct taxes), levies, duties, cesses etc. (whether applicable/payable now or become applicable/payable in future) levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies, on Sale Price or on any other amounts payable under

							
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the Agreement or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Purchaser/s alone and the Promoters shall never be liable, responsible and/or required to bear, and/or pay the same or any part thereof.

- 3.12 The Purchaser/s are aware that as per present statute, GST (if applicable) is leviable/applicable on the Sale Price payable hereunder and consequently the amount of each installment payable by the Purchaser/s to the Promoters in respect of this transaction shall proportionately increase to the extent of the liability of such taxes (if applicable). The Purchaser/s hereby undertake(s) to pay the amount of the GST (if applicable) along with each installment from the effective date and further shall not dispute or object to payment of such statutory dues. The Promoters shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of GST (if applicable) thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoters hereunder, if such payment is not accompanied with GST (if applicable). Provided further that if on account of change/amendment in the present statute or laws, statutes, rules, regulations and policies or enactment of new legislation of new laws by the Central and/or State Government or any other taxes become payable hereafter on the amounts payable by the Purchaser/s to the Promoters in respect of this transaction and/or aforesaid taxes levied is increased on account of revision by the competent authorities, the Purchaser/s shall be solely and exclusively liable to bear and pay the same and the Purchaser/s do and doth hereby agree and undertake to indemnify and keep indemnified the Promoters and its successors-in-title and assigns in respect thereof.
- 3.13 The Purchaser/s further agree/s, undertake/s and covenant/s that while making the payment of installments of Sale Price, the Purchaser/s shall deduct tax at source ("TDS") as may be applicable from time to time and deposit the same in the government treasury to the credit of the Permanent Account Number of the Promoters and provide the Promoters with the certificate evidencing such deduction and deposit, within the timelines prescribed under the Income Tax Act, 1961.
- 3.14 The Purchaser/s authorizes the Promoters to adjust/appropriate all payments made by him/her/them under any head(s) of dues against lawful outstanding, if any, in his/her/their name/s as the Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to

										
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object/demand/direct the Promoters to adjust his/her/their payments in any manner.




3.15 The Purchaser/s is/are aware that the time to make the payment of installments and GST (if applicable) and all other taxes as mentioned in above is the essence of contract and in event of delay on part of the Purchaser/s to make the payment of any of the installment together with GST (if applicable) and/or any other tax (including delivering challan/certificate thereof), then without prejudice to right of the Promoters to cancel and terminate this Agreement, the Purchaser/s shall be liable to pay interest at the Interest Rate to the Promoters on all delayed payments from the due date till the date of realization thereof.

4. VOLUNTARY CANCELLATION BY PURCHASER/S

4.1 In the event, the Purchaser/s desire/s to cancel the agreement for sale of the said Flat for any reason whatsoever (save and except if the Promoters fail to offer the possession of the said Flat in terms of and within the timelines agreed under this Agreement), then Promoters shall be entitled to forfeit the amounts equivalent to 2% (two per cent) of the Sale Price and the Purchaser/s shall not be entitled to claim such amount paid by him/her/them to the Promoters. The Purchaser/s shall also have to bear and pay to the Promoters, at the time of cancellation, the brokerage charges (if the said Flat is purchased through a broker) which brokerage shall have been already paid by the Promoters to the broker. The Promoters shall not be liable to refund GST and all other taxes paid or payable on this Agreement and/or on the Sale Price and/or interest and/or otherwise. It is agreed by and between the Parties that all the amounts due and payable by the Purchaser/s, as specified hereinabove, shall be deducted from the amount received by the Promoters from the Purchaser/s till the time of such cancellation. The Promoters shall return the balance amount from the Sale Price (if any) to the Purchaser/s within 30 (thirty) days from the date of such cancellation.

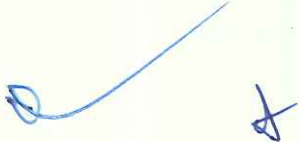


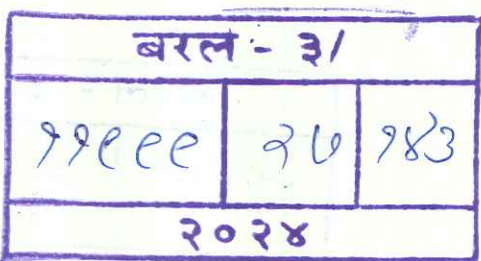
5. PARKING SPACE/S

5.1 The Purchaser(s) acknowledge/s and understand/s that the Car Parking Space/s will be provided in the basement/stilt/podium of the said Building which may be in the form of ~~stack~~ or ~~tandem~~ parking or puzzle parking or pit parking or any other form of parking and shall be designed to minimize the area and/or volume required for parking cars. Each

							
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tandem/ stack car parking space shall contain 2 or more car park spaces to be shared by 2 or more Flat purchasers / occupants (hereinafter referred to as the “**Mechanical Parking**”). The Purchaser/s is aware that such Mechanical Parking involves or may involve operation of one or more machine/s for parking and removing cars and the same could be time-consuming and the Purchaser(s) acknowledge/s that the Purchaser/s has no objection to the same. The Purchaser/s is aware that the Mechanical Parking may also require a valet system by appointment of qualified drivers and parking operators, for ease of parking and removing of vehicles from the parking slots.

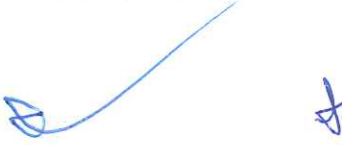


- 5.2 The Purchaser/s hereby confirm/s that the Purchaser/s has/have no objection to the aforesaid and that the Purchaser/s shall not park his/her/their car/s at any other place other than specifically designated for the parking of the vehicles of the Purchaser(s). The Purchaser(s) hereby agree/s and undertake/s that the Purchasers shall bear the costs and expenses of the maintenance of the Mechanical Parking and also keep such valet parking facility at his/her/their costs for parking or removal of cars from the Mechanical Parking. The Purchaser/s shall not refuse to bear such costs and/or expenses on the ground of non-utilisation of the Mechanical Parking or valet parking facility or on any other ground whatsoever and howsoever arising.
- 5.3 The Purchaser/s is/are aware that the said Parking Space/s is provided by the Promoters to the Purchaser/s without consideration. The Purchaser/s will be bound to abide with the rules and regulations as may be framed in regard to the Parking Space/s, by the Promoters and/or the Organisation (*defined below*) and/or the Apex Body (*defined below*) as the case may be. The Purchaser/s hereby agree/s and undertake/s to pay all outgoings in respect of the Parking Space/s as may be levied by the Promoters and/or the Organisation and/or Apex Body.
- 5.4 The Purchaser/s hereby agree/s and confirm/s that the Parking Space/s shall be used for parking of personal light motor vehicles of the Purchaser/s only and for no other purpose and that no alteration and/or modification and /or construction of any nature shall be carried out in the Parking Space/s.
- 5.5 The Purchaser/s herein agree/s and confirm/s that he/she/they shall not raise any objection to the designations/selections/allocations of parking spaces done/to be done by the Promoters for other purchasers and accepts the designation of the Parking Space/s allotted to the Purchaser/s herein.

	
(Signature of Promoters)	(Signature of Purchaser/s)
 	
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6. EVENT OF DEFAULT AND CONSEQUENCES

6.1 The Promoters shall be entitled (but not obliged) to terminate this Agreement on the happening of any of the following events (“**Events of Default**”):

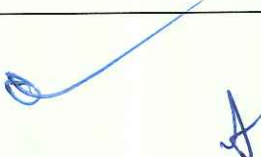


- (i) If the Purchaser’s delays or commits default in making payment of two defaults of installments of any amounts payable under this Agreement or otherwise;
- (ii) If the Purchaser/s commits breach of any of the terms, conditions, covenants and representations of this Agreement and/or any other writing and/or the terms and conditions of layout, IOA, CC and/or any other sanction, permission, approvals, undertakings, writings, affidavits etc.;
- (iii) If the representation, declarations and/or warranties etc. made by the Purchaser/s in the present Agreement and/or any other documents executed and/or entered into or to be executed and/or entered into by the Purchaser/s is untrue or false; If the Purchaser/s has/have been declared and/or adjudged to be insolvent, bankrupt etc. and/or ordered to be wound up;
- (iv) If the Purchaser/s is/are, convicted of any offence involving moral turpitude and/or is sentenced to imprisonment for any offence for not less than six months;
- (v) If Receiver and/or a Liquidator and/or Official Assignee or any person is appointed of the Purchaser/s or in respect of all or any of the assets and/or properties of the Purchaser/s.
- (vi) If the Purchaser/s have received any notice from the Government in India (either Central, State or Local) or foreign Government for the Purchaser/s involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him / her / them.
- (vii) If the Purchaser/s carries out any structural alteration and/or addition in respect of the said Flat and/or Wing B and/or said Building any part thereof;

							
(Signature of Promoters)	(Signature of Purchaser/s)						
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(viii) If the Purchaser/s fail/s to make payment of any outgoing/s, taxes, maintenance charges etc. in respect of the said Premises or any part thereof.

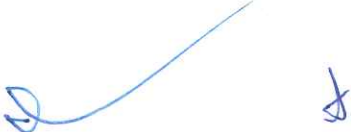


6.2 On happening or occurring of any of the Event of Default, the Promoters shall without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement, or in law or otherwise, give 30 (thirty) days notice to the Purchaser/s to rectify/remedy such breach and within the notice period, the Purchaser/s shall be liable to bear and pay interest at the Interest Rate on the due and payable amount. In the event, the Purchaser/s fail/s to rectify/remedy the breach within the aforementioned notice period, then the Promoters shall be entitled (but shall not be obliged) to (i) forthwith terminate this Agreement (“**Termination Date**”) and (ii) forfeit/deduct 2% of the Sale Price along with brokerage charges (if any) as and by way of agreed, genuine and pre-estimated liquidated damages and balance if any, shall be refunded to the Purchaser/s without any interest within 30 (thirty) days from the Termination Date. It is further clarified that any profit arising from sale of the said Flat to the new purchaser/s shall be of the Promoters and the Purchaser/s shall have no claim against the same.

6.3 If for making payment of the Sale Price the Purchaser/s has/have availed loan from financial institutions, banks or other institutions against the security of the said Flat then the same shall be subject to the consent and approval of the Promoters. In the event of the Purchaser/s committing two defaults of the payment of the installments of the Sale Price or otherwise and in the event of the Promoters exercising their right to terminate this Agreement, the Purchaser/s shall and hereby undertake to clear the mortgage debt outstanding at the time of such termination. The Purchaser/s, at his/her/their own cost and expenses, shall obtain necessary letter/no due certificate from such financial institution, banks etc. stating that the Purchaser/s has/have cleared the mortgage / debt / charge, within 15 days from the Termination Date. On receipt of such letter/no due certificate from the financial institution, banks etc. the Purchaser/s shall be entitled to the refund of the amount (if any). However, the Promoters shall directly pay the amount payable to the financial institution, bank, their employer or other such institutions by the Purchaser/s from the balance amount standing to the credit of the Purchaser/s with the Promoters (if any) towards the said Flat and (paid by him/her/them to the Promoters towards the Sale Price)

										
(Signature of Promoters)	(Signature of Purchaser/s)									
										
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to the extent so as to clear the mortgage/debt/charge on the said Flat. Only on receipt of such letter of clearance of mortgage debt from such bank, financial institution etc. the Purchaser/s shall be entitled to the refund of the balance amount standing credited to the account of the Purchaser/s (if any) with the Promoters towards the said Flat. Notwithstanding all that is stated hereinabove, it shall ALWAYS be obligatory on the part of the Purchaser/s to pay the installments of the Sale Price as and when due under the terms of this Agreement and the Purchaser/s shall duly and promptly pay the installments of the consideration amount irrespective of the fact that the Purchaser/s has/have applied for the loan to such financial institution, banks, their employers or such other institution and irrespective of the fact that the said loans are being under process and sanction awaited and/or is rejected. The Purchaser/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the Sale Price on time and on the due dates on the basis that the Purchaser/s has applied for loan to such financial institution, banks, their employers or such other institutions and that the same are under process of disbursement or that the said loan application of the Purchaser/s is rejected. In the event of the failure of the Purchaser/s to pay the installments of the Sale Price the Promoters shall be entitled to enforce its rights as mentioned herein. In case, there shall be deficit in this regard, the Purchaser/s shall forthwith on demand pay to the Promoters his / her / their proportionate share to make up such deficit.

- 6.4 Notwithstanding anything contrary contained herein, in case the Purchaser/s fail/s or is/are otherwise unable to make payment of any of the amounts and/or installments of any amount payable under this Agreement or otherwise, to the Promoters, then the Promoters shall, without prejudice to any other rights or remedies that it may have against the Purchaser/s, including the right to terminate and forfeit the amounts as mentioned in Clause 6.2 from the Sale Price and put an end to this Agreement as mentioned herein, be entitled to receive and recover from the Purchaser/s and the Purchaser/s shall pay to the Promoters interest on all outstanding payments at along with interest calculated at the Interest Rate from the due date till the date of realization thereof.
- 6.5 All the aforesaid rights and/or remedies of the Promoters are cumulative and without prejudice to one another and other the rights and/or remedies available to the Promoters under applicable law.




							
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7. RIGHTS IN THE SAID FLAT AND COMMON AREAS

7.1 It is expressly agreed that the right of the Purchaser/s under this Agreement or otherwise shall always be restricted to the said Flat only, and such right will accrue to the Purchaser/s only on the Purchaser/s making payment of all the amounts including the Sale Price to the Promoters strictly in accordance with this Agreement and only on the Purchaser/s performing and complying with other terms, conditions, covenants, obligations, undertakings etc. hereof. All other unsold flats, car parking, portion or portions of the said Wing B, Free Sale Land and the said Building including common areas as setout in **Annexure "7"** annexed hereto, shall always be the sole and absolute property of the Promoters. The Purchaser/s hereby confirm/s and consent/s to the irrevocable, absolute and unfettered right of the Promoters to develop, redevelop, sub-develop and/or assign their rights, give on lease, sub-lease, and/or deal with and dispose off all other unsold flats and car parks and portion or portions of the Free Sale Land, in the manner deemed fit by the Promoters without any consent or concurrence of the Purchaser/s or any other person. The Purchaser/s are aware that recreational facilities, which may be made available for the use and enjoyment of the Purchaser/s shall also be available to the holders of various premises in the said Wing B/the said Building alongwith the users / occupiers of other units/Flats/premises of the free sale building/s to be constructed on the Free Sale Land.

7.2 With regards to the Common Areas and Amenities of the said Building as described in the **Annexure "7"** hereunder written, it is agreed that:

- (i) till the time of execution of the Apex Body Conveyance/Lease Deed and handover of the affairs of the said Building to the Apex Body, the Promoters shall be the owner and will have all the rights, title, interest in respect of the Common Areas and Amenities of Wing B / the said Building.
- (ii) the purchasers of flats in the said Wing A and Wing B shall be permitted to use the Common Areas and Amenities of the said Building as described in the **Annexure "7"** annexed hereto.
- (iii) the Purchaser/s shall be permitted to use the common areas of the Wing B on such terms and conditions as the Promoters may deem fit.




							
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- (iv) all purchasers of the flats in the said Building including the Purchaser/s shall proportionately bear the expense of Maintenance and Outgoings of the Common Areas and Amenities of the Wing B / said Building.
- (v) Post execution of the Apex Body Conveyance/Lease Deed, the Apex Body shall be entitled to and responsible for the operation and management and/or supervision of the Property of the Apex Body including the Common Areas and Amenities of the said Building as described in the Annexure "7" .

7.3 With regards to the Common Areas and Amenities of the Real Estate Project as described in Annexure "7A" hereunder written, it is agreed that:

- (i) till the time of execution of the Organisation Transfer and handover of the affairs of the said real Estate Project to the Organisation, the Promoters shall be the owner and will have all the rights, title, interest in respect of the Common Areas and Amenities of the Wing B. .
- (ii) the Purchaser/s shall only be permitted to use the Common Areas and Amenities of the Wing B as described in the Annexure "7A" hereunder written on such terms and conditions as the Promoters may deem fit.
- (iii) Post the execution of the Organisation Transfer, the Organisation shall be entitled to and responsible for the operation and management and/or supervision of the Common Areas and Amenities of the said Building as described in the Annexure"7A"

7.4 Breach of any of the above terms and conditions pertaining to the Common Areas and Amenities of said Building and/or Common Areas and Amenities of the Real Estate Project shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement or otherwise, the Promoters shall have the right to terminate this Agreement on the breach of any of the conditions contained in this




				
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Clause.




8. ORGANISATION AND TRANSFER

8.1 FORMATION OF THE ORGANISATION

- 8.1.1. Upon 51% of the total number of flats in the Real Estate Project being sold to purchasers, the Promoters shall submit an application to the competent authorities to form a co-operative housing society to comprise solely of the Purchaser/s and other purchaser/s of units/premises/flats in the said Wing B/the Real Estate Project and at the cost and expenses of the purchaser/s of the Wing B (including Common Areas and Amenities of Wing B) to be known as "**Irene**" or by such name as the Promoters may decide, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules. Such co-operative society of purchasers of units in said Building shall hereinafter be referred to as the "**said Organisation.**"
- 8.1.2. The Purchaser/s shall, along with other purchaser/s of premises / Flats / flats in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises/Flats/ units in the Real Estate Project shall be joined as members of the Organisation.
- 8.1.3. For this purpose, the Purchaser/s shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Organisation and for becoming a member thereof, including the bye-laws of the Organisation and shall duly fill in, sign and return to the Promoters within 7 (seven) days of the same being made available to the Purchaser/s; so as to enable the Promoters to register the Organisation. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft/final bye-laws of the Organisation, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

							
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- 8.1.4. The name of the Organisation shall be solely decided by the Promoters.
- 8.1.5. The Organisation shall admit all purchasers of flats and premises in the said Wing B as members, in accordance with its bye-laws.
- 8.1.6. The Promoters shall be entitled, but not obliged to, join as a member of the Organisation in respect of unsold premises in the Real Estate Project, if any.
- 8.1.7. Post execution of the Organisation Transfer, the Organisation shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Purchaser/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- 8.1.8. Post execution of the Organisation Conveyance or the Lease, as the case may be, the Promoters shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoters shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees/charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Organisation for the sale/allotment or transfer of the unsold premises in the Real Estate Project or in the said Building, save and except the municipal taxes at actuals (levied on the unsold premises).
- 8.1.9. The Promoters shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the purchaser/s of units / premises / flats in the other wing of the said Building, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules (“**Other Society**”). The Promoters shall similarly undertake the necessary steps for formation of the Other Society in which the purchasers of the premises/units/flats comprised in the other the other wing of the free sale building/s / real estate projects comprised in the Free Sale Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.




							
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8.1.10. The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Purchaser/s; as the case may be, and the Promoters shall not be liable toward the same.

8.1.11. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold units and unallotted car parking spaces and terrace area in said Building shall at all times be and remain the absolute property of the Promoters, and the Promoters shall be unconditionally entitled to and have full right, absolute power and authority to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/s nor the Organisation shall object to or dispute the same. On Promoters intimating to the Organisation, the name or names of the purchaser/s/allottee/s of such unsold units, car parking spaces and Terrace Area, the Organization shall forthwith accept and admit such purchaser/s/ allottee/s as their member/s and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof including any amount collected by Promoters from such purchasers towards charges, development charges, legal charges etc. as mentioned in Annexure 10 . It is further clarified that for sale of such units and allotment of such car parking spaces, the Promoters shall not be liable to take any permission/consent of the Organisation.

8.1.12. The Purchaser/s shall pay to the Promoters/Organisation the proportionate share of Maintenance and Outgoings (defined below) and Property Tax (defined below) in respect of the said Flat immediately on taking possession of the said Flat or being offered by the Promoter, whichever is earlier.

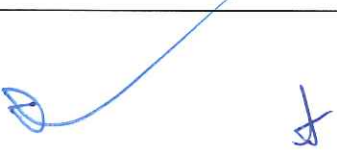


8.2 TRANSFER TO THE ORGANISATION AND OTHER SOCIETY:

										
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- 8.2.1 Within 3 months from the date of issuance of the Full Occupation Certificate with respect to the Real Estate Project, the Real Estate Project with the common areas, facilities and amenities described in the **Annexure "7A"** hereunder written shall be transferred to the Organisation vide a document, provided however that the Common Areas and Amenities of the Irene Building shall be retained by the Promoters and shall not be transferred to the Organisation ("**Organisation Transfer Document**"). The Organisation shall be required to join in execution and registration of the Organisation Transfer Document. The costs, expenses, charges, levies and taxes on the Organisation Transfer Document and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Organisation alone. Post the Organisation Transfer Document, the Organisation shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoters shall not be responsible for the same, subject to the terms of this Agreement.
- 8.2.2 The Promoters shall execute and register similar Transfer Document to the Other Society with respect to their respective free sale building/s / real estate project.
- 8.2.3 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the Organisation Transfer Documents and the respective transfer documents to Other Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, shall be borne and paid by the respective Organisation/Other Society and their respective members/intended members including the Purchaser/s; as the case may be, and the Promoters shall not be liable toward the same.

8.3 FORMATION OF THE APEX BODY:

- 8.3.1 Within a period of 3 months of obtainment of the Occupation Certificate of the last free sale building/s / real estate project in the layout of the Free Sale Land, the Promoters shall submit application/s to the competent authorities to form an apex body of societies comprising of the Organisation and Other Society, under the

							
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provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules (“Apex Body”).

8.3.2 The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoters for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members / intended members, and the Promoters shall not be liable toward the same.

8.4 TITLE OF THE FREE SALE LAND TO THE APEX BODY:

8.4.1 The overall scheme of the development of the said Larger Land including the Free Sale Land is presently being carried out under the provisions of the DCR. The Free Sale Land shall be conveyed or leased by the Promoters in accordance with the applicable law, as may be prevailing from time to time. Nature of title of the Free Sale Land which the Promoters will give to the Apex Body shall either be conveyance or lease of the Free Sale Land in accordance with law. The terms embodied in this Clause are one of the principal, material and fundamental terms on which the said Premises is agreed to be sold to the Purchaser/s.

8.4.2 Upon registration of the Apex Body, the Promoters shall take the necessary steps for execution of the conveyance or the lease of the Free Sale Land in favour of the Apex Body (“Apex Body Conveyance/Lease Deed”) and transfer to the Apex Body, the said Building, all areas, spaces, common areas, facilities and amenities, the basements, stilt, parking areas, podiums, roads / way leading to parking areas and lobbies in the Free Sale Land (hereinafter referred to as the “Property of the Apex Body”).

8.4.3 The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance/Lease Deed. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance/Lease Deed and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. Post the execution of the Apex Body Conveyance/Lease Deed, the Apex Body shall be responsible for the operation and management and/or supervision of the Free Sale Land including any common areas facilities and

							
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amenities and the Promoter shall not be responsible for the same, subject to terms of this Agreement.

8.4.4 It is agreed that the Promoters, at the cost and expenses of the purchasers of flats/units in said Building, shall execute a Apex Body Conveyance/Lease Deed only after the Promoters have;

- (i) completed the construction of Wing A and Wing B and the Common Areas and Amenities of said Building;
- (ii) received all the amounts from the purchasers of the units including the Sale Price from the Purchaser/s hereof in respect of said Flat;

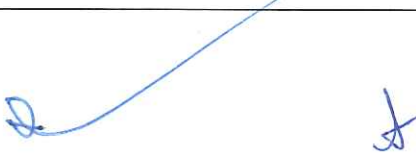


8.4.5 The Purchaser/s hereby agree/s, confirms and covenants that, the Purchaser/s shall at no time demand partition of Wing B and/or the said Building and/or his/her/their interest, if any, therein and the same shall never be partitioned.

8.4.6 It is agreed that one month prior to the execution of the Apex Body Conveyance/Lease Deed, the Purchaser/s shall pay to the Promoters, the Purchaser's share of stamp duty and registration charges payable, if any, on the execution of the Apex Body Conveyance/Lease Deed. The Purchaser/s alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on the Apex Body Conveyance/Lease Deed and/or all other ancillary and incidental documents.

8.4.7 The Purchaser/s and/or their successors-in-title shall, from time to time, sign all applications, papers and documents and do all acts, deeds, and things as Promoters and/or the said Apex Body may require for safeguarding the interest of Promoters in the Property of the Apex Body.

8.4.8 Post execution of the Apex Body Conveyance/Lease Deed, the Apex Body shall be responsible for the operation and management and/or supervision of the Property of the Apex Body, and the Purchaser/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.

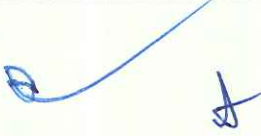


9. WING B i.e. REAL ESTATE PROJECT

							
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- 9.1 The name of the said Building along with Common Areas and Amenities of the said Building shall always be known as “Irene” or such other name as may be confirmed by the Promoters and this name shall not be changed without the written permission of the Promoters.
- 9.2 It is expressly agreed that the said Flat contains specifications, fixtures, fittings and amenities as set out in the **Annexure “9”** hereunder written and the Purchaser/s confirm/s that the Promoters shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said Flat.

10. POSSESSION DATE, DELAYS AND TERMINATION

- 10.1 The Promoters shall offer possession of the said Flat (without the Common Areas and Amenities of said Building) to the Purchaser/s more particularly mentioned in the **Third Schedule** hereunder written (“**the said Date**”). Provided however, that the Promoters shall be entitled to reasonable extension of time for offering possession of the said Flat to the Purchaser/s, if the completion of the Real Estate Project is delayed on account of:
- (i) war, civil commotion, Act of God as provided under the MAHA RERA Rule 10 (1) of the Rules;
 - (ii) any notice, order, rule, regulation, notification or directive of the Government, and / or Competent Authority or any Court.
- 10.2 If the Promoters fail(s) to abide by the time schedule for completing the Real Estate Project and for offering possession of the said Flat to the Purchaser/s on or before Possession Date (save and except for the reasons as stated in Clause 10.1), then the Purchaser/s shall be entitled to either of the following:
- (i) call upon the Promoters by giving a written notice (“**Interest Notice**”), to pay interest at the Interest Rate for every month of delay from the Possession Date, on the Sale Price paid by the Purchaser/s. The interest shall be paid by the Promoters to the Purchaser/s till the date of offering possession of the said Flat by the Promoters to the Purchaser/s;
- OR
- (ii) the Purchaser/s shall be entitled to terminate this Agreement by




										
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giving written notice to the Promoters (“**Termination Notice**”). On the receipt of the Termination Notice by the Promoters, this Agreement shall stand terminated and cancelled. Within a period of 30 (thirty) days from the date of receipt of the Termination Notice by the Promoters, the Purchaser shall complete all formalities for cancellation including but not limited to registration of Cancellation Deed, returning all original documents & correspondences etc. The Promoters shall refund to the Purchaser/s the amounts already received by the Promoters under this Agreement with interest at the Interest Rate. On Purchaser/s issuing Termination Notice, the Purchaser/s shall have no claim of any nature whatsoever on the Promoters and/or the said Premises and the Promoters shall be entitled to deal with and/or dispose off the same in the manner it deems fit and proper.

- 10.3 In case if the Purchaser/s elects his/her/their remedy under sub-clause 10.2 (i) above then in such a case the Purchaser/s shall not subsequently be entitled to the remedy under sub-clause 10.2 (ii) above.

11. PROCEDURE FOR TAKING POSSESSION

- 11.1 Upon receipt of the Occupation Certificate in respect of the Real Estate Project and the Purchaser/s making timely payment of the installments of the Sale Price along with all the other amounts due and payable by the Purchaser/s to the Promoters including but not limited to the amounts mentioned in **Annexure “10”** hereunder, the Promoters shall offer possession of the said Premises to the Purchaser/s in writing (“**Possession Notice**”),
- 11.2 The Purchaser/s shall take possession of the said Flat within 7 (seven) days of the Possession Notice, by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoters. The date on which the Purchaser/s take possession of the said Flat or the date of expiry of the Possession Notice, whichever is earlier shall be deemed to be the “**Date of Possession**”.
- 11.3 Irrespective of whether the Purchaser/s take/s or fails to take possession of the said Flat within the time provided herein above, the Purchaser/s shall continue to be liable to pay the Property Tax and Maintenance and Outgoings and all other charges payable hereunder with respect to the said Premises, as applicable and as shall be decided by the Promoters and

							
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all obligations of the Purchaser/s effective from the date when the Purchaser/s take possession of the said Flat, shall be deemed to be effective from the Date of Possession.

- 11.4 From the Date of Possession, the Purchaser/s shall be liable to bear and pay his/her/theirs proportionate share of outgoings in respect of the said Building including inter-alia local taxes and other indirect taxes of every nature excluding property tax, betterment charges, or such other levies by SRA and/or the concerned local municipal authority and/or Government, water charges, insurance, common light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Building, Common Areas and Amenities of said Building (hereinafter collectively referred to as "**Maintenance and Outgoings**").
- 11.5 Until the Apex Body is formed and the Apex Body Conveyance/Lease Deed of Property of the Apex Body is executed and registered in favour of the Apex Body, the Purchaser/s shall pay to the Promoters his / her / their proportionate share of Property Tax and Maintenance and Outgoings as may be determined by the Promoters from time to time, at its sole discretion. At the time of handing over possession of the said Flat, the Purchaser/s shall pay to the Promoters the sum as mentioned in Clause 14 by way of deposit towards payment of his / her / their proportionate share of Property Tax and Maintenance and Outgoings. The amounts so deposited by the Purchaser/s with the Promoters shall not carry any interest and remain with Promoters until the Apex Body Conveyance/Lease Deed of Property of the Apex Body is executed and registered in favour of the Apex Body. Upon execution of the Apex Body Conveyance/Lease Deed of Property of the Apex Body is executed and registered in favour of the Apex Body as aforesaid, the deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Apex Body (as the case may be).

12. PROPERTY TAX

- 12.1 In addition to the Sale Price, Maintenance and Outgoings and the other charges specified hereunder, the Purchaser/s shall all be liable to pay to the Promoters or Organisation, as the case maybe, his / her / their / its proportionate share of the property tax payable in respect of the entire layout being constructed on the said Property ("**Property Tax**").




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- 12.2 It is clarified that the proportionate share of the Property Tax payable by the purchasers of commercial / retail/ flats / shops shall be calculated at the rate at which the municipal authorities calculate property tax payable for commercial / retail/ Flats / shops properties and the proportionate share of the Property Tax payable by the purchasers of residential Flats shall be calculated at the rate at which the municipal authorities calculates property tax payable for residential properties.
- 12.3 Breach of any of the above terms and conditions pertaining to payment of Payment of Property Tax shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement or otherwise, the Promoters shall have the right to terminate this Agreement on the breach of any of the conditions contained in this Clause.

13. USAGE

14. The Purchaser/s shall use the said Flat only for residential purpose and not for any other activity. The Purchaser/s shall use the Parking Space/s, if allotted, only for the purpose of keeping or parking of the Purchaser's own light motor vehicle. OTHER CHARGES

- 14.1 As part of the transaction contemplated herein, the Purchaser/s shall, simultaneously with Promoters offering possession of the said Flat, pay to / deposit with the Promoters, inter alia, the amounts mentioned Annexure "10" annexed hereto over and above the Sale Price and all other amounts payable by the Purchaser/s under this Agreement or otherwise.
- 14.2 The amounts mentioned in Annexure "10" are not refundable and the Promoters shall not be liable, responsible and / or required to render the account in respect of the amounts mentioned in Annexure "10". It is hereby clarified that the aforesaid amounts does not include the dues for electricity, gas and other bills for the said Premises and the Purchaser/s shall be liable to pay electricity, gas and other bills for the individual meters separately.
- 14.3 It is further clarified that the list of charges mentioned in the Annexure "10" is only indicative and not exhaustive and the Purchaser/s agrees to




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pay to the Promoters, such other charges under such heads as the Promoters may indicate.

15. COVENANT AND REPRESENTATION OF THE PURCHASER/S




15.1 The Purchaser/s by himself/herself/themselves with intention to bind all persons into whose hands the said Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenant/s with the Promoters as follows:

- (i) To maintain the said Premises at the Purchaser's/s own cost in good and tenantable repair and condition from the Date of Possession and shall not to do or suffer to be done anything in the said Premises and/or the Real Estate Project and/or said Building, staircase, common areas or any passages which may be against the rules, regulations or byelaws of concerned local or any other authority or change/alter or make addition in or to Wing B and / or to the said Premises itself or any part thereof without the consent of the local authorities and the Promoters or the Organisation, as the case maybe. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority and also pay any penal charges levied by the authorities.
- (ii) Not to store anything in the refuge floor and/or in the fire check floor nor store any goods in the said Premises which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project or Said Irene Building or storing of such goods which is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages on the upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the Real Estate Project and/or said Building and in case any damage is caused to the Real Estate Project and/or said Building on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach and shall repair the same at his/her/their own costs.
- (iii) Not to change the user of the said Flat and/or make any structural alteration and/or construct any additional structures, mezzanine

							
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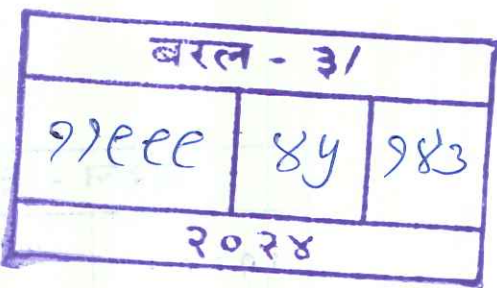
floors, whether temporary or permanent, in the said Flat and not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.

- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof neither at any time make or cause to be made any addition or alteration of whatsoever nature in or to the said Premises or any part thereof and keep the portion, sewers, drains, pipes in the said Premises and appurtenances thereto in good repair and condition and in particular so as to support, shelter and protect other parts of the Real Estate Project and/or said Building.
- (v) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the Real Estate Project and/or said Building and not cover/enclose the planters and service ducts or any of the projections from the said Flat, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the said Flat without the prior written permission of the Promoters or the Organisation, as the case maybe, nor do / cause to do any hammering for whatsoever use on the external / dead walls of the Real Estate Project and/or said Building or do any act to affect the F.S.I potential of the Said Larger Land.
- (vi) Not to affix any fixtures or grills on the exterior of Wing B for the purposes of drying clothes or for any other purpose and undertakes not to have any laundry drying outside the said Flat. The standard design for the same shall be obtained by the Purchaser/s from the Promoters and the Purchaser/s undertake/s to not fix any grill having a design other than the standard design approved by the Promoters.
- (vii) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Real Estate Project and/or said Building or any part thereof or whereby any increase in the premium shall become payable in respect of the insurance.
- (viii) Not to delay / default in payment of the amounts to be paid to the Promoters in addition to the amounts collected in Clause 14 above and pay within 10 days of demand by the Promoters, their share of security deposit demanded by any concerned local

										
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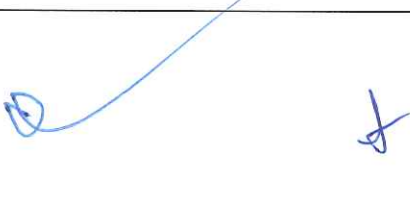


authority or government, M.C.G.M. for giving water, gas connection or any electric supply company for giving electricity or any other service connection to the Real Estate Project.

- (ix) Not to delay / default in payment of increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority from time to time.
- (x) Not to transfer or assign the Purchaser's right, interest or benefit under this Agreement and / or let, sub let, sell, mortgage and / or otherwise transfer, assign or part with occupation or give on leave and license, care taker, paying guest or tenancy basis or induct any person/s into or part with the said Flat until the Sale Price, Property Tax, Maintenance and Outgoings and all other amounts payable by the Purchaser/s to the Promoters under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Purchaser/s is/are desirous of transferring the said Flat and/or his / her / their rights under this Agreement prior to making such full and final payment, then, the Purchaser/s shall be entitled to effectuate such transfer only with the prior written consent of the Promoters / Organizations. Such consent, if granted shall be subject to the terms and conditions imposed and stipulated by the Promoters herein.
- (xi) Shall not violate and shall abide by all rules and regulations framed by the Promoters / its designated Project Manager or by the said Organization, for the purpose of maintenance and up-keep of the Real Estate Project and/or said Building and in connection with any interior / civil works that the Purchaser/s may carry out in the said Flat.
- (xii) Shall not violate and shall observe and perform all the rules and regulations which the Organisation may have at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and/or said Building and the premises therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The

	
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Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organisation regarding the occupation and use of the said Flat and shall pay and contribute regularly and punctually towards the Property Tax and Maintenance and Outgoings in accordance with the terms of this Agreement.

- (xiii) Shall not do or permit or suffer to be done anything in or upon the said Flat or any part of the Real Estate Project and/or said Building which is or may, or which in the opinion of the Promoters is or may, at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of adjoining premises or the neighbourhood provided always that the Promoters shall not be responsible to the Purchaser/s for any loss, damage or inconvenience as a result of any danger, nuisance, annoyance or any interference whatsoever caused by the occupants of the adjoining premises of the Real Estate Project and/or said Building and the Purchaser/s shall not hold the Promoters so liable;
- (xiv) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise, within the said Premises or in or on the common stairways, refuge areas, corridors and passageways in and of the Real Estate Project and/or said Building.
- (xv) Shall never in any manner enclose any appurtenant area/chajja/flower beds/pocket terrace/s if any and other areas to be kept open in any manner including installing any temporary or part shed or enclosure and shall not include the same in the said Flat and keep the same unenclosed at all time. The Promoters shall have the right to inspect the said Premises at all times and also to demolish any such addition or alteration or enclosing of the open areas without any consent or concurrence of the Purchaser/s and also to recover costs incurred for such demolition and reinstatement of the said Premises to its original state.
- (xvi) Not to permit any person in the employment of the Purchaser/s

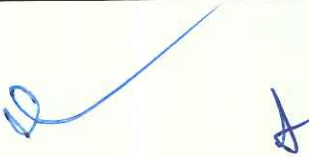


							
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(such as domestic help, drivers, cleaners etc.) to sleep and / or occupy the Common Area and Amenities of said Building, such as passage, lobby, stair case and / or any part of the said Building and/or Free Sale Land.

Breach of any of these conditions shall cause this Agreement, ipso facto, to come to an end and notwithstanding anything contained to the contrary herein and without prejudice to all other rights that the Promoters may have against the Purchaser/s either under this Agreement or otherwise, the Promoters shall have the right to terminate this Agreement on the breach of the aforesaid conditions.




15.2 In addition to the aforesaid conditions, the Purchaser/s further binds himself/herself/themselves in respect of the said Premises and covenants as under:

- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises into the compound or the refuge floor or any portion of the Real Estate Project and/or said Building. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately rectify the same at his/her/their own costs and expenses.
- (ii) Shall not at any time cause or permit any public or private nuisance or to use the loud speaker etc in or upon the said Premises, Real Estate Project and/or said Building, Free Sale Land or any part thereof or do anything which shall cause an annoyance, inconveniences, suffering, hardship or disturbance to the occupants or to the Promoters. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action at his/her/their own costs and expenses.
- (iii) Shall not discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any part of the said Premises and/or Real Estate Project and/or said Building nor litter or permit any littering in the common areas in or around the said Premises

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and/or the Real Estate Project and/or said Building and at the Purchaser's/s own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises to the requirement and satisfaction of the Promoters and/or relevant government and statutory authorities. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action.

- (iv) Shall not do either by himself/itself or any person claiming through the Purchaser/s anything which may or is likely to endanger or damage the Real Estate Project and/or Said Irene Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the Real Estate Project and/or Said Irene Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the Real Estate Project and/or Said Irene Building. If the Purchaser/s or members of his/her/their family or any servant or guest of the Purchaser/s commits default of this sub clause then the Purchaser/s shall immediately take remedial action.
- (v) Shall not display at any place in the Real Estate Project and/or said Building any bills, posters, hoardings, advertisement, name boards, neon signboards or illuminated signboards. The Purchaser/s shall not stick or affix pamphlets, posters or any paper on the walls of the Real Estate Project and/or said Building or the common areas and amenities therein or in any other place or on the window, doors and corridors of the Real Estate Project and/or said Building.
- (vi) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the Real Estate Project and/or said Building or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement, name plate or sign or announcement, flag-staff, air conditioning Flat, television or wireless mast or aerial or dish antenna any other thing whatsoever save and except the name of the Purchaser/s in such places only as shall have been previously approved in writing by

							
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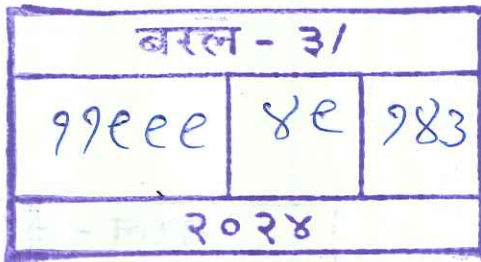
the Promoters in accordance with such manner, position and standard design laid down by the Promoters;

- (vii) Shall not park at any other place and shall park all vehicles in the allotted/ designated parking lots only as may be prescribed by the Promoters;
- (viii) Shall cause the Organisation /Apex Body to paint said Building at least once in every five years maintaining the original colour scheme.

16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

16.1 The Promoters hereby represent and warrant to the Purchaser/s as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to what is stated in the Title Certificate:

- (i) The Promoters have clear and marketable title and has the requisite rights to carry out development upon the said Free Sale Land and also has actual, physical and legal possession of the Free Sale Land for the implementation of the Real Estate Project; The Promoters have lawful rights and requisite approvals from the competent authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the same;
- (ii) There are no encumbrances upon the Project except those disclosed to the Purchaser/s;
- (iii) There are no litigations pending before any Court of law with respect to the Project except those disclosed to the Purchaser/s and as shown on RERA web portal;
- (iv) All approvals, licenses and permits issued by the competent authorities with respect to the Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in

	
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compliance with all applicable laws in relation to the Real Estate Project and said Building;




- (v) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the Promoters are restricted to enter into these presents;
- (vi) At the time of execution of the Organisation Conveyance/Lease deed, the Promoters shall handover lawful possession of Property of the Organisation to the Organisation;

17. ENTRY IN THE SAID PREMISES

17.1 The Purchaser/s shall permit the Promoters and their surveyors and agents with or without workmen and others at reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning, lighting and keeping in order and good conditions all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or serving or used for the Real Estate Project and/or said Building and also for the purpose of laying down, maintaining, repairing and also for purpose of cutting of essential services including water supply to or any of the premises of the Real Estate Project and/or said Building in respect whereof, the purchaser/s of such other premises, as the case may be, shall have made default in paying his/her/their share of taxes, maintenance charges etc..

18. DEFECT LIABILITY

18.1 If within a period of 5 (five) years from the Date of Possession, the Purchaser/s bring/s to the notice of the Promoters any structural defect in the said Flat or the Real Estate Project or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Promoter/s, compensation for such defect in the manner as provided under the said Act. It is clarified that the Promoters shall not be liable for any such defects if the same have been caused by willful default and/or negligence of the Purchaser/s and/or any other purchaser in the Real Estate Project and/or by reasons directly

				
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and/or indirectly attributable to the Purchaser/s and/or other purchasers in the Real Estate Project.




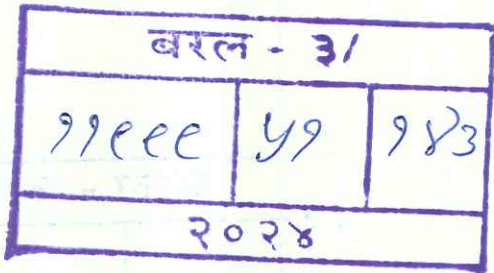
19. MAINTENANCE CONTRACT

19.1 PROJECT

- (i) The Promoters shall have the right to enter into contract with any third party/agency for the purpose of maintenance and upkeep of and/or said Building including the Real Estate Project and the Common Areas and Amenities of said Building. Such decision shall be final and binding on the Purchaser/s until the execution of the Apex Body Conveyance. Thereafter, the Apex Body will undertake the maintenance of the Property of the Apex Body and every part thereof, in the manner as it was handed over save and except normal wear and tear and the Apex Body shall create and maintain a sinking fund for the purpose of such maintenance.

20. HOARDINGS AND SIGN BOARDS

- 20.1 It is expressly agreed that the Promoters shall have an irrevocable right and be entitled to put a hoarding on the Real Estate Project and/or said Building or any parts of including on the terrace and/or on the parapet wall and such hoardings may be illuminated or comprising of neon sign and for that purpose, the Promoters are fully authorized to allow temporary or permanent construction or erection for installation either on the exterior of the Tower B or on the said Building as the case may be and further the Promoters shall be entitled to use and allow third parties to use any part of the Wing B and/or said Building for installation of cables, satellite, communication equipment, cellular telephone equipment, radio turnkey equipment, wireless equipment and all other equipments etc. till the execution of the Apex Body Conveyance and handover of management of Said Building to the Apex Body. The Purchaser/s agree(s) not to object or dispute the same. It is further expressly agreed that the Promoters shall have an irrevocable right and be entitled to receive, recover, retain and appropriate all the rents, profits and other compensation including any increase thereof and the Purchaser/s / Organization / Apex Body shall not have any right or be entitled to any of the rents, profits and other compensation including any increase thereof or any part thereof till the execution of the Apex Body Conveyance. All the rents, profits and other compensation including any

	
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increase thereof shall solely and absolutely belong to the Promoters till the execution of the Apex Body Conveyance.




21. TRANSFER

21.1 The Purchaser/s shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Flat or dispose of or alienate otherwise howsoever, the said Flat and/or its rights, entitlements and obligations under this Agreement to any third party or otherwise, until all the dues, taxes, deposits, cesses, Sale Price and all other amounts payable by the Purchaser/s to the Promoters under this Agreement, are fully and finally paid together with applicable interest thereon, if any. In the event the Purchaser/s is/are desirous of transferring the said Flat and/or his/her/their rights under this Agreement, then the Purchaser/s shall be required to obtain prior written consent of the Promoters or the Organisation, as the case maybe, which consent shall be given by the Promoters, subject to such terms and conditions as the Promoters may deem fit and proper.

22. MORTGAGE

22.1 The Purchaser/s hereby grant/s his/her/their irrevocable consent to the Promoters mortgaging the said Property with the Real Estate Project and/or said Larger Land, to enable the Promoters to augment the funds for the development of the Real Estate Project and/or Said Building. The Promoters shall clear the mortgage debt in respect of (i) the Real Estate Project in all respects before the execution of the Apex Body Conveyance and (ii) Free Sale Land in the manner provided in this Agreement.

22.2 Notwithstanding anything contrary to contained herein or in any other letter, no objection, permission, deeds, documents and writings (whether executed now or in future by Promoters and notwithstanding the Promoters giving any no objection/permission for mortgaging the said Flat or creating any charge or lien on the said Flat and notwithstanding the mortgages/charges/lien of or on the said Flat, the Promoters shall have first and exclusive charge on the said Flat and all the right, title and interest of the Purchaser/s under this Agreement for recovery of any amount due and payable by the Purchaser/s to Promoters under this Agreement or otherwise.

							
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23. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/S AND SUBSEQUENT PURCHASER(S)

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

24. ENTIRE AGREEMENT




24.1 The Parties hereto confirm that this Agreement, along with its schedules and annexures, constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all previous agreements, arrangements, understanding, writings, allotment, letters, brochures and/or other documents, if any, entered into, executed and/or provided between and/or by the Parties.

25. WAIVER

25.1 No forbearance, indulgence or relaxation or inaction by the Promoters at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents. Any delay tolerated or indulgence shown by the Promoters in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoters.

26. SEVERABILITY

26.1 If any provision of this Agreement shall be determined to be void or

							
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unenforceable under the said Act or the RERA Rules or under any other applicable law, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the said Act and the RERA Rules and/or any other applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

27. METHOD OF CALCULATION OF PROPORTIONATE SHARE

27.1 Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other purchaser(s) in the Real Estate Project, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the other premises / Flats / areas / spaces in the Real Estate Project.



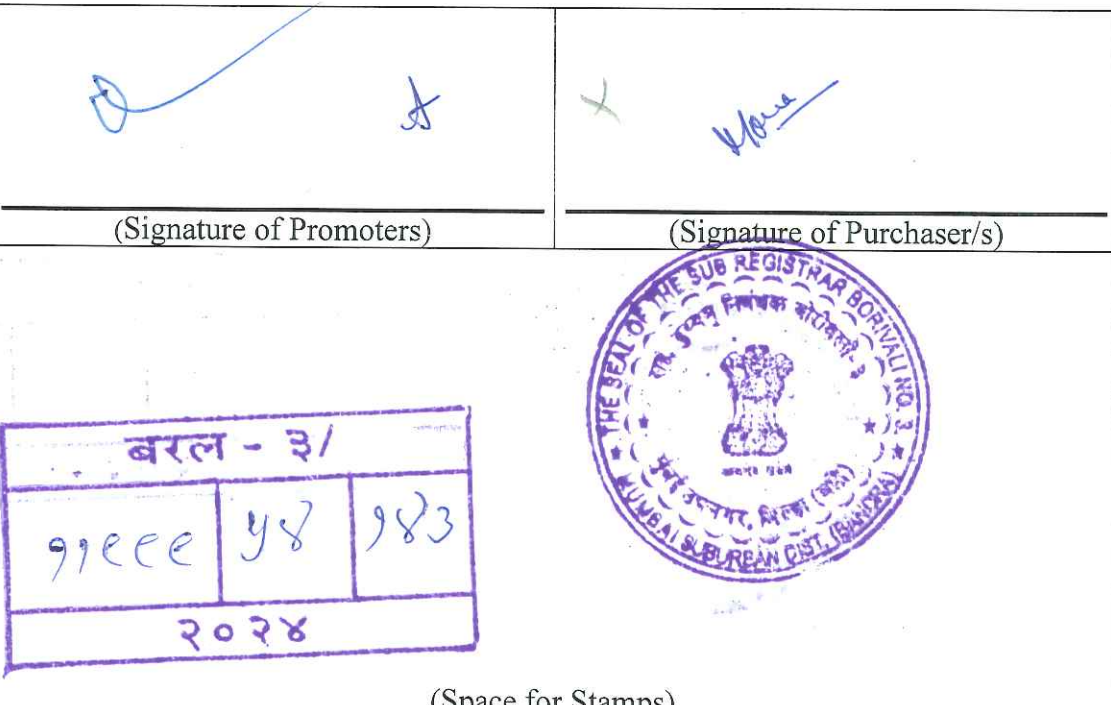
28. FURTHER ASSURANCES

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

29. PLACE OF EXECUTION AND REGISTRATION

29.1 The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters' office, or at some other place, which may be mutually agreed between the Promoters and the Purchaser/s, in Mumbai, after the Agreement is duly executed by the Purchaser/s and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

29.2 The Purchaser/s and Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoters and Purchaser/s will attend such office and admit execution thereof

	
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- 29.3 The stamp duty and registration charges payable on this Agreement shall be borne by the Promoters. The Purchaser/s shall bear and pay all the amounts payable towards all out-of-pocket costs, charges and expenses on all documents for allotment of the said Premises including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Purchaser's account.

30. INDEMNITY

- 30.1 The Purchaser/s hereby indemnifies and agrees to indemnify and keep indemnified, saved, defended and harmless the Promoters against any or all claims, losses, damages, expenses, costs or other liabilities incurred or suffered by the Promoters from or due to any breach by the Purchaser/s of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of the Purchaser/s in complying/performing his/her/their obligations under this Agreement.

31. NOTICE

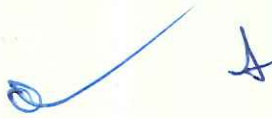


- 31.1 All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./Under Certificate of Posting / Courier or by hand delivery or by Fax, E-mail to the address of the addressee at his/her/their address hereinbefore mentioned.

- 31.2 A notice shall be deemed to have been served as follows:

- (i) if personally delivered, at the time of delivery;
- (ii) if sent by courier, Registered (Post) A.D. or by Fax, E-mail at the time of delivery thereof to the person receiving the same.

32. PAN

For the purposes of this transaction, the details of the PAN of the Promoters and the Purchaser/s are mentioned in the **Third** Schedule.

							
(Signature of Promoters)	(Signature of Purchaser/s)						
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33. DISPUTE RESOLUTION

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the said Act and the RERA Rules.

34. GOVERNING LAW

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

35. LEGAL ADVICE




35.1 The Purchaser/s hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the Real Estate Project and has / have expressly understood the contents, terms and conditions of the same and the Purchaser/s after obtaining necessary legal advice and being fully satisfied has / have entered into this Agreement and further agrees not to raise any objection in regard to the same.

IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals to these presents the day and year first hereinabove stated.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said LARGER LAND)

ALL THAT piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and

							
(Signature of Promoters)	(Signature of Purchaser/s)						
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(ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 and bounded as follows:-

On and towards North : Devasish CHS;
 On and towards West : Link Road;
 On and towards South : Mittal College;
 On and towards East : D.P Road (Kachpada Road)

THE SECOND SCHEDULE ABOVE REFERRED TO


(Description of the Free Sale Land)

All that piece and parcel of land admeasuring 5015.75 square meters or thereabouts carved out of the Larger Property, being all that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064;




										
(Signature of Promoters)	(Signature of Purchaser/s)									
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THE THIRD SCHEDULE ABOVE REFERRED TO

Sr.No.	Terms and Expressions	Meaning
1.	The said UNIT	Flat No. <u>1308</u> admeasuring about <u>59.722</u> sq. mtr equivalent to approximately 642. 85 square feet carpet area (excluding area of balcony/ies) on the 13 th habitable floor of the Wing B of the said "Irene".
2.	Appurtenant Area	Terrace/balcony admeasuring about 3.06 square meters equivalent to approximately <u>32.88</u> square feet carpet area.
3.	Sale Price	Rs. 16036000 /- (Rs.One Crore Sixty Lakh Thirty Six Thousand Only)
4.	Car Parking	<u>1 (One)</u> number of stack /single parkings in the stilt/basement/podium of IRENE (as may be determined by the Promoters). <i>Wong</i>
5.	RERA Account for payment of Sale Price	"SHETH CREATORS AND SUN VISION PVT LTD IRENE T2 COLLECTION RERA AC" Bank Name : YES BANK Branch : ANDHERI (EAST) Account Type : CURRENT Account No. : 007872500000112 IFSC Code : YESB0000078
6.	Name of the Account for payment of GST	"SHETH CREATORS AND SUN VISION PVT LTD TAX AC" Bank Name : YES BANK Branch : BANDRA (EAST) Account Type : CURRENT Account No. : 026863300001078 IFSC Code : YESB0000268
7.	The said Date	31 st December 2027

<i>[Signature]</i>	<i>[Signature]</i>			
(Signature of Promoters)	(Signature of Purchaser/s)			
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8.	Address of the Purchaser/s for the purposes of this Agreement	805 Tara Building Dhruv Tara CHS Ltd, Shiv Vallabh Road, Ashokvan, Borivali – East, Mumbai- 400066.
9.	Name and address of the Promoters for the purposes of this Agreement	Sheth Creators and SunVision Private Limited Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057
10.	Permanent Account Number of Promoter and Purchaser/s	Promoter's PAN : AADCS4277M Purchaser/s PAN : AFNPL8379M
11.	Architects for the development of the said Property	SKYLINE INFRABUILT CONSULTANTS PVT LTD.

 (Signature of Promoters)	 (Signature of Purchaser/s)
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(Annexure "8")

Milestones for payment of Sale Price

S.NO	PARTICULARS	Due %	Amount Payable
1	On Booking/Earnest Money	5.00%	801,800
2	On Allotment within 30 days	4.90%	785,764
3	Execution of agreement within 60 days	5.10%	817,836
4	Completion of Basement-2	4.00%	641,440
5	Completion of Podium-2	4.00%	641,440
6	Completion of Podium-8	4.00%	641,440
7	Completion of Plinth	4.00%	641,440
8	Completion of 5th Slab	4.00%	641,440
9	Completion of 10th Slab	4.00%	641,440
10	Completion of 15th Slab	4.00%	641,440
11	Completion of 20th Slab	4.00%	641,440
12	Completion of 25th Slab	4.00%	641,440
13	Completion of 30th Slab	4.00%	641,440
14	Completion of 35th Slab	4.00%	641,440
15	Completion of 40th Slab	4.00%	641,440
16	Completion of Top Slab	4.00%	641,440
17	Completion of Masonry work of flat	4.00%	641,440
18	Completion of Gypsum plaster of flat	4.00%	641,440
19	Completion of Flooring of flat	4.00%	641,440
20	Completion of staircase	4.00%	641,440
21	Completion of terrace with Waterproofing	3.00%	481,080
22	Completion of lift wells	3.00%	481,080
23	Completion of Windows of Flat	3.00%	481,080
24	Completion of Lift	3.00%	481,080
25	On Receipt of Occupation Certificate	5.00%	801,800
TOTAL		100.00%	16,036,000

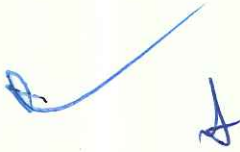


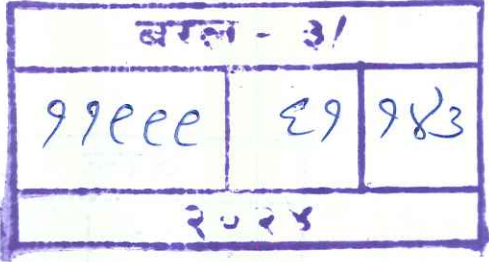
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(Annexure "10")

List of Other Charges

Sr. No.	Particulars	Amount (Rs.)
1.	Legal Charges	Rs 5,000 /-
2.	Share Money	Rs 500/-
3.	Society Formation	Rs 5,000/-
4.	Electrical Charges	Rs 25,000/-
6.	Infra Development charges	Rs 200,000 /-
6.	Mahanagar gas Deposit	Rs 10,000 /-
7.	Advance payment of Maintenance and Outgoings payable to the Society for 18 months @ Rs. 11.50/-sqft.	Rs 139,876/-
8	Corpus Fund @ Rs.150/- sqft	Rs 101,359/-

 (Signature of Promoters)	 (Signature of Purchaser/s)
  (Space for Stamps)	

SIGNED AND DELIVERED by the)
Within named "Promoters")
SHETH CREATORS AND SUNVISION PVT. LTD)
by the hands of its authorized signatory)



Mr. MUKESH L SHAH

For SHETH CREATORS & SUN-VISION PVT. LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

Mr. SURAJ S SHROFF



In the presence of...

1.

2.

For SHETH CREATORS & SUN-VISION PVT LTD

SURAJ S. SHROFF (CONSTITUTE ATTORNEY)

(Signature of Promoters)	(Signature of Purchaser/s)									
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SIGNED AND DELIVERED by the)
Within named "Purchaser/s"

Mona ^{Ms.}
Mrs. Mona Mehta

Mona



In the presence of

1. *[Signature]*
2. *[Signature]*

(Signature of Promoters)	(Signature of Purchaser/s)

	<table border="1"><tr><td colspan="3">बाल - ३१</td></tr><tr><td>११०००</td><td>६३</td><td>१४३</td></tr><tr><td colspan="3">२०२४</td></tr></table>	बाल - ३१			११०००	६३	१४३	२०२४		
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Common Areas and Amenities of the Real Estate Project (Annexure "7")

- Internal Roads & Footpaths
- Water Conservation, Rainwater Harvesting
- Energy management
- Sub-Station & Receiving Station
- Alfresco Deck
- Amphitheatre
- BBQ Deck
- Gymnasium
- Kids Play Area
- Landscape Area
- Multi-Purpose Court
- Old Folks Corner
- Outdoor Seating
- Party Lawn
- Reading Zone
- Reflexology Area
- TV Lounge
- Tot Lot Area
- Walkway
- Yoga Deck
- Aggregate area of recreational Open Space
- Open Parking
- Water Supply
- Sewerage
- Storm Water Drains
- Landscaping & Tree Planting
- Street Lighting
- Treatment And Disposal of Sewage and Sullage Water Solid Waste Management and Disposal
- Swimming Pool



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Common Areas and Amenities of the said Building (Annexure "7A")

- Fire Protection and Fire Safety Requirements
- Electrical Meter Room
- Entrance Lobby



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Fixtures, fittings and amenities in the said Flat (Annexure "9")

INTERNAL FINISHES

1 LIVING & DINING ROOM

- Vitrified flooring
- Concealed copper wiring
- Modular switches
- T.V. Telephone & A.C. Point with adequate extra points
- D2H Points
- Intercom System

2 MASTER BEDROOM

- Vitrified flooring
- Concealed copper wiring
- Modular switches
- T.V. Telephone & A.C. Point

3 BEDROOM

- Vitrified flooring
- Concealed copper wiring
- Modular switches
- T.V. Telephone & A.C. Point

4 KITCHEN

- Vitrified flooring
- Granite kitchen platform with stainless steel sink
- Tile dado till lintel level
- Adequate electrical points for kitchen appliances
- Provision for piped gas connection

5 DOOR

- Wooden solid core flush doors with laminate finish
- Fire rated main door

6 MASTER TOILET

- Master toilet with vitrified tile flooring & dado till lintel level.
- Marble basin counters
- Geyser & Electrical point for exhaust
- Branded sanitary ware & CP fitting

7 COMMON TOILET

- Vitrified flooring
- Tile dado till lintel level
- Geyser & Electrical point for exhaust fan
- Branded sanitary ware & CP fitting

8 INTERNAL WALL FINISH

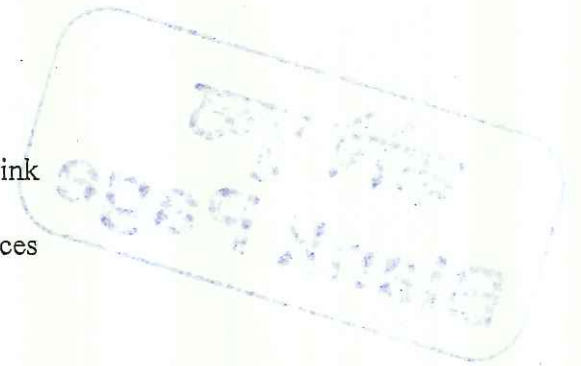
- Gypsum wall finish with paint


9 WINDOW

- Powder coated aluminium windows
- Windows with granite/ marble sills
- Safety guard bar


Promoter/s


Purchaser/s



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10 SAFETY & SECURITY FEATURES

- CCTV in entrance lobby & Designate common areas
- DG power backup for designated areas of apartments & elevators
- Fire safety features as per norms
- Panic button in living room
- Gas detector in kitchen



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Promoter/s

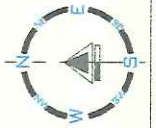
Purchaser/s

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LAYOUT PLAN



18.30 MT. WIDE D. P. ROAD

ROAD SET-BACK

REHAB BUILDING

PROPOSED 9.00 MT. WIDE INTERNAL ROAD

COMPOSITE RESERVATION BUILDING

WING 'A'

FREE SALE LAND

WING 'B'



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For SHETH CREATORS & SUN-VISION PVT. LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

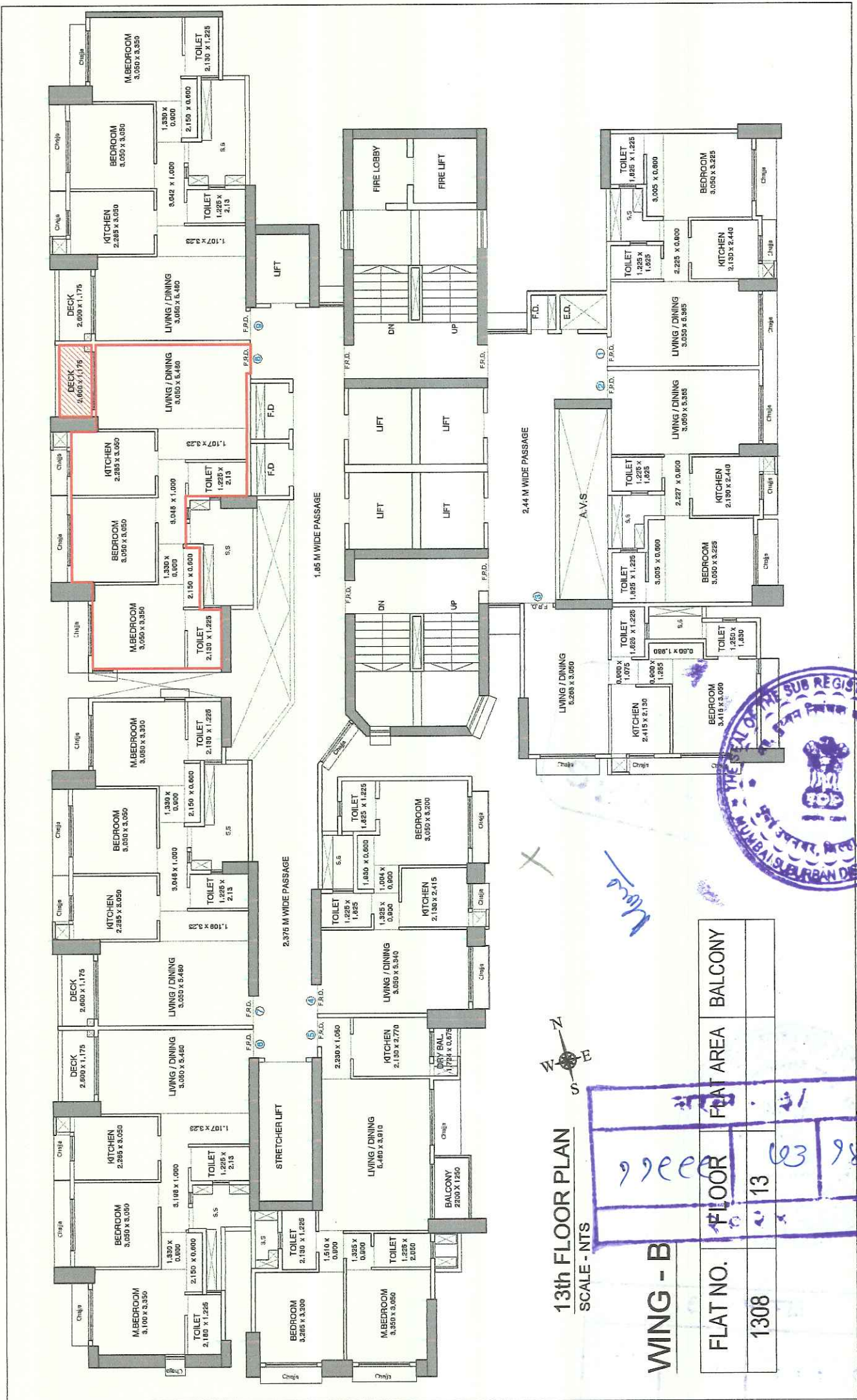
For SHETH CREATORS & SUN-VISION PVT LTD

SURAJ S. SHROFF (CONSTITUTE ATTORNEY)

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13th FLOOR PLAN
SCALE - NTS

WING - B	FLOOR	FEAT AREA	BALCONY
1308	13	983	

For SHETH CREATORS & SUN-VISION PVT. LTD

MUKESH L. SHAH (CONSTITUTE ATTORNEY)

For SHETH CREATORS & SUN-VISION PVT. LTD

SURAJ S. SHROFF (CONSTITUTE ATTORNEY)

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800047209

Project: IRENE WING B PHASE 1 , Plot Bearing / CTS / Survey / Final Plot No.:230 231 232 at Borivali, Borivali, Mumbai Suburban, 400064;

1. **Sheth Creators And Sunvision Private Limited** having its registered office / principal place of business at *Tehsil: Andheri, District: Mumbai Suburban, Pin: 400057.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 12/10/2022 and ending with 31/10/2029 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

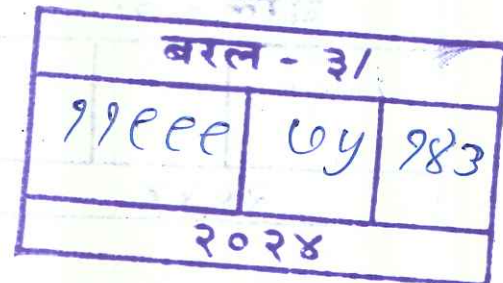
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Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaREERA)
Date:12-10-2022 11:36:22



Dated: 12/10/2022

Place: Mumbai

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



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SLUM REHABILITATION AUTHORITY

No. P-N/PVT/0030/19991015/AP/S

Date: 29 AUG 2022

To,
Shri. Arun Gurav
M/s Skyline Infrabuilt Consultants Pvt. Ltd.
3, Sarovar, Vasant Complex
Mahavir Nagar,
Kandivali - west,
Mumbai - 400067

Sub :- Amended IOA for Sale building in S.R. Scheme on the plot bearing CTS No. 230, 231 & 232, of Village- Malad, Motapada, Near liberty Garden, Malad(West), Mumbai-400064 for "Mother Theresa Niwara SRA CHS Ltd." as per Regulation 33(10) & 30 of DCPR 2034."

Sir,

With reference to above, the amended plans submitted by you for Sale Building in the above mentioned SR Scheme are hereby approved by this office subject to following conditions:-

1. That conditions of LOI issued u/No SRA/ENG/0158/PN/PL/LOI dated 28/02/2000 and subsequent revised LOIs issued under even number dated 07/05/2009, 18/07/2017, 04/02/2020 & 01/11/2021 shall be complied with.
2. That the conditions of all the IOA's issued u/no. P-N/PVT/0030/19991015 shall be complied with.
3. That the revised structural design and calculations shall be submitted before asking further C.C. as per this approval.
4. That you shall submit NOC from EE (T&C) is to be insisted to submit the same before asking further C.C. as per this approval.
5. That you shall obtain NOC from concern electric company for building u/r.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051
Tel : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : www.sra.gov.in E-mail : info@sra.gov.in



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6. That you shall obtain NOC from High rise committee of MCGM before asking CC beyond 120 m. of Wing B u/r.
7. That you shall obtain NOC from MOEF before granting CC beyond area permissible as per NOC granted on 20/09/2019.
8. That you shall not avail CC for equivalent area of construction amenity TDR until such time the building is handed over to the Competent Authority.
9. That you shall be entitled for fungible FSI claimed by you to the extent of 35% of sale BUA actually utilized on site and you shall not claim refund in respect of excess fungible FSI availed. Also, CC in respect of fungible FSI shall be released in proportion to Sale component utilized.
10. That you shall agree to abide with all the proceeding/orders of court laws or any judicial forums arising out of the SR scheme under reference & submit proposal by taking due cognizance of it from time to time.

One set of plans is returned herewith in token of approval.

Yours faithfully,

— sd —
Executive Engineer
Slum Rehabilitation Authority

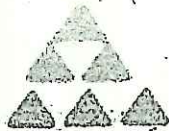
Copy to :-

- ✓ 1) Developer M/s. Sheth Creators & Sun-Vision Pvt. Ltd.
- 2) A.A. & C P/N ward

[Signature]
7/29/08
Executive Engineer
Slum Rehabilitation Authority

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SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (East), Mumbai - 400 051
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. PN/PVT/0030/19991015/AP/S

COMMENCEMENT CERTIFICATE

(SALE BLDG)

TO
M/s. Sun-Vision Estates & Consultants Pvt Ltd
Sheela Niwas, 1st Floor, opp. Parleshwar, B.O.,
Paranjpe 'A' Scheme No. 1, Near Suncity Cinema,
Vileparle (E), Mumbai - 400 057.

26 MAR 2018

Sir,

With reference to your application No. 6357 dated 23/03/2018 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. _____ C.T.S. No. 230, 231 & 232

of village Malad T.P.S. No. _____
ward P/North Situated at Motapada Near Liberty Garden Malad (W)
Mumbai - 400 064

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/423/PN/PL/LOI dt. 07/05/2009

IDA U/R No. PN/PVT/0030/19991015/AP-S dt. 17/11/2017

and on following conditions.

1. The land vacated in consequence of 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 reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced 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 C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri P. B. Pawar Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to Top of Plinth Level.

For and on behalf of Local Authority
The Slum Rehabilitation Authority

Executive Engineer (SRA) II

FOR

CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

99	ee	ve	983
2028			

PN/PVT/0030/19991015/AP/S

16 AUG 2019

This C.C is further extended upto top of podium for the building u/r as per amended approved plan dated 17/03/2018.

Seah
16.08.19
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

5 MAR 2020

This C.C is further extended from 1st to 10th upper residential floors for wing 'A' of sale building u/r as per amended approved plans dated 11/02/2020.

Manoj
25/3/2020
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

12 FEB 2021

This C.C is further extended from 11th to 20th upper residential floors for wing 'A' of sale building u/r as per amended approved plans dated 07/08/2020.

Manoj
12.02.2021
Executive Engineer
Slum Rehabilitation Authority

~~PN/PVT/0030/19991015/AP/S~~

16 JUL 2021

PN/PVT/0030/19991015/AP/S

This C.C is further extended from 21st to 27th upper residential floors for wing 'A' of sale building u/r as per approved amended plans dated 07/08/2020.

Manoj
16.07.2021
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

7 SEP 2021

This C.C is re-reversed upto 27th upper residential floors for wing 'A' of sale building as per approved amended plans dated 19/08/2021.

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Manoj
25/8
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/5

21 OCT 2021

This C.C. is further extended from 28th to 42nd upper residential floors for wing 'A' of sale building u/r. as per approved amended plans dtd. 19/08/2021.

Handwritten signature
21.10.2021
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

16 MAR 2022

This C.C. is further extended for full height from 43rd to 45th upper floors (including OHWT & LMR) i.e full C.C for wing 'A' in sale building u/r as per approved amended plans dated 19/08/2021.

Handwritten signature
16/3/22
Executive Engineer
Slum Rehabilitation Authority

PN/PVT/0030/19991015/AP/S

30 AUG 2022

This C.C. is re-endorsed for wing A of sale building comprising of 2 nos. of Basement + Gr (stilt) + 1st to 9th podium + 10th podium (E-deck) + 1st to 45th upper residential floors & wing B of sale building comprising of 2 nos. of basement + Gr(stilt) + 1st to 9th podium + 10th podium (E- deck) in the scheme u/r as per approved amended plans dated 29/08/2022.

Handwritten signature
30/08/2022
Executive Engineer
Slum Rehabilitation Authority



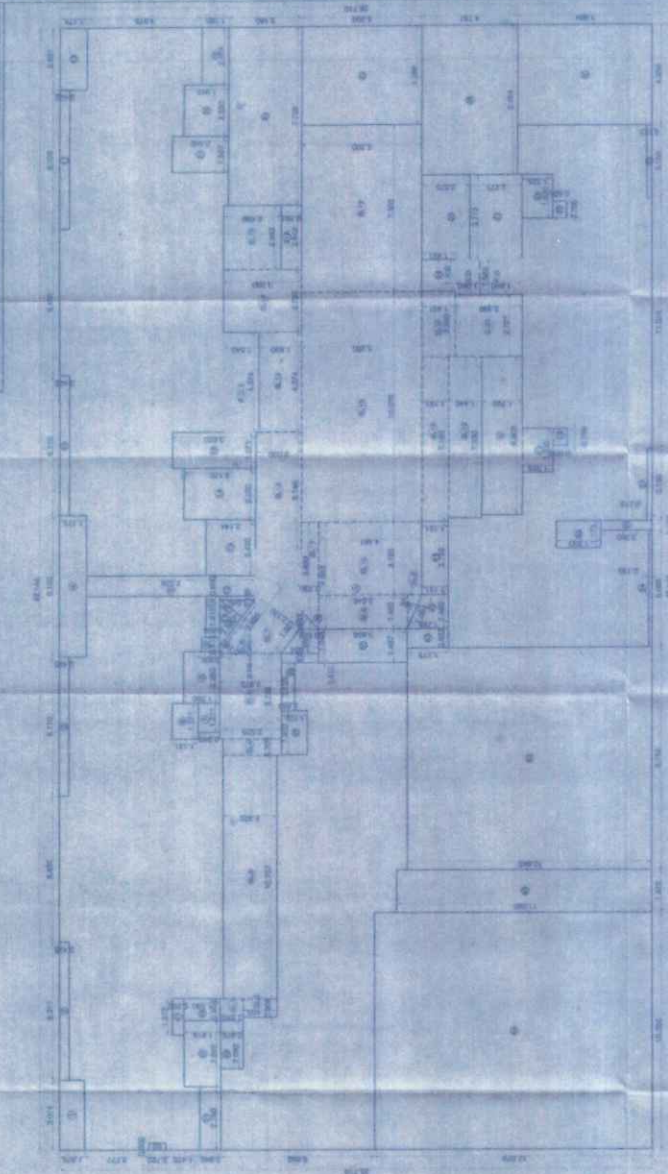
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13/16
 Sale Building (Wing 'A' & 'B')
 CONTENTS OF SHEET

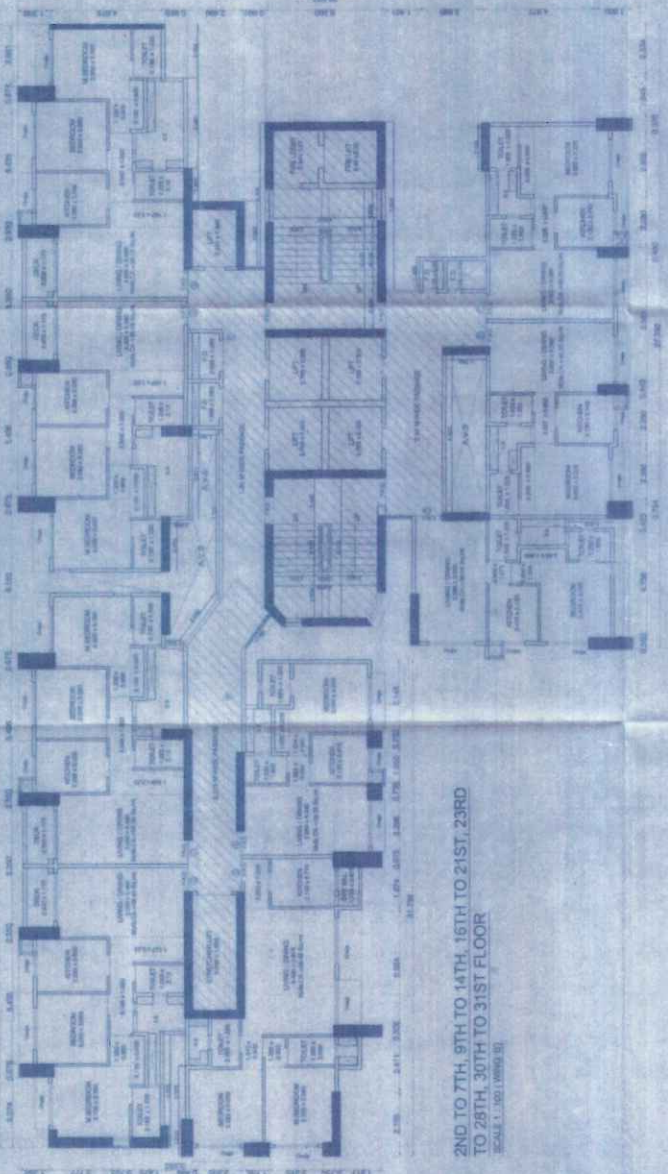


LINE AREA DIAGRAM FOR 2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 31ST FLOOR PLAN SCALE 1:100 (REVISED)

NO.	DESCRIPTION	AREA (SQ. M.)	PERCENTAGE (%)
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PROFORMA-B
 DECLARATION OF ARCHITECT AND PROJECT
 I, THE ARCHITECT, HEREBY DECLARE THAT THE INFORMATION CONTAINED IN THE DRAWINGS AND SPECIFICATIONS IS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY PARTY.
 I, THE ARCHITECT, HEREBY DECLARE THAT I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY PARTY.
 I, THE ARCHITECT, HEREBY DECLARE THAT I AM NOT PROVIDING ANY CONCEALED INFORMATION TO ANY PARTY.

SKYLINE
 ARCHITECTS PVT. LTD.
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2ND TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 31ST FLOOR PLAN SCALE 1:100 (REVISED)

NO.	DESCRIPTION	AREA (SQ. M.)	PERCENTAGE (%)
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Adv. Anil Dsouza

FORMAT- A
(Circular No. 28/2021)

06th September 2022

To
MahaRERA

LEGAL TITLE REPORT

Sub: All that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum (hereinafter referred to as "Slum Property") situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 (hereinafter collectively referred to as "the said Property").

1. I have investigated the Title of the said Property on the request of and based on documents , enlisted below, provided by Sheth Creators & Sun-Vision Private Limited and on the Title Search Reports by Adv. Akshay Kale dated 31st August 2022; vide the following documents i.e.

1) Description of the said Property

All that piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout out of which area admeasuring approx 2375.70 sq. mtrs., is declared as Slum (hereinafter referred to as "Slum Property") situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 (hereinafter collectively referred to as "the said Property").

2) The documents of allotment of the said Property areas mentioned in Annexure "A"

3) Property Card/ 7/12 Extract issued by City Survey Office.

4) Search report for 30 years from 1992 till 2022.

2. On the perusal of the above mentioned documents and all other relevant documents relating to the title of the said Property, I am of the opinion that the title of Sheth Creators & Sun-Vision Private Limited is clear and marketable subject to encumbrances as mentioned in Annexure "B" and Annexure "D".

3. Owners of the land - Annexure "C"

(i) Qualifying remarks/comments if any --NIL

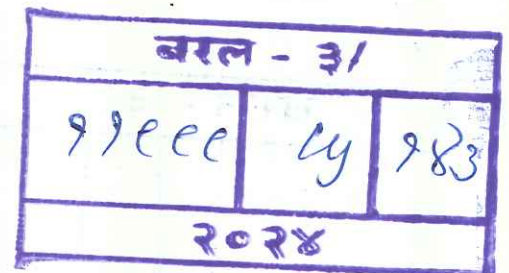
3. The report reflecting the flow of Title of Sheth Creators & Sun-Vision Private Limited on the said Property is enclosed herewith as annexure.

Enclosed : Annexure.

Dated 06th September, 2022

Yours Truly,

Advocate





Adv. Anil Dsouza

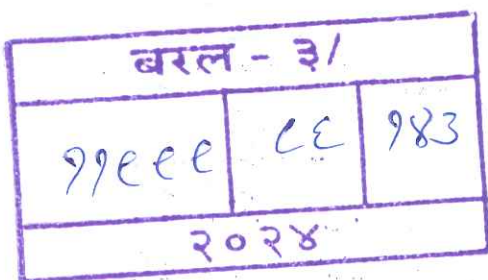
FLOW OF THE TITLE OF THE SAID PROPERTY

Sr no.

- 1) P.R card as on date of application for registration.
- 2) Search Report for 30 years from 1992 to 2022 taken from Sub Registrars office at Mumbai
- 3) Any other relevant title.
 - a) By diverse Deeds of Conveyances as mentioned in Annexure A, the Promoters are owners of the said Property.
 - b) By Certificate of Incorporation Consequent to Name Change dated 12th February, 1996, name of Shroff Consultants Private Limited was changed to M/s. Sun - Vision Estates & Consultants Private Limited.
 - c) By Certificate of Incorporation Consequent to Name Change dated 23rd January, 2018, the name to M/s. Sun - Vision Estates & Consultants Private Limited to Promoters - Sheth Creators & Sun-Vision Pvt. Ltd.
- 4) Litigations if any - Mentioned in Annexure "D"

06th September, 2022

Advocate

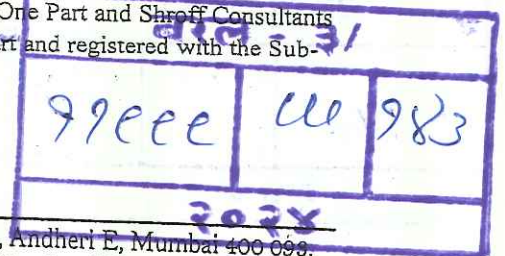




Annexure A

List of Documents

- i. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-1") made and executed between Jankibai Parshuram Keni (being Kamlibai daughter) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2269 / 1995 on 6th March, 2010;
- ii. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-2") made and executed between Chimabai Pundalik Patil alias Keni (being daughter of Shanwar) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2270 / 1995 on 6th March, 2010;
- iii. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-3") made and executed between Smt Gauribai Motiram Keni (being wife of Motiram Shanwar Keni) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2271 / 1995;
- iv. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-4") made and executed between Vasudev Parshuram Keni (being Kamlibai son) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2272 / 1995 on 6th March, 2010;
- v. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-5") made and executed between Yashwant Shanwar Keni (being son of Shanwar) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2273 / 1995 on 6th March, 2010;
- vi. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-6") made and executed between Barkubai alias Narmadabai Vithal Keni (being Shanwar daughter) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2274 / 1995 on 6th March, 2010;
- vii. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-7") made and executed between Smt. Radhabai Pandurang Keni (being Motiram daughter) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2275 / 1995 on 6th March, 2010;
- viii. Deed of Conveyance dated 9th May, 1995 ("Deed of Conveyance-8") made and executed between Jaywantibai Dwarkanath Keni (being Shanwar daughter) therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar of Assurances at Bombay under serial no. BDR-2 / 2276 / 1995 on 6th March, 2010;
- ix. Deed of Conveyance dated 30th August, 1995 ("Deed of Conveyance") made and executed between Vithal Bhoraji Manjarekar therein referred to as the Vendor of the One Part and Shroff Consultants Private Limited therein referred to as the Purchaser of the Other Part and registered with the Sub-





Adv. Anil Dsouza

Registrar of Assurances at Bombay under serial no. BDR-2 / 3181 / 1995 on 6th March, 2010.

- x. Indenture of Mortgage dated 28th June 2017 registered with the office of the Sub-Registrar of Assurance at BRL-6 under serial No.7182 of 2017.
- xi. Indenture of Mortgage dated 12th July 2018 registered with the office of the Sub-Registrar of Assurance at BRL-4 under serial No.10295 of 2018.

06th September, 2022

Advocate



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Adv. Anil Dsouza

ANNEXURE B

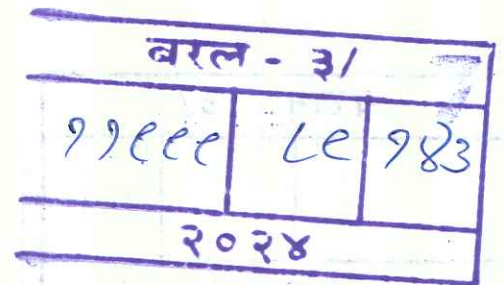
ENCUMBRANCES

I have been informed that Sheth Creators & Sun-Vision Private Limited have created a charge/mortgage in respect of rights in the aforesaid Property in favour of Lenders as detailed below:-

Sr. No.	Particulars	Name of Company	Amount
1	Indenture of Mortgage dated 12th July 2018 registered with the office of the Sub-Registrar of Assurance at BRL-4 under serial No.10295 of 2018.	Yes Bank Limited	Rs. 40,00,00,000/-
2	Indenture of Mortgage dated 28th June 2017 registered with the office of the Sub-Registrar of Assurance at BRL-6 under serial No.7182 of 2017.	Yes Bank Limited	Rs. 60,00,00,000/-

06th September, 2022

Advocate





Adv. Anil Dsouza

ANNEXURE C

<u>Sr. No.</u>	<u>Owner of the Land</u>	<u>CTS no.</u>
1.	Sheth Creators & Sun-Vision Private Limited	232
2.	Sheth Creators & Sun-Vision Private Limited	230 and 231

06th September, 2022

Advocate



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Adv. Anil Dsouza

ANNEXURE D

LITIGATIONS

Sr. No.	Case Number	Court Name	Current Status
1	Writ Petition No. 7190 of 2016	High Court	Pending
2	S. C. Suit No. 1162 of 2016 (Regd. Suit No. 200516/2016)	City Civil Court, Dindoshi	Pending
3	Writ Petition No. 1016 of 2012	High Court	Pending
4	Criminal Revision Application No. 274 of 2016	Sessions for Borivali Division, Goregaon, Bombay	Pending
5	CR No. 80 of 2010	Chief Metropolitan Magistrate's 24 th Court at Borivali	Pending
6	Case No. SS/2400513 of 2010	Addl. Chief Metropolitan Magistrate's 24 th Court at Borivali, Mumbai	Pending
7	S.C Suit No. 331 of 2018	City Civil Court at Dindoshi Division, Goregaon	Pending

06th September, 2022

Advocate



करल - 31		
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बरल :-
99000 29 983
2028

मालमत्ता पत्रक

विभाग/क्षेत्र -- मालाड (द)

तालुका/न.भू.मा.का. -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

मा.भू.प्राप्ती क्र. प्लॉ. नं. शेट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारपाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर-तपासणीची नियत वेळ

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[AGR]

क

सुविधाधिकार

हक्काचा मुळ धारक वर्ष [शंतीकडे]

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२०/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प. अक्षरी नॉद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड(दक्षिण)/फे.क्र.७९३ दिनांक २०/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र पेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी पाचशे चौतीस पुणांक चार दशांश चौ.मि. दाखल केले.			फेरफार क्र.७९३ प्रमाणे सही - न.भू.अ.मालाड
२०/०७/२०१९	विनशेती आदेशाने मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. C/Dosk - VIIA/LND/NAP/SRB/१०२८९ दिनांक १२/०६/२०१२ चे दुरुस्ती विनशेती आदेश व दिनांक ३/११/२०१४ चे दुरुस्ती विनशेती आदेश व इकडील अ.ता विनशेती मो.र.नं. ग-१७४/२०१२ दिनांक १/०८/२०१२ अन्वये न.भू.क्र. २३०, २३१, २३२ चं एकूण ८५.९१.० चौ.मी. क्षेत्रास सन २०११-१२ साठी विनशेती सारा र. रु. ३९५१९/- रहिवास प्रयोजनाकरिता अशी विनशेती सान्याची नोंद दाखल करून अधिकार अभिलेखाप्रमाणे धारक सदरी सन व्हीजन इस्टेट अॅण्ड कॅन्सल्टंट्स प्रा. लि. नोंद दाखल करून सदर मिळकतीचे मिळकत पत्रिकेवर सत्ता प्रकार शेती कमी करून " क " दाखल केलेची नोंद केली.		धारक मे. सन व्हीजन इस्टेट अॅण्ड कॅन्सल्टंट्स प्रा. लि.	फेरफार क्र.१०८७ प्रमाणे सही - २०/७/१९ न.भू.अ.मालाड



तपासणी करणारा -

प्रज्ज क्रमांक ७३
प्रज्ज ताखल तारीख ०४/०६/१९
प्रज्ज तयार तारीख ०४/०६/१९
प्रज्ज निवोली तारीख १/०६/१९
प्रज्ज नवळ करणारा

खरी नवकल -

एकूण मोंदी/एकूण मव ७ २
नकलेचे शतक ७०२०
आनद शतक ०२००

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

सर्व्हाय प्रतिनिधी

नगर भुजापन
मालाड

खरल - ३ (न न - १)		
१९०००	०३	१४३
२०२४		

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (द)

तालुका/न.भु.मा.का. -- न.भु.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूभाग: शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार
 क्रमांक / का. प्लॉ. नं. चौ.मी. शरणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

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[AGR]

क

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

[शेतीकडे]

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२०/०८/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) मुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड(वक्षिण)/फ.क्र.७९३ दिनांक २०/८/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेली मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एक हजार तीनशे पंचवीस पुर्णाक सहा दशांश चौ.मी. दाखल केले.			फेरफार क्र.७९३ प्रमाणे सही - न.भू.अ.मालाड
२०/०७/२०१९	विनशेती आदेशाने मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र. C/Desk - VIIA/LND/NAP/SRB/१०२८९ दिनांक १२/०६/२०१२ चे दुरुस्ती विनशेती आदेश व दिनांक ३/११/२०१४ चे दुरुस्ती विनशेती आदेश व इकडील अ.ता विनशेती मो.र.नं. ग-२७४/२०१२ दिनांक १/०८/२०१२ अन्वये न.भू.क्र. २३०,२३१ २३२ चे एकूण ८५९१.० चौ.मी. क्षेत्रास सन २०११-१२ साठी विनशेती सारा-र. क्र. ३९५१९/- रहिवास प्रयोजनाकरिता अशी विनशेती साऱ्याची नोंद दाखल करून अधिकार अभिलेखाप्रमाणे धारक सदरी सन व्हीजन इस्टेट अँड कन्सल्टंट्स प्रा.लि. नांव दाखल करून सदर मिळकतीचे मिळकत पत्रिकेवर सत्ता प्रकार शेती कमी करून " क " दाखल केलेची नोंद केली.		धारक मे. सन व्हीजन इस्टेट अँड कन्सल्टंट्स प्रा.लि.	फेरफार क्र.१०८७ प्रमाणे सही - २०/७/१९ न.भू.अ.मालाड

तपासणी करणारा -

अर्ज क्रमांक ३३

खरी नक्कल

एकूण नोंदी एकूण रक्कम ५०२

न.भू.अ.मालाड

मुंबई उपनगर जिल्हा

अर्ज दाखल तारीख ०४/०८/१२

अकलेचे शल्क २०००

अर्ज नयार तारीख ०६/०८/१२

अर्ज निकाली तारीख ०८/०८/१२

कागद शल्क २०००

न. भू. अ. मालाड

न. भू. अ. मालाड

एकूण शल्क २०००



बरतल - ३/

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नगर भूभाषण अधिकारी

मुद्रापत्र प्रतिलिपी

मुद्रापत्र वहीपान नं. १०

मालमत्ता पत्रक

विभाग/मोजे -- मालाड (द)

तालुका/न.भू.मा.का -- न.भू.अ.मालाड

जिल्हा -- मुंबई उपनगर जिल्हा

पुणे पुराण शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

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 ६७३१.०० A.G.
 [२३७५.७]

सुविधाधिकार

हक्काचा मुळ धारक वर्ष शेतकडे

पट्टेदार

इतर भार

इतर शेर

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२५/०८/१९९५ S.I. मा.अधिकार भूमि अभिलेख मुंबई उपनगर यांचेकडील आदेश क्र.आ.ई.व्ही - ४४/न.भू.४/क्ष.दु.एसआर.१६१४/१५दि.१७/८/९५ अन्वये न.भू.क्र.२३२ चे मिळकत पत्रिकेवर २३७५.७ चौ.मी. एवजी ६७३१.०० चौ.मी क्षेत्र दाखल करणेची नोंद घेतली.			सर्वे - २५/८/९५ न.भू.अ.क्र.५ मं. उ.वि. मु
१४/१०/२०१५ मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/म.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र. न.भू.मालाड(दक्षिण)/फ.क्र.८४१ दिनांक १८/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी सहा हजार सातशे एकतीस पुण्यांक शुन्य दशांश चौ.मि. दाखल केले.			फेरदार क्र.८४१ प्रमाण सहा - न.भू.अ.मालाड

तपासणी करणारा - खरी नककल -

अर्ज क्रमांक २५७७ एकूण नोंदी/एकूण रकम ०३
 अर्ज दाखल तारीख १९/०७/१९ नकलेचे शुल्क ६०८
 अर्ज तयार तारीख १९/०७/१९
 अर्ज मिळाली तारीख २७ JUL 2016 कागद शुल्क ०२८
 अर्ज तयार करणार [Signature]
 अर्ज तपासणी करणार [Signature] एकूण शुल्क ६२८



सत्य प्रतिलिपि
 [Signature]
 उपर पुनापन अधिकारी
 वाकड २१/०७/१६

[Signature]
 [Signature]
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बगल - ३/

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बाल - ३/		
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323/5215

पावती

Original/Duplicate

Tuesday, May 22, 2018

नोंदणी क्र. : 39म

4:49 PM

Regn.: 39M

पावती क्र.: 6107 दिनांक: 22/05/2018

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: वदर4-5215-2018

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स शेट क्रिएटर्स अँड सन - विजन प्रा लि चे प्राधिकृत व्यक्ती मुकेश एल शाह

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 460.00

पृष्ठांची संख्या: 23

एकूण:

₹. 560.00

आपणास मूळ दस्त, धबनेल प्रिंट, सूची-२ अंदाजे
4:56 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-२

बाजार मुल्य: ₹.0/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह. दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001786013201819E दिनांक: 22/05/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 460/-

DELIVERED ORIGINAL DOCUMENT

ON-



बरल - ३१		
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२०२४		

323/5215
Thursday, 14 June 2018 4:47 PM

इतर पावती

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

पावती क्र.: 7058 दिनांक: 14/06/2018

गावाचे नाव: -दिलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर4-5215-2018

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स शेठ क्रिएटर्स अँड सन - विजन प्रा लि चे प्राधिकृत व्यक्ती मुकेश एन शाह
वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 9

₹. 180.00

एकूण:

₹. 180.00

सह दुय्यम निबंधक, अंधेरी-2

1); देयकाचा प्रकार: By Cash रक्कम: ₹ 180/-

सह. दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

DELIVERED ORIGINAL DOCUMENT
ON- _____

6/14/2018



वरल - ३/		
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२०२४		



CHALLAN
MTR Form Number-6

GRN	MH001786013201819E	BARCODE	[Barcode]		Date	21/03/2018-18:11:28	Form ID	48(f)	
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Stamp Duty				TAX ID (If Any)					
Registration Fee				PAN No.(If Applicable)					
Office Name				BDR4_JT SUB REGISTRAR ANDHERI 2		Full Name			SHETH CREATORS AND SUN VISION PVT LTD
Location				MUMBAI					
Year				2018-2019 One Time		Flat/Block No.			OFFICE SHEELA NIWAS
Account Head Details				Amount In Rs.		Premises/Building			
0145501 Stamp Duty				500.00		Road/Street			VILE PARLE EAST
0030063301 Registration Fee				100.00		Area/Locality			MUMBAI
				Town/City/District					
				PIN					4 0 0 0 5 7
				Remarks (If Any)					
				SecondPartyName+HITESH G THAKKAR-					
				Amount In					Six Hundred Rupees Only
				Words					600.00
Payment Details				IOBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.			69103332018052115661 187113194
Cheque/DD No.				Bank Date		RBI Date			21/03/2018-19:02:31 Not Verified with RBI
Name of Bank				Bank-Branch					IOBI BANK
Name of Branch				Scroll No., Date					Not Verified with Scroll



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चंद्र धलम केवल दय्यम निबंधक कार्यालय नोंदणी करवयाच्या दस्तासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यांसाठी चंद्र धलम लागू नाही.

Mobile No. : 9833121691

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CHALLAN
MTR Form Number-5

GRN	MH001786013201819E	BARCODE	01010000113201819E		Date	21/05/2018-16:11:26	Form ID	481()
Department Inspector: General Of Registration				Payer Details				
Stamp Duty Type of Payment Registration Fee				TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name BDR4_JT SUB REGISTRAR ANCHER12				Full Name		SHETH CREATORS AND SUN VISION PVT LTD		
Location MUMBAI				Flat/Block No.		OFFICE SHEELA NIWAS		
Year 2018-2019 One Time				Premises/Building		VILE PARLE EAST		
Account Head Details			Amount in Rs.		Road/Street			
0030045301 Stamp Duty			500.00		MUMBAI			
0030063301 Registration Fee			100.00		Town/City/District			
					PIN			
					4 0 0 0 5 7			
				Remarks (If Any)				
				SecondPartyName=HITESH G THAKKAR-				
				Amount In		Six Hundred Rupees Only		
				600.00		Words		
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No.		69103322018052115881 187113194
Cheque/DD No.				Bank Date		RBI Date		21/05/2018-19:02:31 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scrol No. , Date		Not Verified with Scrol		

NOTE:- This challan is valid for document to be registered in Sub Registrar office only, Not valid for unregistered document.
 सदर अलम अवेड मुद्रण निषेधक कार्यालयाने नोंदणी करवयाच्या दस्तऐवजाची लागू आहे. नोंदणी न करवयाच्या दस्तऐवजाची सदर अलम लागू आहे.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-323-9215	0001014608201819	22/05/2018-16:47:22	IGR187	100.00
2	(IS)-323-9215	0001014608201819	22/05/2018-16:47:22	IGR187	500.00
Total Defacement Amount					600.00

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SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE (1) MUKESH L. SHAH and (2) SURAJ S. SHROFF, the constituted Attorneys of SIIETH CREATORS & SUN-VISION PRIVATE LIMITED, having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057 SEND GREETINGS:

WHEREAS

A) A Power of Attorney dated 22nd MAY 2018 executed and registered under registration No. 4/521/28/18 By Shri. Jitendra N. Sheth, Director of Sheth Creators & Sun-Vision Private Limited ("Company"), a company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parle (East), Mumbai 400057 issued in our favour for the purpose of execution and admit execution of all documents related to sale in respect of the project to be developed on land situated at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 and more particularly, described in the Schedule hereunder written ("the said Project"). By virtue of the said Power of Attorney, we have been authorized to execute and admit execution of all sales related documents and agreements in respect of the said Project. The said Power of Attorney is annexed and marked as "Annexure A".

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B) Due to pressure of work, we are not able to appear before the Registrar of Assurances to admit the execution of such Agreements/Documents before the Registration Authority.

C) In view of the same, we have decided to nominate/constitute and appoint fit and proper person/s to represent us, to act on our behalf to admit execution of the Agreement for Sale, Cancellation Deed, Rectification Deed, Supplemental Deed / Agreement, Undertaking, Declaration, Indemnity and such sales related documents and appear before the Registrar/Sub-Registrar of Assurance at Mumbai and generally to do such act on our behalf.

[Handwritten signature]

[Handwritten signature]



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D) Due to exigencies of work we are not in a position to be personally present and register the documents and therefore we are desirous of appointing (1) MR. HITESH G. THAKKAR, aged about 47 years, (2) MR. MITESH L. RAIKUNDALIA alias THAKKAR, aged about 38 years, (3) MR. MEHUL L. RAIKUNDALIA alias THAKKAR, aged about 38 years, (4) MR. NILESH L. RAIKUNDALIA alias THAKKAR, aged about 35 years, (5) MR. ASHISH S. THAKKAR, aged about 33 years, (6) MR. MUKESH P. THAKKAR, aged about 56 years, (7) MR. HARESH G. THAKKAR, aged about 51 years and (8) MR. GAURAV J. NAGRA, aged about 24 years, as our true and lawful attorneys on our behalf, in our name and on behalf of our Company to enable us to register the documents on our behalf as hereunder appearing.

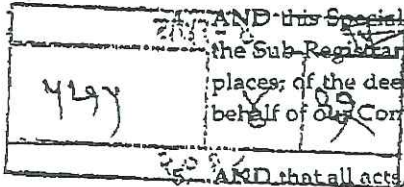
NOW, KNOW YOU ALL THESE PRESENTS WITNESSETH THAT WE, 1) MUKESH L. SHAH and (2) SURAJ S. SHROFF, the Constituted Attorneys of Sheth Creators & Sun-Vision Private Limited, do hereby jointly and/or severally nominate, constitute and appoint (1) MR. HITESH G. THAKKAR, (2) MR. MITESH L. RAIKUNDALIA alias THAKKAR, (3) MR. MEHUL L. RAIKUNDALIA alias THAKKAR, (4) MR. NILESH L. RAIKUNDALIA alias THAKKAR, (5) MR. ASHISH S. THAKKAR, (6) MR. MUKESH P. THAKKAR, (7) MR. HARESH G. THAKKAR and (8) MR. GAURAV J. NAGRA, all Indian Inhabitants, having address at 13/B, 1st Floor, Jaiswal Bhavan, Opp. Ambajidham Temple, M. G. Road, Mulund (West), Mumbai 400 080, to be our true and lawful attorney in our names and on behalf of the Company to do and perform jointly and/or severally, the following acts and deeds:-

1. To be present for registration and to admit execution of all the documents on behalf of Company and all other deed and documents executed by us jointly for and on behalf of the Company before the Sub-Registrar of Assurance Borivali/Bandra/Kurla/Mumbai or any registering authority appointed under the act for the time being in force in India for registration of all documents and deeds and other instruments and to do all the other acts, deeds, matters and things as may be necessary for effectuating and completing the registration thereof in accordance with



AND GENERALLY to do and perform all acts concerning or touching to our company for the purpose aforesaid as fully and effectually as if we were personally present and had done, admitted and performed the same ourselves.

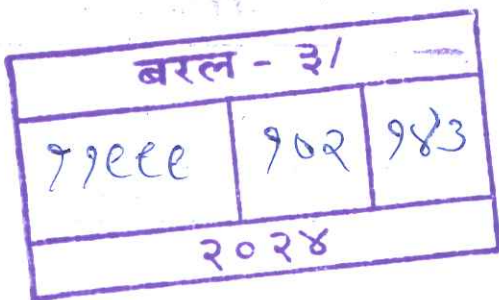
WE DO HEREBY AGREE TO RATIFY AND CONFIRM for ourselves, our heirs, executors, administrators, assigns and successors in title all that the said Attorneys shall lawfully do or cause to be done in relation to the aforesaid documents.



AND this Special Power of Attorney is restricted only to admit the execution before the Sub Registrar of Assurances at Borivali/Bandra/Kurla/Mumbai or at any other places; of the deeds or documents already executed by us or any of the Directors on behalf of our Company in respect of the said Project.

AND that all acts, deeds, matters and things done or cause to be done pursuant to the powers hereby conferred upon the attorneys shall be done by the attorneys at their own risk and costs.

[Handwritten signatures]



a. AND the said attorneys are only consultants providing services for registration process and are in no way concerned with any of the administration of the our firm.

IN WITNESS WHEREOF we have set and subscribed our hands to this writing this _____ day of _____ 2018.

THE SCHEDULE ABOVE REFERRED TO
(description of the said Property)

ALL THAT piece and parcel of land and ground bearing (i) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout and (ii) Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064.

SIGNED SEALED AND DELIVERED

By the within named
The constituted Attorneys of
Sheth Creators & Sun-Vision
Private Limited
(1) MUKESH L. SHAH



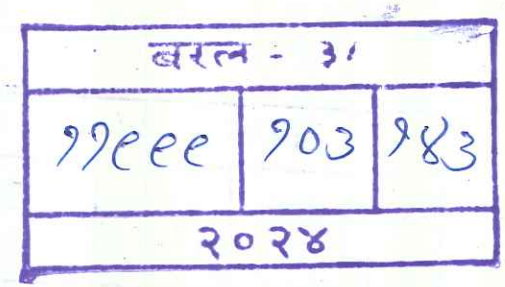
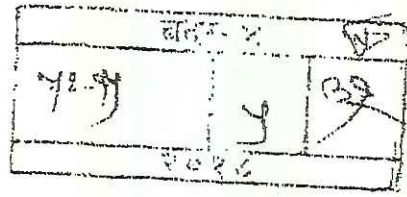
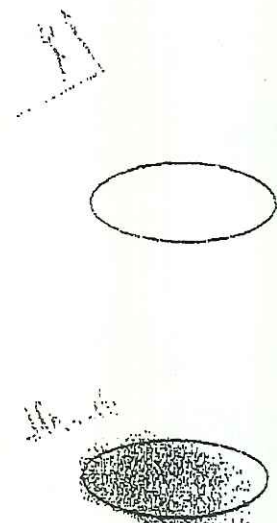
(2) SURAJ S. SHROFF



In the presence of
Witnesses:

1.

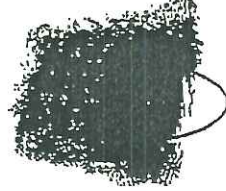
2.



We accept
SIGNED, SEALED AND DELIVERED
By the within named ATTORNEYS
(1) MR. HITESH G. THAKKAR,



H G Thakkar



(2) MR. MITESH L. RAIKUNDALIA
alias THAKKAR



M Raikundalia



(3) MR. MEHUL L. RAIKUNDALIA
alias THAKKAR,



Mehul



(4) MR. NILESH L. RAIKUNDALIA
alias THAKKAR,



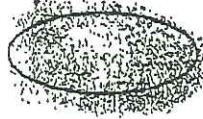
N Raikundalia



(5) MR. ASHISH S. THAKKAR



A Thakkar

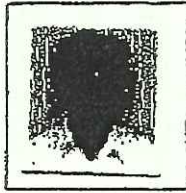


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(6) MR. MUKESH P. THAKKAR



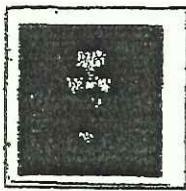
(7) MR. HARESH G. THAKKAR



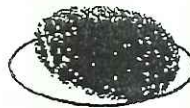
Hareesh. G. Thakkar



(8) MR. GAURAV J. NAGRA



Gaurav. J. N



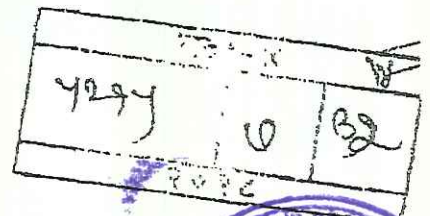
In the presence of
Witnesses:

1. Name: Jitendra Triwari
Address: B-13 Jaiswal Bhawan,
m-g Road Mulund (w)

Signature:

2. Name: Ravi Rajbhar
Address: B-13 Jaiswal Bhawan,
m-g. Road mulund (w)

Signature:



बरल - 31		
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2028		

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH03 2849001282 Valid Till 12-09-2023 (NT) DOI 11-02-2016 DLD 28-07-2016

AUTHORIZATION TO DRIVE FOLLOWING CLASSES OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 REGD 11-02-2016
 LRV 11-02-2016

DOB 14-04-1974 BG

Name: NITESH THAKKAR
 S/O of GOVINDJI THAKKAR
 ADD: B-302, 30TH FLOOR, PARK ROYALE, BELMUR ROAD, NEAR TELEPHONE EXCHANGE, MUMBAI, MUMBAI, PIN 400088

Signature & ID of Issuing Authority: [Signature] MH03 2849001282

आयकर विभाग
GOVT OF INDIA

INCOME TAX DEPARTMENT

MUKESH RAMJI THAKKAR
 LILACHAR, IVANPADA

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

SURAJ SURESH SHROFF
 SURESH MENCHRAI SHROFF

12/10/1981

AMJPS6827P

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

MUKESH PREMJI THAKKAR
 PREMJI CHAPSI THAKKAR

20/06/1961

AFRPT9418H

भारत सरकार
GOVT OF INDIA

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH03 2007000123 Valid Till 31-05-2022 (NT) DOI 01-06-2007 AEO 17-11-2011

AUTHORIZATION TO DRIVE FOR LOADING CLASSES OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 MCWG 01-06-2007
 LRV 02-09-2011

DOB 13-11-1978

Name: NITESH RAMKUNDALIA
 S/O of LAXMIKANT RAMKUNDALIA
 ADD: FLAT NO.702, 7TH FLOOR, VIKAS ASHISH, BELMUR ROAD, MUMBAI, MUMBAI, PIN 400088

Signature & ID of Issuing Authority: MH03 2007000123

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH03 2008000061 Valid Till 24-07-2023 (NT) DOI 24-04-2008 AEO 07-01-2008

AUTHORIZATION TO DRIVE FOR LOADING CLASSES OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 MCWG 24-04-2008
 LRV 21-01-2008

DOB 07-06-1982

Name: NILESH RAMKUNDALIA
 S/O of LAXMIKANT RAMKUNDALIA
 ADD: FLAT NO-702A, VIKAS ASHISH, BELMUR ROAD, MUMBAI, MUMBAI, PIN 400088

Signature & ID of Issuing Authority: MH03 2008000061

आयकर विभाग
INCOME TAX DEPARTMENT

MUKESH GOVINDJI THAKKAR

भारत सरकार
GOVT OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

CHHIN SURESHJI THAKKAR
 SURESH RANCHINGDOLAS THAKKAR

भारत सरकार
GOVT OF INDIA

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No MH03 2014000122 Valid Till 31-05-2022 (NT) DOI 01-06-2007 AEO 17-11-2011

AUTHORIZATION TO DRIVE FOR LOADING CLASSES OF VEHICLES THROUGHOUT INDIA
 GOV DOI
 MCWG 01-06-2007
 LRV 02-09-2011

DOB 13-11-1978 BG

Name: MEHUL RAMKUNDALIA
 S/O of LAXMIKANT RAMKUNDALIA
 ADD: B-302, 30TH FLOOR, PARK ROYALE, BELMUR ROAD, MUMBAI, MUMBAI, PIN 400088

Signature & ID of Issuing Authority: MH03 2014000122

आयकर विभाग
INCOME TAX DEPARTMENT

Geetanjali Jayeshji Nagre

Year of Birth: 1993

पुल / Male

3415 3634 8535

आयकर विभाग
INCOME TAX DEPARTMENT

श्रीमती लीला सरदेसाई
 Permanent Account Number: AADCS4277M

SHETH CREATIONS & SUN-VISION PRIVATE LIMITED

31/10/2003

आधार - सामान्य साणसचा - आयकर

3415 3634 8535

बरल - ३/

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UNION OF INDIA Driving Licence (UP) (NT)

UP65 20130021329

Date of Issue: 25/11/2013
Date of Validity: 18/12/2015
Date of Birth: 18/12/1969
Sex: Unknown
Name: PAPPU
Name of Issuing Authority: PANNI LAL RAJBIAR

आयकर विभाग INCOME TAX DEPARTMENT
भारत सरकार GOVT. OF INDIA



प्रतिष्ठित आयकर कार्ड
Registered Assessee Card
BEGP108440

जितेंद्रा ज्योति तिरुवा
JITENDRA JYOTI TIRUWA

ज्योति ज्योति तिरुवा
JYOTI JYOTI TIRUWA

16/06/1998



UP65 20130021329

LMV 25/11/2013
MCWO 25/11/2013

KUSADA
MINZAMUHAJI
VARANASI

Signature
Issuing Authority Sign
VARANASI

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२०२४		

323/5214
Tuesday, May 22, 2018
4:56 PM

पावती

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

पावती क्र.: 6106 दिनांक: 22/05/2018

गावाचे नाव: विलेपार्ले
दस्तावेजाचा अनुक्रमांक: वदर4-5214-2018
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: शोठ क्लिप्टर्स अँड सन् - विजन प्रा लि चे संचालक जितेंद्र एन शोठ

नोंदणी फी रु. 100.00
दरत हाताकणी फी रु. 280.00
पृष्ठांची संख्या: 14

एकूण: रु. 380.00



आपणाला मूळ दस्तऐवज प्रिंट.तुची.२ अंदाजे
४:४६ PM हावेळी मिळविलेले.

सह. दुय्यम क्रमांक दिनांक 22/05/2018
मुंबई उपनगर जिल्हा

बाजार मूल्य: रु. 0/-
मोबदला रु. 0/-
अंशोत्प्रेषण शुल्क: रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001786278201819E दिनांक: 21/05/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 280/-

Jan

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२०१८		

DELIVERED ORIGINAL DOCUMENT
ON _____

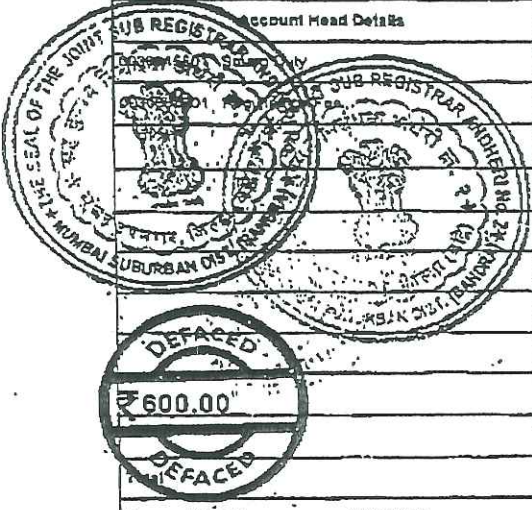


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२०२४		



CHALLAN
NTR Form Number-8

GRN	MH001786278201819E	BARCODE	[Barcode]		Date	21/05/2018-18:15:53	Form ID	48(D)	
Department Inspector General Of Registration				Payer Details					
Stamp Duty				TAX ID (If Any)					
Type of Payment Registration Fee				PAN No.(If Applicable)					
Office Name BDR4_JT SUB REGISTRAR ANOHERI 2				Full Name		SMETH CREATORS AND SUN VISION PVT LTD			
Location MUMBAI				Flat/Block No.		OFFICE SHEELA NIWAS			
Year 2018-2019 One Time				Premises/Building					
Account Head Details				Amount in Rs.		Road/Street			
				500.00		VILE PARLE EAST			
				100.00		Area/Locality			
						MUMBAI			
						Town/City/District			
						PIN			
						4 0 0 0 5 7			
				Remarks (If Any)					
				SecondPartyName=MUKESH L SHAH					
				Amount in		Six Hundred Rupees Only			
				600.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		69103332018052115909 187114037	
Cheque/DD No.				Bank Date		RBI Date		21/05/2018-19:08:39 Not Verified with RBI	
Name of Bank				Bank Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			



NOTE: This Challan is valid only for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: यह चालान केवल दस्तावेजों के पंजीकरण के लिए ही मान्य है। अनपंजीकृत दस्तावेजों के पंजीकरण के लिए यह चालान मान्य नहीं है।
 4998 2 98
 Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-323-5214	0001014088201819	22/05/2018-16:37:05	IQR187	100.00
2	(IS)-323-5214	0001014088201819	22/05/2018-16:37:05	IQR187	500.00
Total Defacement Amount					600.00

444 92 98
 2024



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 99eee 990 983
 2024

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, SHETH CREATORS & SUN-VISION PRIVATE LIMITED, a company incorporated under the provisions of Companies Act, 1956 and having its registered office at Sheela Niwas, Ramabai Chemburkar Marg, Vile Parla (East), Mumbai 400057, through our Director, MR. JITENDRA N. SHETH, SEND GREETINGS:-

WHEREAS:-

- A. We are owner of and well and sufficiently entitled to and possessed of all that piece and parcel of land and ground No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring or thereabout and (ii) Survey No.482 Hissa No.2 and now Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Malad West, Mumbai 400064 and more particularly described in the hereunder written (hereinafter referred to as "the said Property")
- B. Being owner of the said Property, we are developing/redeveloping the said Property and constructing a residential and / or commercial project on the said Property;
- C. We are entitled to sell and dispose off Flats / Units/shops/office premises / garages and any other structures in the proposed buildings to be constructed on the said Property to the prospective purchasers/buyers;
- D. We are required to sign and execute Booking Forms, Letter of Reservation, Letter of Allotment, Agreement for Sale, Supplemental Agreement, Rectification Deed and various other documents with prospective purchasers/buyers for sale/lease/license of flats/units/shops/office premises/commercial premises/garages in the Project being constructed on the said Property and to lodge such signed documents for registration, admit execution thereof before the Sub Registrar of Assurances.
- E. In view of the aforesaid, we are desirous of appointing some fit and proper person to represent us, to act on our behalf, to sign and execute Booking Forms, Letter of Reservation, Letter of Allotment, Agreement for Sale, Agreement for Cancellation, Cancellation Deed, Rectification Deed,



482-8	2	98
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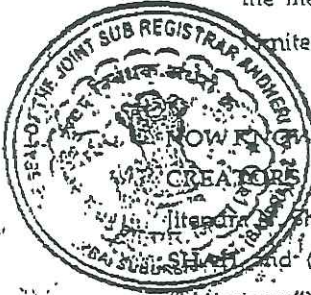
482-8	98	98
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बरत - 31		
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२०२४		

Supplemental Deed, Undertaking, Declaration, Indemnity and such other related documents with prospective purchasers/buyers for sale/lease/license of Flats / units / shops /office premises / commercial premises /garages in the Project being constructed on the said Property and appear before the Registrar/Sub-registrar of Assurances at Mumbai, admit execution of documents and generally to do all such acts, deeds, matters and things in our name and on our behalf.

F. As such, a Resolution is passed in the meeting of Board of Director of held on 12th April, 2018, it is unanimously decided and resolved that MR. MUKESH L. SHAH and MR. SURAJ S. SHROFF to be appointed as our true and lawful attorneys ("Attorneys") for the said purpose. Copy of Resolution passed in the meeting of Board of Directors of Sheth Creators & Sun-Vision Private Limited is annexed and marked as Annexure "A" hereto.



WE SHETH CREATORS & SUN-VISION PRIVATE LIMITED, through our Director Mr. Sheth, do hereby constitute, nominate and appoint (i) MR. MUKESH L. SHAH and (ii) MR. SURAJ S. SHROFF to be our true and lawful attorneys ("Attorneys") to jointly do and perform in our name and on our behalf the following

and things:-

To do and execute Booking Forms, Letter of Reservation, Application Forms, Letter of Allotment, Agreement for Sale, Agreement for Cancellation, Cancellation Deed, Rectification Deed, Supplemental Deed, Undertaking, Declaration, Indemnity and such other related papers and documents ("the Documents") with prospective purchasers/buyers for sale/lease/license of flats / units / shops /office premises / commercial premises /garages in the proposed buildings being constructed on the said Property.

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To represent, lodge documents signed by us or any of us for registration, admit execution, attest to register before the Registrar/Sub Registrar of Assurances and to do such other acts as may be required for the registration of the Documents in respect of the flats / units/ shops /office premises /commercial premises /garages in the proposed building to be constructed on the said Property.

बदल-४		
५२९४	३	९४
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To do all other acts, deed, matters and things that may be necessary or incidental to the execution and registration of the Documents in regard to sale/lease/license of flats / units / shops /office premises / commercial premises /garages in the proposed buildings to be constructed on the said Property.

बदल-३/		
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4. We hereby grant unto our said Attorneys power and authority to appoint one or more substitute/s or delegates the power of lodging the Documents, admitting execution thereof, appear before the Registrar/Sub Registrar of Assurances, give answers and we agree to ratify and confirm all and whatever they said substituted attorney shall do or purport to do or caused to be done by virtue of these presents.
5. And that all acts, deeds, matters and things done or caused to be done pursuant to the powers hereby conferred upon the attorneys shall be done by the attorneys at their own risks and costs.

IN WITNESS WHEREOF we have hereunto set my hands at Mumbai this 22nd day of May 2018.

THE SCHEDULE ABOVE REFERRED TO:-

(Description of the said Property)

ALL THAT piece and parcel of land and ground bearing (1) Survey No.482 Hissa No.1 and now bearing CTS Nos.232 admeasuring 6731 sq. mtrs., or thereabout Survey No.482 Hissa No.2 and now bearing CTS Nos.230 and 231 admeasuring about 1860 sq. mtrs., or thereabout aggregately admeasuring about 8591 sq. mtrs., or thereabout situate at village Malad (South) Motn Padn (Bhandarwada) near K.C. Mittal College, Liberty Garden, Malad West, Mumbai 400064.



बदल - ४		
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SIGNED SEALED AND DELIVERED
by the withinnamed
**SHETH CREATORS & SUN-VISION
PRIVATE LIMITED**
by the hand of its Director
Mr. Jitendra N. Sheth

For SHETH CREATORS & SUNVISION PVT. LTD.

Jitendra N. Sheth
Authorized Signatory / Director



- In presence of..
- 1.
 - 2.



बदल - ४		
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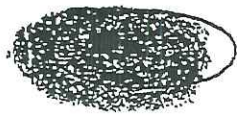


बदल - ३/		
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We accept the above
Specimen signature of the Attorneys
(1) MUKESH L. SHAH



(2) SURAJ S. SHROFF



Shroff



the presence of
witnesses:



Name: Jitendra Thruwa
Address: 3.13 Jaiswal
Bhawani m.g. Road
Bandra (W) Mumbai-80
Signature: *[Signature]*

बदल-२	Name: <i>[Signature]</i> Rajbhar
4294	Address: 3.13 Jaiswal Bhawani m.g. Road Bandra (W) Mumbai-80
२०२४	Signature: <i>[Signature]</i>

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बदल - ३/		
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SHETH CREATORS
Envisioning Landmarks

Sheth Creators & Sun-Vision Private Limited



SUN-VISION®
REAL ESTATE · RESIDENTIAL

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SHETH CREATORS & SUN - VISION PRIVATE LIMITED HELD ON 12th APRIL 2018 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT SHEELA NIWAS, RAMABAI CHEMBURKAR MARG, VILE PARLE (EAST), MUMBAI - 400057.



Chairman informed the board that Mr. Mukesh L. Shah and Mr. Suraj Shroff is being Authorised Signatories of the company for below mentioned transactions;

"RESOLVED THAT the Board of Directors in its meeting in respect of authorizing (any) to act as authorised signatories, the consent of the Board be and is hereby accorded to authorize Mr. Mukesh L. Shah and Mr. Suraj Shroff, Authorised Signatories of the Company to negotiate and finalise the sale price, and to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds etc. in respect of the proposed buildings to be constructed on all the piece and parcel of land aggregately admeasuring 8591 sq. mtrs., or thereabouts situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 ;

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"RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to extend the power of Attorney in favor of Mr. Mukesh L. Shah and Mr. Suraj Shroff, Authorised Signatories of the Company, authorizing them, jointly to sign, execute, alter, amend and register on behalf of the Company all the documents and agreements in respect of sale/allotment/reservation/booking of flat/unit/premises etc. including parking allotment, no objection certificates, modification deeds, rectification deeds etc. and all such related documents in respect of the proposed buildings to be constructed on all the piece and parcel of land aggregately admeasuring 8591 sq. mtrs., or thereabouts situate at village Malad (South) Mota Pada (Bhandarwada) near K. G. Mittal College, Liberty Garden, Malad West, Mumbai 400064 ;



994	910	98
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RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to authorize Mr. Mukesh L. Shah and Mr. Suraj Shroff, Authorised Signatories of the Company to present themselves before the Registrar of Companies, Mumbai.

Mukesh L. Shah
Suraj Shroff



Registered office address : Sheela Niwas, Opp. Post Office, Paranjpe 'A' Scheme, Road No.1, Near Suncity Vile Parle (E), Mumbai- 400057. Tel No : +91 -22-26118611, 26116988 email : info@sunvision.co.in

CIN No : U70100MH1983PTC031249

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registrar/ sub registrar or any other government authorities to register the aforesaid agreement/s and other papers and to do all such acts things and deeds to undertake the registration or to appoint a substitute to do the same;

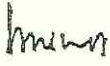
RESOLVED FURTHER THAT the draft power of attorney in favour of Mr. Mukesh L. Shah and Mr. Suraj Shroff, Authorised Signatories of the Company as placed before the Board be and is hereby approved;

RESOLVED FURTHER THAT Mr. Jitendra N. Sheth, Director of the Company is hereby authorized to execute and issue the above Power of Attorney on behalf of the Company and to sign and execute such papers, documents, forms and to do and caused to be done all such acts, deeds and things as may be necessary and expedient for giving effect to the foregoing resolution on behalf of the Company;

RESOLVED FURTHER THAT a copy of the foregoing resolutions certified to be true by any Director of the Company be furnished to the concerned authorities and that they be requested to act thereupon.

Certified True Copy

For Sheth Creators & Sun-Vision Private Limited


Suresh M. Shroff
Director
01434264


Vallabh Sheth
Director
00002035



बदर-४ १०		
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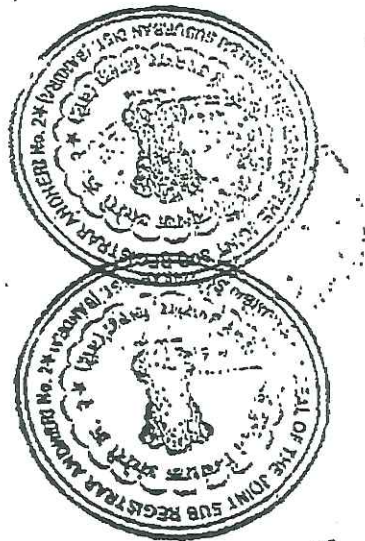
बदर-४ १०		
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बदर - ३१		
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बरल - ३/		
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२०२४		



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2008]

Corporate Identification Number (CIN): U70100MH1983PTC031249

I hereby certify that the name of the company has been changed from SUN-VISION ESTATES AND CONSULTANTS PRIVATE LIMITED to SHETH CREATORS & SUN-VISION PRIVATE LIMITED from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name Sun-Vision Estates and Consultants Private Limited.

Given under my hand at Mumbai this Twenty-third day of January two thousand eighteen.



INDIAN MINISTRY OF CORPORATE AFFAIRS

SUDHAKAR TULASHIRAM BHOYE
DROC
Registrar of Companies

बदल - ३०		
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२०१८		

Mailing Address as per record available in Registrar of Companies office:
SHETH CREATORS & SUN-VISION PRIVATE LIMITED

SHEELA NIWAS, RAMABAI CHEMBURKAR MARG., VILE PARLE (EAST), MUMBAI,
Maharashtra, India, 400057

बदल - ४		
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बदल - ३१		
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

तात्कालिक अचल नंबर
Permanent Account Number Card
AADC54277M

नाम / Name
SHETH CACATORS & SURVADON PRIVATE LIMITED

दिनांक / Date of Incorporation
31/10/1983

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

जितेंद्रा नटवरल शेट
NATWARLAL GALACHAND SHETH

071044963
Permanent Account Number
AABPS5548Q

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सुरज सुरेश श्रोफ
SURESH MENGHIRAJ SHROFF

12/10/1981
AMJPS6824P

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मुकेश लिलाधर शहा
LILADHAR JIVARIA SHAH

17/02/1955
Permanent Account Number
AABPS5651A



बदर-४

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बदर-५

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बरल - ३/

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दस्त गोषवारा भाग-2

बिंदर

दस्त क्रमांक: 5214/2018

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दस्त क्रमांक : बंदर 4/5214/2018

दस्तावा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शोठ किप्टर्स अँड सन - विजन प्रा लि चे संचालक जितेंद्र एन शोठ पत्ता: ऑफिस, - शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबुरकर मार्ग, हनुमान रोड, MAHARASHTRA, MUMBAI, Government. पिन नंबर: AADCS4277M	कुलमुखत्यार देगार वय :- 54 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव: मुकेश एल शाह पत्ता: ऑफिस, - शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबुरकर मार्ग, हनुमान रोड, MAHARASHTRA, MUMBAI, Government. पिन नंबर: AAHPS6651A	पॉवर ऑफ अटॉर्नी होल्डर वय :- 53 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव: सुरज एस श्रॉपा पत्ता: ऑफिस, - शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबुरकर मार्ग, हनुमान रोड, MAHARASHTRA, MUMBAI, Government. पिन नंबर: AMJPS6824P	पॉवर ऑफ अटॉर्नी होल्डर वय :- 37 स्वाक्षरी:- <i>[Signature]</i>		

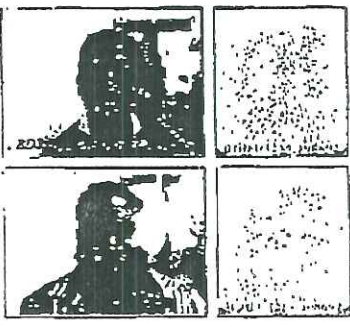


आपार तपाकथीत कुलमुखत्यारपत्र या दस्त एतज करून घेतल्याने केवळ कबडर-४

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छायाचित्र ०१ अंगठ्याचा ठसा		

पत्ता: बी-13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प).
पिन कोड: 400080

स्वाक्षरी
[Signature]



2 नाथ: वपु राजभार - -
पत्ता: बी-13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प).
पिन कोड: 400080

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शिका क ५ जी वेळ: 22/05/2018 04:29:56 PM

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सह-दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण पाने आहेत. पुस्तक क्र. बंदर-४/क्रमांक 4298/२०१८ वरी नोंदली दिनांक २०१८

sr. Epayment Number: MH0017862792678195

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सह-दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

5214/2018

1 Verify Scanned Document for correctness (including all pages on a side) printout after scanning.
2 Get print immediately after scanning. If you have any queries, please write to us at feedback.mh.rta@gmail.com

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दस्त गोशवारा भाग-1

वदर 4
दस्त क्रमांक: 5215/2018

दस्त क्रमांक: वदर 4 /5215/2018

बाजार मूल्य: रु. 00/ मोबदला: रु. 00/-

भरलेले गुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. वदर 4 यांचे कार्यालयात
अ. क्र. 5215 पर दि. 22-05-2018
संज्ञी 4:36 प.पं. व. हजर केला.

पावती: 6107
माधती दिनांक:
22/05/2018
सादरकरणाचे गाव: मेसर्स मोठ क्रिएटर्स अँड सन -
विजन प्रा लि चे प्राधिकृत व्यक्ती मुकेश एत शाह

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 460.00

पृष्ठांची संख्या: 23

एकूण: 560.00

दस्त हजर करण्याची तारी:

सह. दु. नि. सह. दु. नि. वदर 4 यांचे कार्यालयात
अ. क्र. 5215 पर दि. 22-05-2018
संज्ञी 4:36 प.पं. व. हजर केला.



सह. दु. नि. सह. दु. नि. वदर 4 यांचे कार्यालयात
अ. क्र. 5215 पर दि. 22-05-2018
संज्ञी 4:36 प.पं. व. हजर केला.

दस्तावा प्रकार: कुल गुलखारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिकारार्थी देण्यात आला तेव्हा तो त्याच्या कोणत्याही स्थावर मालमता विकण्याच्या प्राधिकारा
मिळत असेल तेव्हा

शिकका क्र. 1 22 / 05 / 2018 04 : 36 : 13 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 22 / 05 / 2018 04 : 36 : 49 PM ची वेळ: (जी)

वदर-४	
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सादर बजावलेले शुल्क कोणी कायदा प्रमाणे देण्यात आला आहे. दस्तानील संपूर्ण भरकूर निष्पत्ती घेण्याची साक्षीदार व मोयत जोबलेलव कामगपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, सैयता कायदेशीर पायबंदी वस्त निष्पत्ती व सत्युलीगारक हे संपूर्णपणे बजावदार राहिले.

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सादर बजावलेले शुल्क कोणी कायदा प्रमाणे देण्यात आला आहे. दस्तानील संपूर्ण भरकूर निष्पत्ती घेण्याची साक्षीदार व मोयत जोबलेलव कामगपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, सैयता कायदेशीर पायबंदी वस्त निष्पत्ती व सत्युलीगारक हे संपूर्णपणे बजावदार राहिले.

सत्युलीगारक



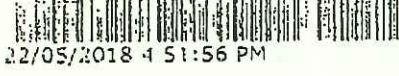
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दस्त गोषवारा भाग-२

10:24

दस्ता क्रमांक: 5215/2018

दस्ता क्रमांक : 5215/2018
दस्ताचा प्रथम : - कुलमुखत्यार देणार

अनु क्र.	पक्षकाराच नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	भागट्याचा ठसा
1	नाव: मसर्स शेठ किण्टस अँड सन - विजन प्रा लि चे प्राधिकृत व्यक्ती भुक्ता एल शाह पत्ता: ऑफिस, - , शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबूरकर मार्ग, हनुमान रोड, MAHARASHTRA, MUMBAI, Government. पॅन नंबर: AADCS4277M	कुलमुखत्यार देणार वय :- 53 स्वाक्षरी:-		
2	नाव: मसर्स शेठ किण्टस अँड सन - विजन प्रा लि चे प्राधिकृत व्यक्ती सुरज एस शॉफ पत्ता: प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबूरकर मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर: AADCS4277M	कुलमुखत्यार देणार वय :- 37 स्वाक्षरी:-		
3	नाव: दिलेश जी ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	पांवर ऑफ अटॉर्नी होल्डर वय :- 47 स्वाक्षरी:-		
4	नाव: मिलेश एल रायकुंडलिया: उर्फ ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	पोवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:-		

परीक्षा दस्तपत्र करून देणार तयारीत कुलमुखत्यार देणार करून दिलेले दस्तपत्र

ओळख:-

खालील इशाम असे निवृत्तीत करतात की ते दस्तपत्र करून देणार करून देणार

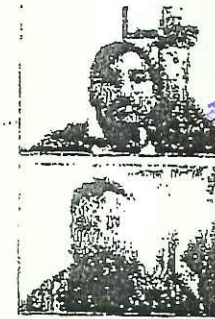
अनु क्र. पक्षकाराच नाव व पत्ता

1 नाव: जसदर जयंती तीरुवा - वय: 22 पत्ता: सी-13, जयस्वाल भवन, एम.जी.रोड, विम कोड: 400080

नाव: चम्पू राजभार - - वय: 36 पत्ता: सी-13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प), विम कोड: 400080



28/05/2018
28/05/2018
दस्तपत्र करून देणार



खालील पक्षकाराची कबूली उपलब्ध नाही.

अनु क्र. पक्षकाराच नाव व पत्ता

- गीरव जे : नागरा प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. हरेश जी : ठक्कर
- प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. AAGPT1564L
- भुक्ता सी : ठक्कर प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई

बरल - 31
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- रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
AFRPT9418H
- 4 मेहुल एल : रायकुडलिया उर्फ ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई,
रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
आशिष एस : ठक्कर
- 5 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई,
रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
ADRPT4650K
- 6 निलेश एल : रायकुडलिया उर्फ ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई,
रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.

सह. मुख्य अधिकारी, जिल्हा न्याय दफ्तरी कार्यालय

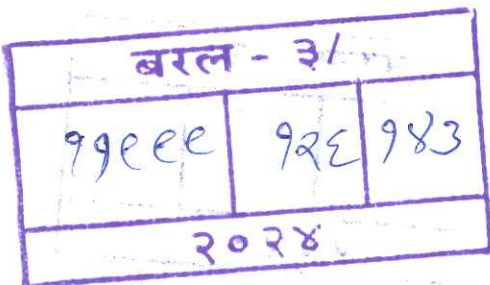
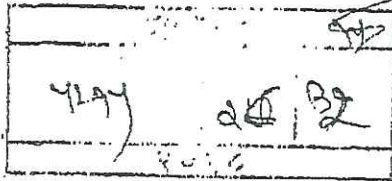
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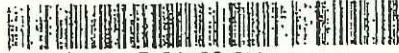
sr.	Epayment Number	Defacement Number
1	MH001786013201819E	0001014608201819

5215 / 2018

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दस्त क्रमांक : बंदर 4/5215/2018

दस्तावा प्रकार :- कुलमुखत्यारपत्र

दस्त गोषवारा भाग-2

बंदर 4

दस्त क्रमांक: 5215/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छापाचित्र	अदरक्याला टप्पा
1	नाव: निलेश एल रायकुंडलिया उर्फ ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: वी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 35 स्वाक्षरी:-		
2	नाव: भुक्ता पी ठक्कर पत्ता: प्लॉट नं: ऑफिस नं 13, माळा नं: 1 ला मजला, इमारतीचे नाव: वी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AFRPT94158H	पॉवर ऑफ अटॉर्नी होल्डर वय :- 56 स्वाक्षरी:-		
3	नाव: हरेश जी ठक्कर पत्ता: प्लॉट नं: ऑफिस नं 13, माळा नं: 1 ला मजला, इमारतीचे नाव: वी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAGPT1564L	पॉवर ऑफ अटॉर्नी होल्डर वय :- 51 स्वाक्षरी:-		

शरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याने कबूल करतात...

आंकडा:-
खालील इसम असि निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीसः उचरतात, यांची ओळख पटवतात

424 2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छापाचित्र	अदरक्याला टप्पा
1	नाव: जितेंद्र ज्योती तौरुवा - वय: 22 पत्ता: वी 13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प). पिन कोड: 400080	स्वाक्षरी		
2	नाव: एपु राजभार - वय: 36 पत्ता: वी 13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प). पिन कोड: 400080	स्वाक्षरी		

खालील पक्षकाराची कबली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छापाचित्र	अदरक्याला टप्पा
1	मेसर्स शेट किएटर्स अँड सन - विजय प्रा लि च प्राधिकृत व्यक्ती : मुकेश एल शाह ऑफिस, - शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबुरकर मार्ग, हनुमान MUMBAI, Government. AADCS4277M	प्राधिकृत व्यक्ती		
2	मेसर्स शेट किएटर्स अँड सन - विजय प्रा लि च प्राधिकृत व्यक्ती : सुरज एस श्रॉफ प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. AADCS4277M	प्राधिकृत व्यक्ती		
3	निलेश एल : रायकुंडलिया उर्फ ठक्कर प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: वी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.	प्राधिकृत व्यक्ती		
4	निलेश जी : ठक्कर प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: वी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.	प्राधिकृत व्यक्ती		

खालील पक्षकाराची कबली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता



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- गोरव जे : नगरा
- 1 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक न: मुलुंड पश्चिम, मुंबई, रोज नं: एम जी रोड, महाराष्ट्र, मुंबई.
मिहुत धर्त : राधकृष्ण उर्फ ठक्कर
 - 2 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोज नं: एम जी रोड, महाराष्ट्र, मुंबई.
आशिया एन: ठक्कर
 - 3 प्लॉट नं, ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक न: मुलुंड पश्चिम, मुंबई, रोज नं: एम जी रोड, महाराष्ट्र, मुंबई.
ADRPT-1650K

सह. ड्यूटी निबंधक, अंधेरी क्र. २
सह. मुख्य निबंधक, अंधेरी क्र. २

EPayment Details.

Sr. Epayment Number
1 MH001786013201819E

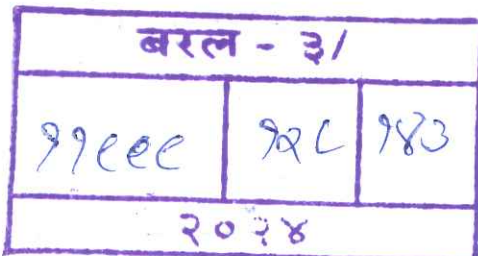
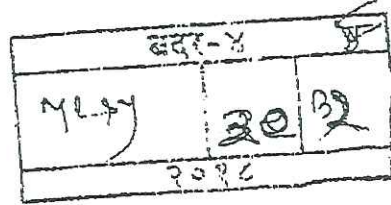
Defacement Number
0001014608201819

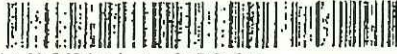
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दस्ता क्रमांक : ADRPT4/5215/2018

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

दस्त गोषवारा भाग-2

पृष्ठ २

दस्ता क्रमांक: 5215/2018

अनु. क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा पत्ता	उपस्थान	अपठ्याचा ठपका
1	नाव: महुल एल राधकुंडलिया उर्फ ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर:	पोवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी:-		
2	नाव: आशिष एस ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर: ADRPT4650K	पोवर ऑफ अटॉर्नी होल्डर वय :- 33 स्वाक्षरी:-		
3	नाव: गौरव जे भागस पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर:	पोवर ऑफ अटॉर्नी होल्डर वय :- 34 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिव्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 14 / 06 / 2018 03 : 58 : 41 PM

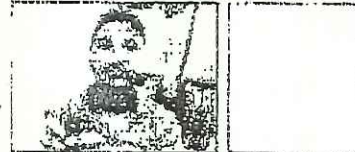
नोंदवत:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना आक्षेप: मारुबातान, श्री आक्षेप देण्यात आला.

अनु. क्र. पक्षकारांचे नाव व पत्ता

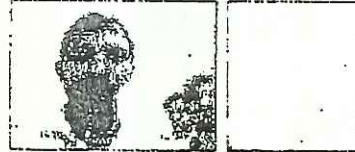
1 नाव: जितेंद्र ज्योती तोरुया - -
वय: 22
पत्ता: बी-13, जयस्वात भवन, एम.जी.रोड, मुलुंड (प)
पिन कोड: 400080

पक्षकार



2 नाव: गिरीश चाळके - -
वय: 32
पत्ता: बी-13, जयस्वात भवन, एम.जी.रोड, मुलुंड (प)
पिन कोड: 400080

पक्षकार



खालील पक्षकारांची कबुली उपलब्ध आहे

- अनु. क्र. पक्षकारांचे नाव व पत्ता
- मॅसर्स श्रेष्ठ क्रिएटर्स अँड सन् - विजय प्रा लि चे प्राधिकृत व्यक्ती : मुकेश एल शाह
ऑफिस, - , शीला मिधास, विले पार्ले पूर्व, मुंबई, रायगड चेंबुरकर मार्ग, हनुमान
MUMBAI, Government.
AADCS4277M
 - मॅसर्स श्रेष्ठ क्रिएटर्स अँड सन् - विजय प्रा लि चे प्राधिकृत व्यक्ती : सुरेश एस श्रीपाद
प्लॉट नं: ऑफिस, माळा नं: - , इमारतीचे नाव: शीला निवारा, ब्लॉक नं: विले पार्ले पूर्व
चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI.
AADCS4277M
 - मितीश एल : राधकुंडलिया उर्फ ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
पिन नंबर: ठक्कर
 - प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
पिन नंबर: ठक्कर
 - मितीश एल : राधकुंडलिया उर्फ ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: श्री विंग, जयस्वात भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.



बतल - ३/
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- 6 मुकेश पी : टक्कर
प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
AFRPT9418H
- 7 हरेश जी : टक्कर
प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
AAGPT1564L

खालील पक्षकाराची कबली उपलब्ध आहे .

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 मेमर्स शेट डिपॉझिट ऑर मन् - विजय प्रा लि चे प्राधिकृत व्यक्ती : मुकेश एल शाह
ऑफिस, -, शीला निवास, विले पार्ले पूर्व, मुंबई, रमाबाई चेंबुरकर मार्ग, हनुमान रोड, MAHARASHTRA,
MUMBAI, Government.
AADCS4277M
- 2 मेमर्स शेट डिपॉझिट ऑर मन् विजय प्रा लि चे प्राधिकृत व्यक्ती : सुरज एस श्रौण
प्लॉट नं: ऑफिस नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई
चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI
AADCS4277M
- 3 मिनाशा एल : रायकुंडलीया टर्फ टक्कर
प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
हिलेशा जी : टक्कर
- 4 प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
मिताशा एल : रायकुंडलीया टर्फ टक्कर
- 5 प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
मुकेश पी : टक्कर
- 6 प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई
AFRPT9418H
- 7 हरेश जी : टक्कर
प्लॉट नं: ऑफिस नं. 13, गाळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम,
मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
AAGPT1564L

दिक्ता क्र. 4 ची नं. 14 / 06 / 2018 03 : 59 : 49 PM

दिक्ता क्र. 5 ची नं. 14 / 06 / 2018 04 : 00 : 26 PM नोंदणी पुस्तक 4 मधील

महाराष्ट्र राज्य नोंदणी विभाग, अंधेरी क्र. २
मुंबई उपनगर जिल्हा

Payment Details.

7297	32	32
2018		

Sl. Epayment Number
1 MH001786013201819E

Defacement Number
0001014608201819

5215 / 2018

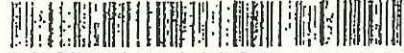
Verify Scanned Document for correctness through the official (http://www.mhregis.gov.in) portal after receiving
the print immediately after receipt of the document. **पाने आहेत.**
पुस्तक क्र. 14/06/2018/03:59:49 PM
वर नोंदला दिनांक: 14/06/2018



सह दुय्यम निबंधक, अंधेरी क्र. २
मुंबई उपनगर जिल्हा



बरल - ३/		
99000	930	983
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14/06/2018 4 13:38 PM

दस्ता क्रमांक : 5215/2018
दस्ताधा पत्रकार :- कुलमुखत्यारपत्र

दस्त गोधवारा भाग-2

दिनांक
दस्ता क्रमांक: 5215/2018

अनु. क्र.	पक्षकारांचे नाव व पत्ता	पक्षकाराचा पत्तय	जन्मदिन	अपठणाचा ठरव
1	नाव: मंगुल एल रायकुंडलिया उर्फ ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 38 स्वाक्षरी :-		
2	नाव: आशिष एस ठक्कर पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर: ADRPT4650K	पॉवर ऑफ अटॉर्नी होल्डर वय :- 33 स्वाक्षरी :-		
3	नाव: गौरव ज भाग्य पत्ता: प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 34 स्वाक्षरी :-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिवका क्र.3 ची वेळ: 14 / 06 / 2018 03 : 58 : 41 PM

अपठणतः -

खातील इसम असो निवेदीत करतात की ते दस्तऐवज करून देणा-याना अक्तीसः मारुतान, श्री अक्तीस देवशिरा

अनु. क्र. पक्षकारांचे नाव व पत्ता

1 नाव: जितेंद्र ज्योती तोरुवा - -
वय: 22
पत्ता: बी-13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प)
पिन कोड: 400080

मार्गदर्शक

2 नाव: निरीश चाळके - -
वय: 32
पत्ता: बी-13, जयस्वाल भवन, एम.जी.रोड, मुलुंड (प)
पिन कोड: 400080

स्वाक्षरी

खातील पक्षकारांची कबली उपलब्ध आहे

अनु. क्र. पक्षकारांचे नाव व पत्ता

1 मॅसर्स श्रेष्ठ क्रिएटर्स अँड सन् - विजन प्रा लि चे प्राधिकृत व्यक्ती : मुकुंश एल शाह
ऑफिस, - शीला निवास, विले पार्ले पूर्व, मुंबई, रामबाई चॅम्बुकर मार्ग, हनुमान
MUMBAI, Government.
AADCS4277M

2 मॅसर्स श्रेष्ठ क्रिएटर्स अँड सन् - विजन प्रा लि चे प्राधिकृत व्यक्ती : सुरभा एस श्रॉम
प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले
चॅम्बुकर मार्ग, महाराष्ट्र, MUMBAI.
AADCS4277M

3 मिनेश एल : रायकुंडलिया उर्फ ठक्कर
प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
मिनेश जी : ठक्कर

4 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.
मिनेश एल : रायकुंडलिया उर्फ ठक्कर

5 प्लॉट नं: ऑफिस नं. 13, माळा नं: 1 ला मजला, इमारतीचे नाव: बी विंग, जयस्वाल भवन, ब्लॉक नं: मुलुंड पश्चिम, मुंबई, रोड नं: एम जी रोड, महाराष्ट्र, मुंबई.



दस्त - 3/		
99000	939	983
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घोषणापत्र

मी हितेश जी. ठक्कर याद्वारे घोषित करतो की, दुय्यम निबंधक बोरिवली-3 यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्रधिकृत व्यक्ती मुकेश एल शाह व सुरज एस श्रॉफ व इ. यांना दि. 02/05/2018 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 29 / 07 / 2024

H. H. H. H.
कुलमुखत्यारपत्रधारकाचे नाव
व सही



बरल - ३/		
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THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

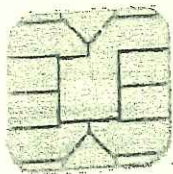
DL No : MH03 20090012082 DOI : 11-02-2009
Valid Till : 16-10-2030 (NT)



FORM 7
RULE 16 (2)

03-11-2020


AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA



COV DOI
LMV 11-02-2009
MCWG 11-02-2009



DOB : 14-01-1971 BG : O+

Name : HITESH THAKKAR
SDM of : GOVINDJI THAKKAR
Add : B-2002, 20TH FLOOR, PARK ROYALE, M.M.M.ROAD,
NEAR TELEPHONE EXCHANGE, MULUND(W),
GREATER MUMBAI, MUMBAI SUBURBAN
PIN : 400080
Signature & ID Of 
Issuing Authority : MH03



Hitesh Thakkar
Signature/Thumb
Impression of Holder



बरल - ३१		
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCS4277M



नाम / Name

SHETH CREATORS & SUN-VISION PRIVATE
LIMITED

निगमन/गठन की तारीख
Date of Incorporation/Formation
31/10/1983

03032018



बाल - ३/		
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२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MONA MEHTA

TEJ RAJ LODHA

27/02/1980

Permanent Account Number

AFNPL8379M

Signature



Mona



बाल - ३/		
११०००	१३०	१४३
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कोरि पृष्ठ
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बतल - ३१

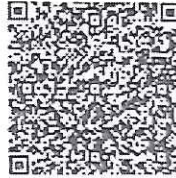
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२०२४		



भारत सरकार
GOVERNMENT OF INDIA



गुरप्रित सिंग इंद्रजित सिंग चढ्ढा
Gurpreet Singh Indrajit Singh Chadha
DOB: 23-09-1983
Gender: Male



5090 1409 0346

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

फ्लैट नं. १०१, सत्संग अपार्टमेंट,
नडीयादवाला कॉलनी नं. १, एस. व्ही.
रोड, मालाड पश्चिम, मुंबई, महाराष्ट्र,
400064

Address:
Flat No.101, Satsang Apartment,
Nadiadwala Colony No.1, S. V.
Road, Malad West, Mumbai,
Maharashtra, 400064

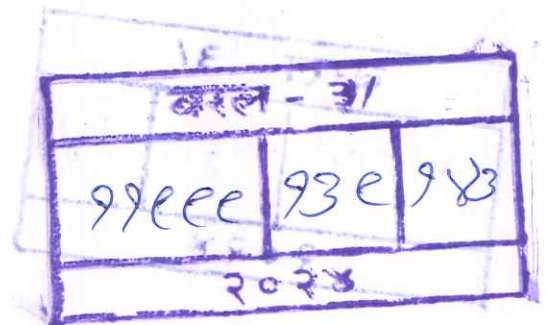


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1800 300 1947

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



कोर पृष्ठ
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बॉर्ली - 31		
99000	980	983
२०२४		



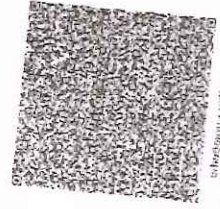
भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

नोंदणी क्रमांक / Enrolment No.: 0000/00494/69517

To
 रविशंकर बाबुराम वरमा
 Raviskumar Baburam Varma
 302 Building No 3a, Jai Hind Chs Ltd
 Gaikwad Nagar
 Malwani Gate No 08 Malad West
 Bus Depot
 Mumbai
 Kharodi
 Numeai Suburban Maharashtra - 400095
 9773386223

Download Date: 05/03/2018
 Generation Date: 26/02/2018

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

██████████ 5750

माझे आधार, माझी ओळख



भारत सरकार
 Government of India
 रविशंकर बाबुराम वरमा
 Raviskumar Baburam Varma
 जन्म तारीख: 08/01/1987
 पुरुष / MALE

██████████ 5750

माझे आधार, माझी ओळख



- सूचना
- आधार ओळखीचे प्रमाण आहे, नमूदरीकतचे नाही.
 - ओळखीचे प्रमाण ऑनलाईन ऑथेंटिकेशन द्वारा प्राप्त करा.
 - हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

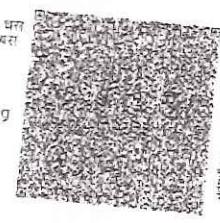
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार अविधायक सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता:
 रविशंकर बाबुराम वरमा, 302 बिल्डिंग नं 3a जय हिंद चस लिमिटेड
 गाडगाव नगर, मालवणी गेट नं 08 मालव वेस्ट, बस
 डेपो, मुंबई, मुंबई उपनगर,
 महाराष्ट्र - 400095

Address:
 Raviskumar Baburam Varma, 302 Building
 No 3a Jai Hind Chs Ltd, Gaikwad Nagar,
 Malwani Gate No 08 Malad West, Bus
 Depot, Mumbai, Mumbai Suburban,
 Maharashtra - 400095



██████████ 5750



बार - 31
 91eee 989 983
 २०२४

368/11999

शुक्रवार, 13 सप्टेंबर 2024 2:50 म.नं.

दस्त गोषवारा भाग-1

वरल-3

१४२/१४३

दस्त क्रमांक: 11999/2024

दस्त क्रमांक: वरल-3 /11999/2024

बाजार मुल्य: रु. 1,11,25,486/-

मोबदला: रु. 1,60,36,000/-

भरलेले मुद्रांक शुल्क: रु.8,01,800/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. मह. दु. नि. वरल-3 यांचे कार्यालयात

पावती:12696

पावती दिनांक: 13/09/2024

अ. क्र. 11999 वर दि.13-09-2024

सादरकरणाराचे नाव: मोना मेहता

रोजी 2:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2860.00

पृष्ठांची संख्या: 143

दस्त हजर करणाऱ्याची सही:

एकुण: 32860.00

प्रसह दुय्यम निबंधक दोगीवली क्र. ३,
मुंबई उपनगर जिल्हा

प्रसह दुय्यम निबंधक दोगीवली क्र. ३,
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 13 / 09 / 2024 02 : 47 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 09 / 2024 02 : 49 : 46 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तावेज ह्य बोंदणी 9900 अंतर्गत असलेल्या तरतुदीसारखे बोंदणीत दाखल केलेला आहे. * दस्तातील संपूर्ण मनकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबतासठी दस्त निष्पादक व कबुलीदारक हे संपूर्णपणे जबाबदार राहतील.

शुभकर
लिडुन घेणारे :

मोना
लिडुन घेणारे :





13/09/2024 2 54:22 PM

दस्त क्रमांक :बरल-3/11999/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मोना मेहता पत्ता:प्लॉट नं: फ्लॉट नं 805, माळा नं: -, इमारतीचे नाव: तारा विल्डींग, ध्रुव तारा सीएचएस लिमिटेड, ब्लॉक नं: बोरिवली पूर्व, मुंबई, रोड नं: शिव वल्लभ रोड, अशोकवन, महाराष्ट्र, मुम्बई. पॅन नंबर:AFNPL8379M	लिहून घेणार वय :-44 स्वाक्षरी:- <i>Monika</i>		
2	नाव:शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठडकर पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:AADCS4277M	लिहून देणार वय :-53 स्वाक्षरी:- <i>Muthuskar</i>		
3	नाव:शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती सुरज एस श्रॉफ तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठडकर पत्ता:प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. पॅन नंबर:AADCS4277M	लिहून देणार वय :-53 स्वाक्षरी:- <i>Muthuskar</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:13 / 09 / 2024 02 : 52 : 21 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:रविस्ककुमार वर्मा . वय:37 पत्ता:302,विल्डींग नं.3ए,जय हिंद सीएचएस लि.मालाड प.मुंबई पिन कोड:400095	 स्वाक्षरी <i>Ravi</i>	
2	नाव:गुरप्रित सिंग इंद्रजित सिंग चड्ढा वय:40 पत्ता:प्लॉट नं 101, सत्संग अपार्टमेंट, नंदीवाला कॉलनी नं 1, एसव्ही रोड, मालाड पश्चिम, मुंबई पिन कोड:400064	 स्वाक्षरी <i>Gurpreet</i>	

शिक्षा क्र.4 ची वेळ:13 / 09 / 2024 02 : 53 : 12 PM

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण 983 पाने आहेत.
पुस्तक क्र. १/बरल-३/ 99eee २०२४
वर नोंदला, दिनांक: 93 / 09 / 2024

सह सहि दुष्यम निबंधक कार्यालयी क्र. ३,
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MONA MEHTA	eChallan	69103332024091011751	MH005847281202425E	801800.00	SD	0004553578202425	13/09/2024
2		DHC		0724273301678	2000	RF	0724273301678D	13/09/2024
3		DHC		0724279801780	860	RF	0724279801780D	13/09/2024
4	MONA MEHTA	eChallan		MH005847281202425E	30000	RF	0004553578202425	13/09/2024

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

11999 /2024

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 3

13/09/2024

दस्त क्रमांक : 11999/2024

नोदंगी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	16036000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11125486.32
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॅट नं. 1308, माळा नं: 13 वा हॅबिटेबल मजला,, इमारतीचे नाव: बी विंग, आयरिन, ब्लॉक नं: लिबर्टी गार्डन, मालाड पश्चिम, मुंबई 400064,, रोड : मोतापाडा (भंडारवाडा), के जी मित्तल कॉलेज जवळ,, इतर माहिती: 1 सिंगल कारपार्किंग सहित. मौजे मालाड (साउथ) सीटीएस नं 230, 231, 232, सदनिकेचे क्षेत्रफळ 59.722 चौ मी रेरा कारपेट म्हणजेच 642.85 चौ फूट रेरा कारपेट + बाल्कनीचे क्षेत्रफळ 3.06 चौ मी रेरा कारपेट म्हणजेच 32.88 चौ फूट रेरा कारपेट. शासन आदेश क्र. मुद्रांक - 2021/अनौ. सं. क्र. 12/प्र. क्र. 107/म -1(धोरण) दि. 31/03/2021 अन्वये खरेदी घेणार महिला असल्यामुळे सदर दस्तास मुद्रांक शुल्कामध्ये 1% सबलत देण्यात आलेली आहे व सदर सबलतीत सुधारित आदेशानुसार महसूल आणि वन विभागाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारणानुसार सबलत देण्यात आलेली आहे. व दस्तात नमुद केल्याप्रमाणे. ((C.T.S. Number : 230,231,232. ;))
(5) क्षेत्रफळ	1) 59.722 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:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती मुकेश एल शाह तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AADCS4277M 2): नाव:-शेठ क्रिएटर्स अँड सन-व्हिजन प्रा.लि. तर्फे प्राधिकृत व्यक्ती सुरज एस श्रॉफ तर्फे कबुली जवाबासाठी कु मु म्हणून हितेश जी ठक्कर वय:-53; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: -, इमारतीचे नाव: शीला निवास, ब्लॉक नं: विले पार्ले पूर्व, मुंबई, रोड नं: रमाबाई चेंबुरकर मार्ग, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-AADCS4277M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मोना मेहता वय:-44; पत्ता:-प्लॉट नं: फ्लॅट नं 805, माळा नं: -, इमारतीचे नाव: तारा बिल्डींग, ध्रुव तारा सीएचएस लिमिटेड, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: शिव वल्लभ रोड, अशोकवन, महाराष्ट्र, मुंबई. पिन कोड:-400066 पॅन नं:-AFNPL8379M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/09/2024
(10) दस्त नोंदणी केल्याचा दिनांक	13/09/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11999/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	801800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MONA MEHTA	eChallan	69103332024091011751	MH005847281202425E	801800.00	SD	0004553578202425	13/09/2024
2		DHC		0724273301678	2000	RF	0724273301678D	13/09/2024
3		DHC		0724279801780	860	RF	0724279801780D	13/09/2024
4	MONA MEHTA	eChallan		MH005847281202425E	30000	RF	0004553578202425	13/09/2024

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

Dated this _____ Day of _____ 202__

To, Shri / Smt. / M/s. _____

AGREEMENT FOR SALE

FLAT NO. _____ Wing _____

Known as _____ On _____ Floor

Handwritten notes:
13/09/24
27/07



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