

Data of ESBTR for GRN MH002502292201415S

Bank - PUNJAB NATIONAL BANK

Bank/Branch : PNB House
 Pmt Txn id : 250814m845536
 Pmt DtTime : 25/08/2014 05:31:47
 ChallanIdNo : 03031322014082550551
 District : 7101 / MUMBAI

Stationary No : 14050113833746

Print DtTime : 25/08/2014 17:34:05

Office Name : IGR189(BDR15) SUB REGISTRAR ANDHERI 4

Office Name : IGR189(BDR15)

DATE : 25/08/2014 (IS)-401-7278

DATE : 25/08/2014 (IS)-401-7278

DEFAECED FOR RS:111000.00

StDuty Comm : 003004561-75/ Stamp Duty (E-portal)
 StDuty Amt : 18500.00
 Deface Number : 0001510149201415
 RgnFee Schm : 00000301-70 / Registration Fee
 RgnFee Amt : Rs 18,500.00/- (Rs Eighteen Thousand Five Hundred Rupees Only)

Only for verification-not to be printed and used

Article : A25
 Prop Mvblty : Immovable
 Prop Descr : FLAT NO 602 6 TH,FLOOR KRIMSON,AURUM DHINRA CO,OP HSG SO LTD , 15 TH ROAD
 : SANTACRUZ WEST,MUMBAI,Maharashtra
 : 400054
 Duty Payer : PAN-AARPM7164L ARIF MASANI
 Other Party : PAN-AANCS1882N M S S JADHWANI REALTORS PVT LTD
 Consideration : 1.00/-

Bank Scroll No : --
 Bank Scroll Date : --
 RBI Credit Date : --
 Mobile Number : 98

बदर-५५		
०२०८	१	००
२०१४		



महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14050113833746

Bank/Branch: PNB/KHAR (6629)
 Pmt Txn id : 250814m845536
 Pmt DtTime : 25-08-2014@05:31:47
 ChallanIdNo: 03031322014082550551
 District : 7101/MUMBAI

Stationery No: 14050113833746
 Print DtTime: 25-08-2014@17:34:05
 GRAS GRN : MH002502292201415S
 Office Name : IGR189/BDR15_JT SUB REGIS

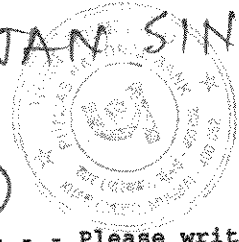
StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 92,500/- (Rs Nine Two, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 18,500/- (Rs One Eight, Five Zero Zero only)

Article : A25/Conveyance/Sale/Transfer/Assignment Deed
 Prop Mvblty: Immovable Consideration: R 1/-
 Prop Descr : FLAT NO 602 6 TH, FLOOR KRIMSON, AURUM DHINRA CO, OP HSG SO LTD15 TH R
 OADSANTACRUZ WEST, MUMBAI, Maharashtra

Duty Payer: (PAN-AARPM7164L) ARIF MASANI
 Other Party: (PAN-ANCS1882N) M S S JADHWANI REALTORS PVT LTD

(Signature) CRANJAN SINGH
 Bank official1 Name & Signature
(Signature) PRAKASH RAO
 Bank official2 Name & Signature



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AGREEMENT
FOR ALLOTMENT OF PERMANENT
ALTERNATIVE ACCOMMODATION TO MEMBER

बंदर-२५		
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THIS AGREEMENT made and entered at Mumbai On 25th day of August 2014

BETWEEN

M/s. S. JADHWANI REALTORS PRIVATE LIMITED, a company duly registered under the provisions of the Companies Act, 1956, having its office at 703/704, Simran Plaza, Corner of 3rd & 4th Road, Next to Khar Station, Khar (West), Mumbai-400052, through its authorized signatory Mr.Nihal Jadhvani hereinafter referred to as the "**DEVELOPERS**" (Which expression shall unless it be repugnant to the context or meaning thereof be Deemed to mean and include its successor of successors and permitted assigns) of the **FIRST PART**.

AND

MR. ARIF MASANI, of Mumbai, adult Indian Inhabitant having address at Flat no .602, 6th floor, Krimson Aurum, Dhingra Co-operative Housing Society Limited, C.T.S. No. G-414B, 15th Road, Santa Cruz (West), Mumbai - 400 054, hereinafter collectively referred to as "**ALLOTTEE MEMBER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

(Handwritten signatures)



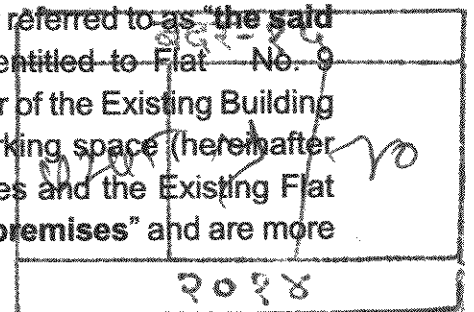
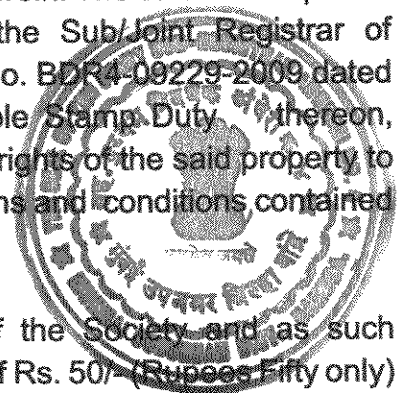
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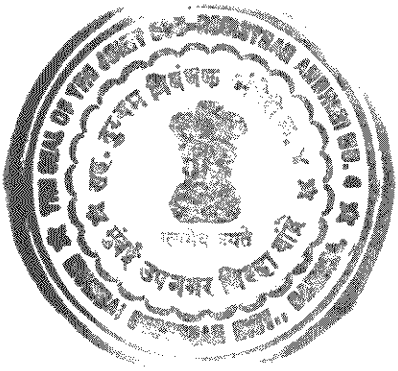
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WHEREAS :

- a) The Dhingra Co-operative Housing Society Limited, a Society duly registered under the provisions of the Maharashtra Co-operative Societies Act 1960 having Registration No. BOM/HSG/HW-6731 of 1982 (" the said Society") is the owner of property admeasuring 917 sq. yards or thereabouts together with hereditaments and premises and the building known as "Dhingra Mansion" situated, lying and being property bearing City Survey No. G- 414-B in Revenue Village: Bandra. Situated at, Santa Cruz (West), Mumbai - 400054 and more particularly described in the First Schedule hereunder written and hereinafter referred to as "*the Said Property*".
- b) The Building "Dhingra Mansion" was constructed long ago and no repairs of any nature whatsoever were carried out to the said building, the building had deteriorated and needed urgent major structural repairs thereto.
- c) Under the provisions of the Development Control Rules 1991, in addition to the base F.S.I. available on the property, it was possible to load additional F.S.I. procured by way of Transfer of Development Rights (T.D.R) on the said property (hereinafter referred to as "**TDR / FSI**");
- d) Pursuant to the above a decision of the members in the General Body Meeting of the Society held on was taken for development of the building and a development Agreement dated 3.9.2009 was executed by and between the Society and the Developers herein. The said Development Agreement has also been registered with the Sub/Joint Registrar of Assurances at Bandra. Mumbai under Serial No. BDR4-00229-2009 dated 7th October, 2009, after payment of applicable Stamp Duty thereon, whereby the Society granted the development rights of the said property to the Developers herein subject to the other terms and conditions contained therein;
- e) **ALLOTTEE MEMBER** being the member of the Society and as such member is holding 5 (Five) fully paid-up share of Rs. 50/- (Rupees Fifty only) each bearing distinctive nos. 41 to 45 (both inclusive) comprised in Share Certificate No. 09 issued by the Society (hereinafter referred to as "*the said shares*") and incidental thereto was exclusively entitled to Flat No. 9 admeasuring 775 sq. ft. (carpet area) on the 2nd floor of the Existing Building standing on the said Property and 1 (One) car parking space (hereinafter referred to as "**the Existing Flat**"). The said shares and the Existing Flat are hereinafter collectively referred to as "**the said premises**" and are more particularly described in the **Second Schedule**.
- f) The Developers had prepared and submitted the plans for construction of a composite building also to be known as "Krimson Aurum" comprising of ground +12 upper floors to the Municipal Corporation Of Greater Mumbai (MCGM). MCGM has sanctioned the said plans and has issued I.O.D. A copy of the said I.O.D dated: 29/6/2010 bearing no. CE/2435/WS/AH Issued by the Municipal Corporation is annexed hereto and marked as **Exhibit A**.



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- g) Pursuant to the above, the Municipal Corporation also issued Commencement Certificate for the new building. Annexed hereto and marked as "Exhibit B" is a copy of the said Commencement Certificate issued by the Municipal Corporation.
- h) Annexed hereto and marked as "Exhibit C" is a copy of the Property Card in respect of the said property, more particularly described in the First Schedule hereunder written, annexed hereto and marked as Exhibit D is the Typical Floor Plan of the flat, annexed hereto and marked as Exhibit E is the Car Parking Layout.
- i) Pursuant to the above, as contemplated in the said Development Agreement Dated 3.9.2009, at the request of the Developers and the Society, the Original Member handed over peaceful and vacant possession of his flat, more Particularly described in the Second Schedule hereunder written to the Developers herein and the Developers after demolition of the said building Constructed a new building thereon consisting of 12 upper floors.
- j) Pursuant to the above, a building consisting of 12 upper floors has already been constructed by the Developers.
- k) The member has retained the FSI of 775 sq.ft existing flat, plus 116 sq.ft of additional carpet area and the developers have constructed and provided a new flat in the newly constructed building having carpet area aggregating to 891 sq.ft. to the member in consideration of handing over the Flat No. 9 at second floor of the existing building to the Developers for development of the building. The developers have further undertaken to provide one open car parking in consideration of 1 car parking space already enjoyed by the member in the existing building.
- l) In terms of the said development agreement the Original Member was entitled to new flat no. 602 admeasuring 891 sq.ft (carpet area) on the 6th floor in the new building known as 'Krimson Aurum' on the said Plot and as detailed in the floor plan here to annexed and marked Annexure 'A' and more Particularly described in the Third schedule.

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

1. The recitals contained hereinabove shall form an integral and operative part of this agreement as if the same were incorporated herein verbatim.
2. The Developers have redeveloped the said property more particularly described in the first schedule hereunder written by demolishing the existing building and constructing a composite new building in accordance with the plan sanctioned by the Municipal Corporation For Greater Mumbai (MCGM).
 - a. With a view to enable the developer to redevelop the said property the Original Member vacate and handed over

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Unit

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peaceful and vacant possession of the old flat no.9 admeasuring 775sq.ft(carpet area) in the previous building known as Dhingra Apartments for the purposes of redevelopment to the developers and the developer agree to construct for the benefit of the Original Member in consideration of the existing flat No. 9 at second floor of the existing building, on ownership basis flat no. 602 admeasuring 891sq.ft. (carpet area) (i.e. existing area 775 sq. ft +15% = 891sq.ft) on the 6th floor along with one car parking space in the new building known as 'Krimson Aurum' as detailed in the floor plan annexed hereto as Annexure D and more particularly described in the third schedule hereunder along with amenities and facilities as set out in Annexure E to the said Development Agreement and with amenities and facilities are more particularly set out in Annexure C annexed hereto (hereinafter referred to as the said new Flat) and one car parking spaces as per Annexure E.

3. Upon completion of construction of a New Building, Developers have handed over, vacant and peaceful possession, of the said New Flat, more particularly described in a Third Schedule hereunder written. To the Original Member.

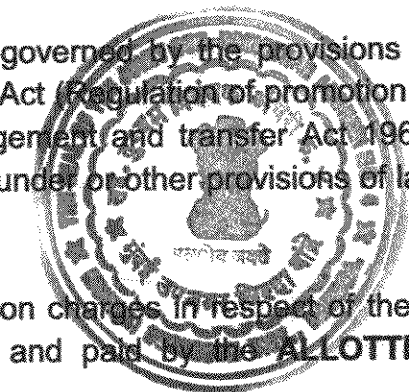
4. This agreement shall be governed by the provisions of Maharashtra Owner Flats Act (Regulation of promotion of construction, Sale, Management and transfer Act 1963) and the rules made there under or other provisions of law applicable thereto.

5. Stamp Duty and registration charges in respect of these presents shall be borne and paid by the ALLOTTEE MEMBER alone.

6. For the purposes of stamp duty on these presents the cost of construction of the said new flat is estimated to be Rs.18,50,000/- (Rupees Eighteen Lacs fifty thousand only).

7. This agreement shall be subject to the exclusive jurisdiction of courts in Mumbai.

8. The Permanent account numbers of the party's hereto are as under :



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NAMES:	PAN No.
M/s. S. Jadhvani Realtors Pvt. Ltd.,	AANCS 1882 N
Mr. Arif Masani	AARPM7164L

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THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel of non-agricultural land, ground and premises situate lying and being at Santa Cruz, Bombay admeasuring 917 sq. yards or thereabouts together with the building standing thereon known as "Dhingra Mansion" bearing City Survey No. G/414 B and situate at 15th Road, Santa Cruz West, Mumbai - 400 054 in the Registration District and Sub District of Mumbai City and Mumbai Suburban and bounded as follows, that is to say:

On or towards the North by: Plot No. 413,
 On or towards the South by: Plot No. 414,
 On or towards the East by : Plot No. 416B,
 On or towards the West by: 15th Road.

THE SECOND SCHEDULE OF THE SAID PREMISES ABOVE REFERRED TO:

One Ownership Flat No.9 on the 2nd Floor, in Dhingra Co-operative Housing Society Ltd., admeasuring about 775 sq. ft. Carpet Area and (One) car parking space along with five fully paid up Shares of Rs.50/- each bearing Share Certificate No. 09 and Distinctive Nos. 41 to 45 (both inclusive) which building is constructed on Plot No.1-1, in Dr. Bhabha's Estate bearing Old Survey No. 298 and New Survey No.409 (part), 410 (part) and 415 (part) and City Survey No. G-414/B at Santa Cruz (West), Mumbai 400 054.

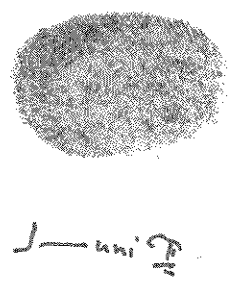
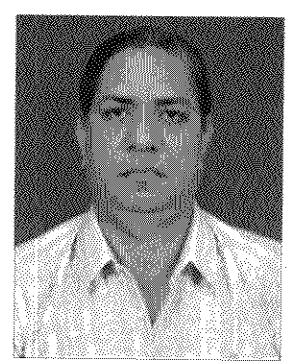
THE THIRD SCHEDULE ABOVE REFERRED TO PROPERTY
(Description Of The New Flat)

Flat No. 602 admeasuring 891sq.ft (carpet area) on the 6th floor in the new building known as "Krimson Aurum" In Dhingra Co-operative Housing Society Limited, on property bearing City Survey No. G-414B situated at 15th Road, Santa Cruz (West), Mumbai - 400 054.

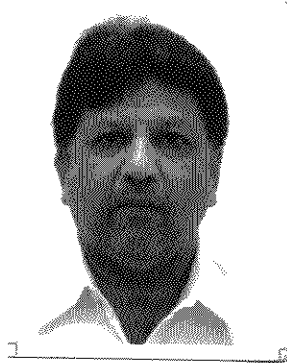
G-414-B		
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first herein above written.

SIGNED, SEALED and DELIVERED)
 by the within named "DEVELOPERS")
 M/s. S. JADHWANI REALTORS PRIVATE LTD)
 Through its Director and authorized signatory,)
 Mr. Nihal Jadhvani.)
 in the presence of For S. Jadhvani Realtors Pvt. Ltd.)
 1. *Jadhvani NP*)
 2.)



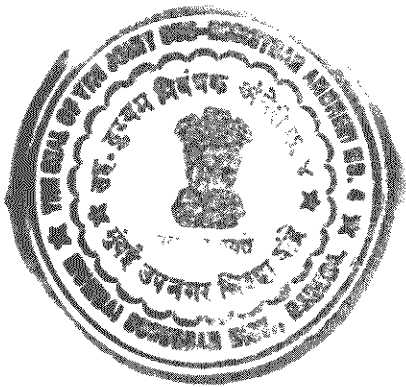
SIGNED, SEALED and DELIVERED by)
 the within named MEMBERS" *Arif Masani*)
 Mr Arif Masani.)



In the presence of)
 1.)
 2.)



Arif Masani



Unit 7

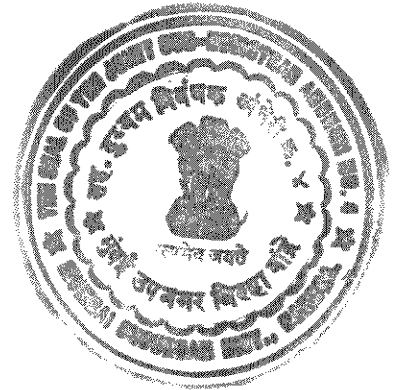
A. J. S.

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List Of Annexures Attached.

1. A copy of the said I.O.D. Dated Issued by the Municipal Corporation is annexed hereto and marked as Exhibit A.
2. Annexed hereto and marked as "Exhibit B" is a copy of the said Commencement Certificate issued by the Municipal Corporation.
3. Annexed hereto and marked as "Exhibit C" is a copy of the Property Card in respect of the said property.
4. Exhibit D is the Typical Floor Plan of the flat.
5. Exhibit E is the Car Parking Layout.
6. Board Resolution of the Developer.
7. Copy of Full Occupancy Certificate Dated: April 2014 as Annexure 'E'.

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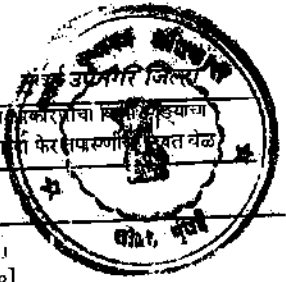
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मालमत्ता पत्रक

विभाग/मौजे - जी बॉर्ड

तालुका / न. भू. मा. का. -- ग. भू. अ. बांद्रा

जिल्हा --



नगर भूखण्ड क्रमांक / का. प्लॉ. नं.	शिट नंबर	प्लॉट नंबर	खंड चौ.मी.	धारणाधिकार	शासनाला दिरस्त बांधकामाचा किंवा इतर कायद्याच्या तपशील अन्विष्ट त्याच किंवा इतर कायद्याच्या तपशील वेळ
G/४४४B	G/४४४B		[११८] चौ.मी.	C	[रु. पे.] ८२-६० [दि. १-८-७१ ते ३१-७-८०] [पट्टेत.] रु. १६५-२० पैसे. १-८-७१ ते ३१-७-८०

सुविधाधिकार

हक्काचा मूळ धारक वर्ष १९६६ [राधाकृष्ण जेठानंद डिंग्रा.] [खरेदी रु. १४५६०/- ता. १९-२२-५९ प्रमाणे.]

पट्टेदार

भार

इतर शिरे सही. १०/११ न. भू. अ.



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
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१२/०२/१९६९ भा. स. च्या १९५६ च्या वजरा मापाचे कायद्यालगत म. रा. स. च्या १९५८ अंमलबजावणी कायद्यानुसार व भा स च्या नाणं संबंधी कायद्यानुसार पत्र आकाराचे रूपांतर करतं.

२१/१०/१९८० अॅड. तहसिलदार (पन.प.) अंधेरी मुंबई यांचे कडील आवेश नं. ए. एन. टी./पन. ए./ए/६४/७०३ दि. २६-३-८० प्रमाणे बिन शेती सारा नोंद केली रु. ८२-६० दि. १-८-६६ ते ३१-७-७१ व रु. १६५-२० पैसे. दि. १-८-७१ ते ३१-७-८०.

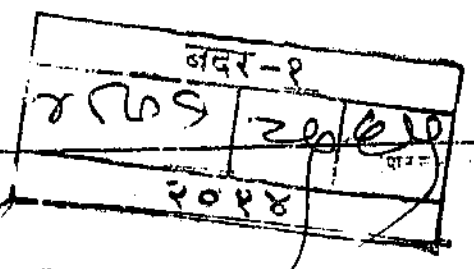
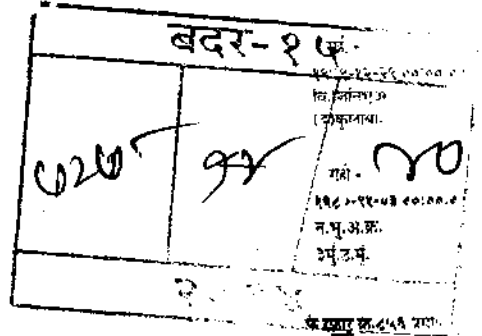
१३/०२/२००४ वारसाने श्री. राधाकृष्ण पंढारनंद डिंग्रा हे दिनांक ३०/१/९९ रोजी मयत अर्ज क्षतिपूर्ति बंध मृत्युचा दाखला यान्वये वारसांची नोंद घेतली.

०९/०४/२०११ मा. सह दुय्यम निबंधक अंधेरी रु. १ मुंबई उपनगर जिल्हा यांचेकडील र. द. अ. बंदर-१/५३७८/२००७ दि. १४/६/२००७ अन्वये खरेदी देणार १) श्रीमता. सुमिनादेवी राधाकृष्ण डिंग्रा २) श्री. नरेंद्र राधाकृष्ण डिंग्रा ३) श्री. अशोक राधाकृष्ण डिंग्रा ४) श्री. रमेश राधाकृष्ण डिंग्रा ५) श्री. कमलेश राधाकृष्ण डिंग्रा ६) श्री. राजेंद्र राधाकृष्ण डिंग्रा ७) श्री. सुनिल राधाकृष्ण डिंग्रा ८) श्रीमती. सरोज बेरी यांची नावे व मी करून खरेदी देणार धिंग्रा को. ऑ. प. हो. सोसा. लि. यांचे नांव दाखल केलेची नोंद दाखल केली.

मा. न. भू. अ बांद्रा यांचा दि. १३/२/०४ या आवेश स्व. धा.

- [धारक]
 (१) श्रीमती सुमिनादेवी राधाकृष्ण डिंग्रा
 (२) श्री. नरेंद्र राधाकृष्ण डिंग्रा
 (३) श्री. अशोक राधाकृष्ण डिंग्रा
 (४) श्री. रमेश राधाकृष्ण डिंग्रा
 (५) श्री. कमलेश राधाकृष्ण डिंग्रा
 (६) श्री. राजेंद्र राधाकृष्ण डिंग्रा
 (७) श्री. सुनिल राधाकृष्ण डिंग्रा
 (८) श्रीमती सरोज बेरी

धारक धिंग्रा को. ऑ. प. हो. सोसा. लि.



धिंग्रा को. ऑ. प. हो. सोसा. लि.

मालमत्ता पत्रक

विभाग/मोजे -- जी वॉर्ड

तालुका/न. भू. मा. का. -- न. भू. अ. बांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / प्ल. शी. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनागरी दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
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C/1118B


G/1118B


तपासणी करणाऱा -

खरी, रक्कत -

न. भू. अ. बांद्रा

मुंबई उपनगर जिल्हा


नक्कल अंश क्र. 1387 नक उधा प्रकार
 अर्थ दाखल दि. 1-11-19 नोंदी 2
 नक्कल तयार दि. 1-11-19 नक्कल शुल्क 900/-
 नक्कल दिल्याची दि. कागद शुल्क 121
 तयार करणारा 29 APR 2011 भूमापन शुल्क
 तपासणारा :  एकूण शुल्क 900/-



खरी प्रत

 नगर भूमापन अधिकारी, बांद्रा

Sham

WJ



बंदर - २०		
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बंदर - १		
४००९		
२०१४		

346

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

Ex. Engineer Bldg. Proposal (W.S.) H and K - Wards Municipal Office, P. K. Pathar Marg, Bandra (West), Mumbai - 400 050

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

No. ENB/CE/2435/WS/AH BS/A

of 200

2009 JUN 2010

MEMORANDUM

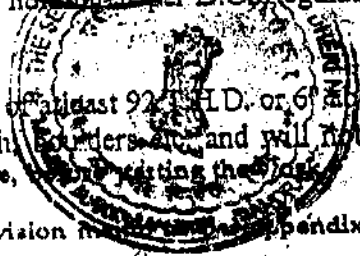
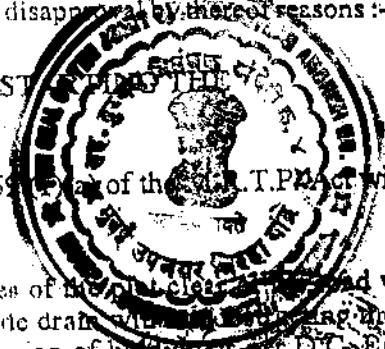
Municipal Office,

Mr. Sandeep Jadhvani of M/s. S. Jadhvani Realtors Pvt. Ltd. C.A. No. 200

With reference to your Notice, letter No. 200 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at Dandra at 15th Road, Santacruz (W) furnished to me under your letter, dated 200. I have to inform you that I cannot approval of the building work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by the following reasons:-

A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

- 1) That the commencement certificate under section 44/69 of the T.P.A. Act will not be obtained before starting the proposed work.
- 2) That the compound wall is not constructed on all sides of the plot clear of the widening line with foundation below level of bottom of road side drainage to ensure the flow of rain water from the adjoining holding to prove possession of holding under D.C. Regulation No.38(27) before starting the work.
- 3) That the low lying plot will not be filled upto a reduced level of at least 92 F.F.D. or 6' above adjoining road level whichever is higher with murrum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side, before starting the work.
- 4) That the Structural Engineer will not be appointed. Supervision certificate as per Appendix XI (regulation 5(3)(ix)) will not be submitted by him.
- 5) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to take up the additional load will not be submitted before C.C.
- 6) That the C.R.Z. marking will not be got demarcated at site through competent authority before applying for C.C.



Handwritten signature and initials.

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

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

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 28 JUN 2011 200 but not so as to contravene any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force

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

[Signature]
Executive Engineer Building Proposals,
Zone, Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY

(2) Under Section 160 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Bye-law 112 of the said Act the Commissioner has fixed the following levels :-

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall

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

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

(c) Not less than 2 ft. () meters above Town Hall Datum."

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

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupancy certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

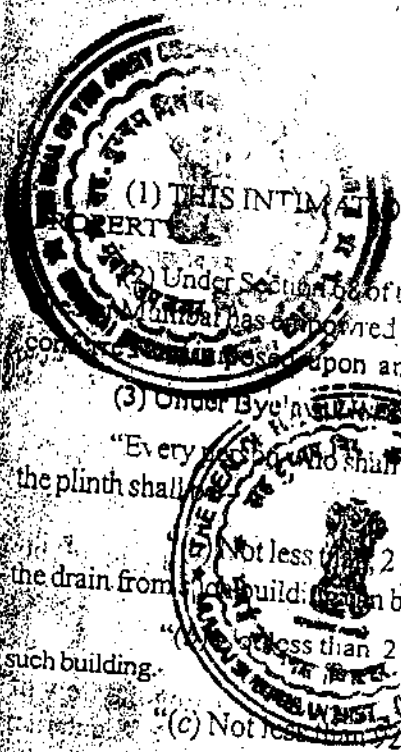
(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

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

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

Attention is drawn to the notes A accompanying this Intimation of Disapproval.

[Signature]



Raja-583-
M.A.P. 245-2008-1000 Forms.

This I.O.D./C.C. is issued subject
to the provision of Urban Land
Ceiling and Regulation Act 1971.

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/ 2435 /WS/AH/XX of
COMMENCEMENT CERTIFICATE

2 JUL 2010

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office, R. K. Putkar Marg,
Bandra (West), Mumbai - 400 050

M. Sandeep Jadhvani;
of M/s Jadhvani Rentors
Pvt Ltd CA to Owner

Sir,

With reference to your application No. 5949 dated 08/03/10 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1928 to erect a building.

To the development work of proposed building TS No. G/414-1343
at premises at Street 15th Road village Jadhvani plot
No. situated at Khan Chakraborty H/West Ward.

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which is reserved for investment.
5. This Commencement Certificate is renewable every year but such extension should 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 & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
(a) The Development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same has been 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 42 of 43 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
The Municipal Commissioner has appointed Shri. R. D. Singh
Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto.....

This CC is issued in place of earlier CC issued on 25/03/2010 in the name of earlier owner.

The Commencement Certificate is for carrying out the work up to top of
still as per amended
(I.O.D) approved plan
dated 29/6/10.

Executive Engineer (Western Subs.)
Municipal Corporation of Greater Mumbai

25/03/2010	
Executive Engineer (Western Subs.)	Executive Engineer (W.S.) H/E & HW Wards & K/East. Wards
FOR THE MUNICIPAL CORPORATION OF GREATER MUMBAI	
[Handwritten initials and signatures]	

[Handwritten signatures and initials]

valid up to... 7:2011... 7 JAN 2011

CE/ 2435 /BSII/WS/AH

Further C.C. is now extended up to... *re-endorsement*
at cc. up to top of... *SHIT 10 W 4.25 M 17 AGL*

For.....height as per... *6.1.2011*

ff Talwar

15 JAN 2011 E.E.B.P. (W.S.) H & K Ward

valid up to... 1.2.2011

CE/ 2435 /BSII/WS/AH

1102 NAT 9 L
15 JAN 2011

Further C.C. is now extended up to... *top of*
9th Floor v.e. W 30.45 M 17 AGL

For.....height as per... *6.1.2011*

ff Talwar

E.E.B.P. (W.S.) H & K Ward

TRUE COPY

Ali

ATUL SINGH & ASSOCIATES

Ghansu

WJ

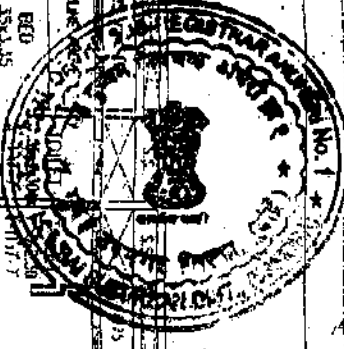
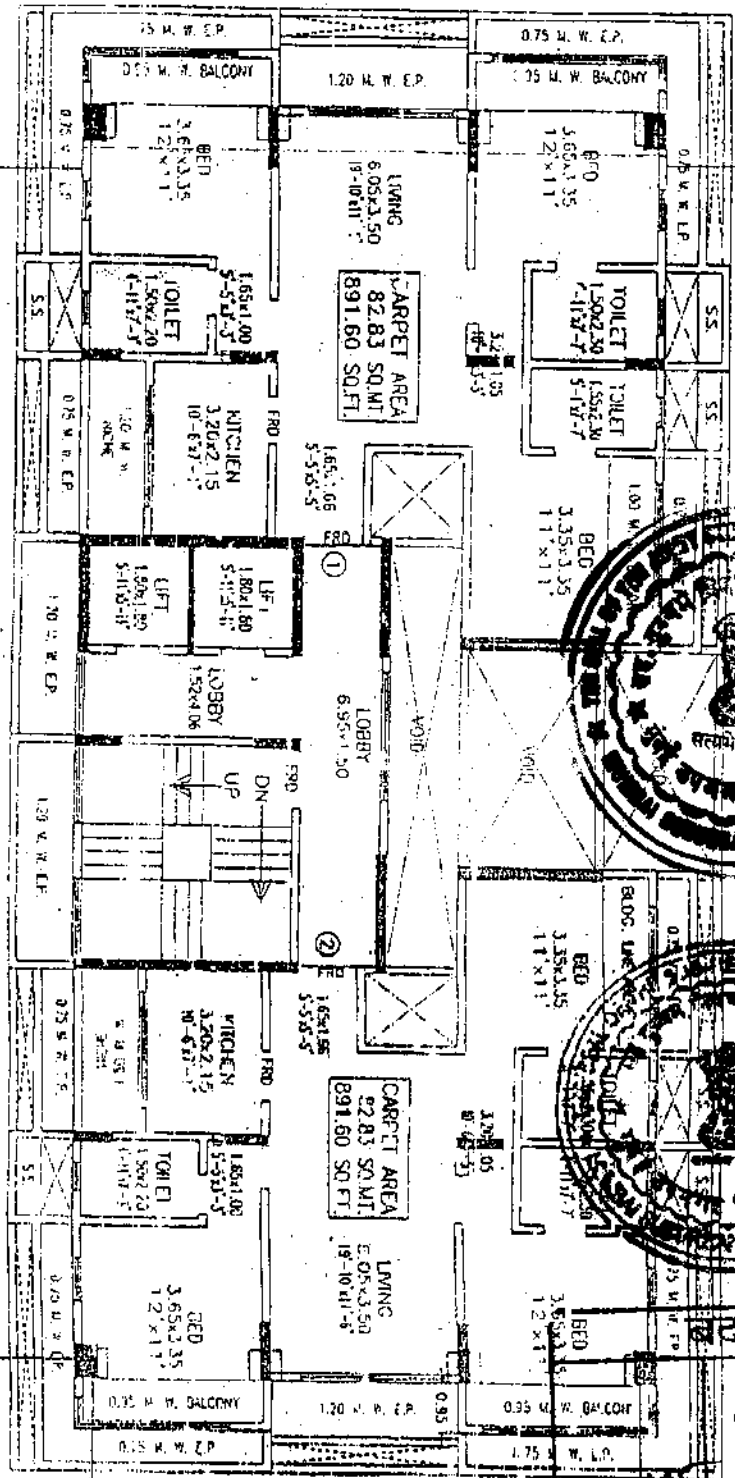


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12.20 M. WIDE ROAD

6TH & 8TH FLOOR PLAN
SCALE - 1:100



बदर-१५
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Sharma

UP

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6th & 8th Floor Plan

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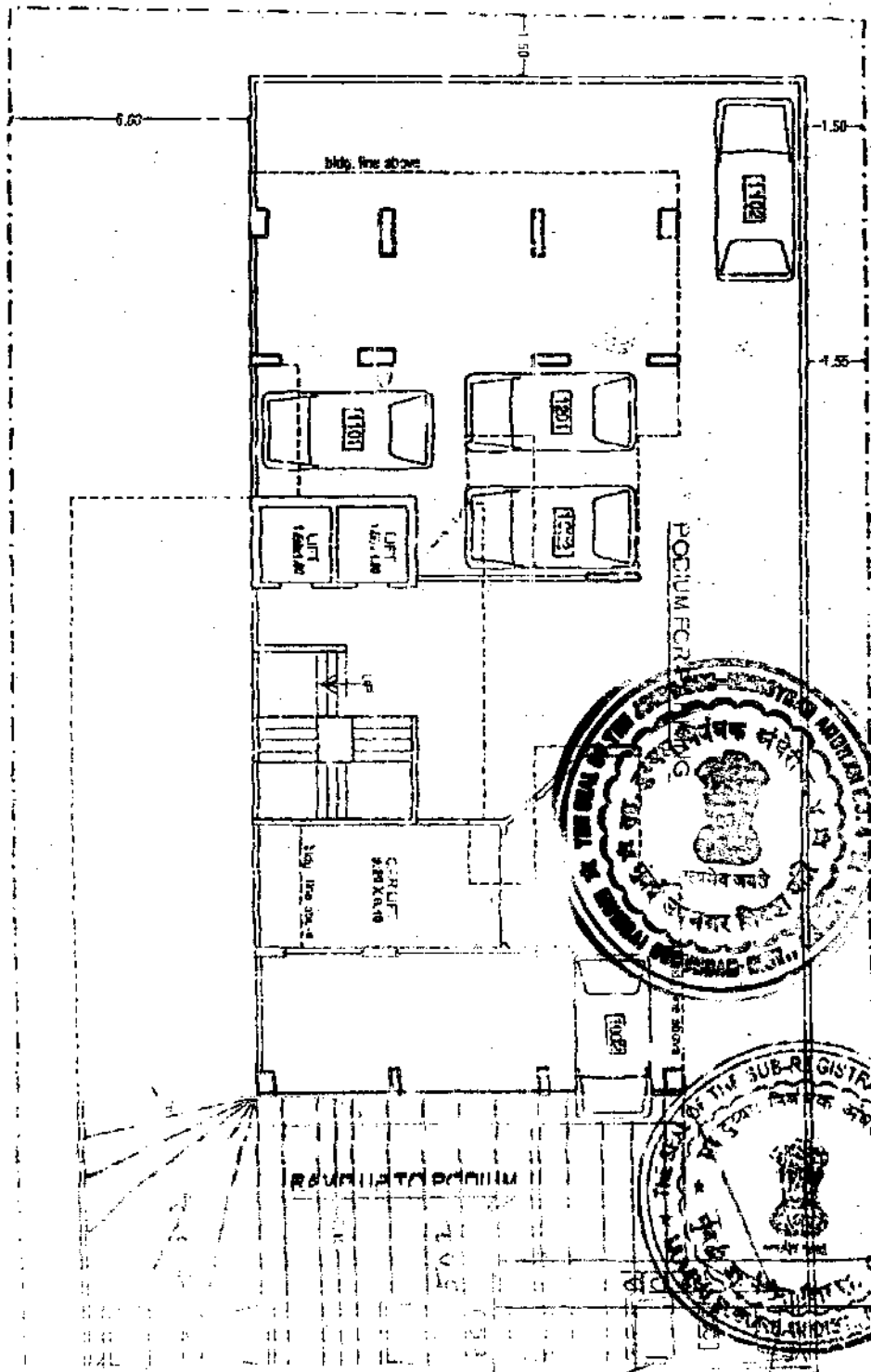
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बदर-१

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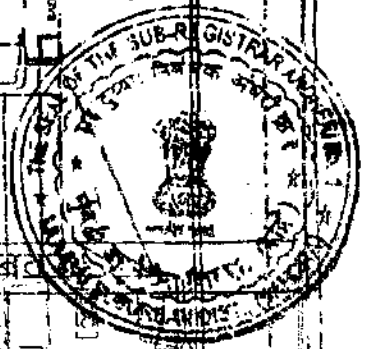
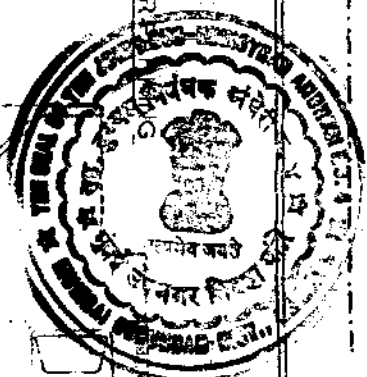
12.20 M. W I D E R O A D



PODIUM FLOOR PLAN (1ST FLOOR)

S. JADHWANI REALTORS PVT. LTD.
 C. A. TOWNNER
 DHINGRA CO-OP. HSG. SOC. LTD.

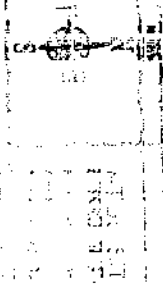
PROPOSED BUILDING ON PLOT BEARING C.T.S. NO. 5414/B,
 15TH ROAD, SANTACRUZ (WEST), MUMBAI - 400 054



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Sharma





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Form - 8		
02/11	20	20
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MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/2435/WS/AH

FULL OCCUPATION CERTIFICATE

11 APR 2014

To,
Shri Sandip Jadhawani,
Director of S. Jadhawani Realtors Pvt. Ltd.
703-704, Simran Plaza, Jn. of 3rd & 4th Road,
Next to Khar Station, Khar (W),
Mumbai - 400 052.

Gentleman,

The full development work of residential building comprising of Stilt + Podium + 2nd + 11th part 12th upper floors on plot bearing CTS No. G-414 B, Village Bandra Santacruz (W) Mumbai is completed under the supervision of Shri Atul Situt, Licensed Surveyor, License No. S/426/LS; Shri Samir Mehta, Licensed Site Supervisor License No. M/309/SS-I and Shri N.S. Lele, R.C.C. Consultant License No. STR/L/14, and as per Development Completion Certificate submitted by G.S. Shri Atul Situt and as per the Completion Certificate issued by Dy. Chief Fire Officer u/No. FB/HR/R-III/451 dtd. 31-10-2013 & Inspector License No. 116198, 116197 & 139588 the same may be occupied on the following condition

- 1) That the certificate under section 270-A of M.C. Act, 1948 obtained from H.E. and a certified true copy of the same submitted to this office within three months from the date of issue of the certificate of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

Executive Engineer,
(Bldg. Proposals) W.S. [H Ward]

No: CE/2435/WS/AH

- Copy to: 1) Lic. Surveyor, Shri Atul Situt
2) E.E. D.P.
3) E.E. [V] W.S.
4) Dy. A. & C. (S)
5) A.H.S. [H/W] Ward,
6) A.E.W.W. [H/W] Ward,
7) Asstt. Commissioner [H/W] Ward
8) C.S.I.
9) Asstt. Eng. (Survey) H & K Ward

For information please.

Executive Engineer
(Bldg. Proposals) W.S. [H Ward]

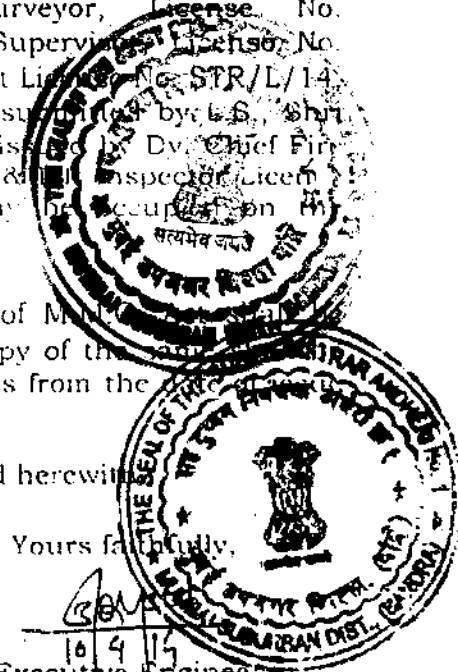


Table with handwritten entries: बदर-१५, 20, 2014

Table with handwritten entries: बदर-१, 2014

COPY FORWARDED TO WARD THROUGH SAP ON DT: 11/4/14

HCEP (WS)I

PLAN CLERK (H)

Handwritten signature and stamp: S. Jadhawani, GEPP (H/N)

Handwritten signature and stamp: Atul Situt, AEBD (H)

Handwritten signature and stamp: S. Jadhawani, GEPP (H/N)

Handwritten signature and stamp: Atul Situt, AEBD (H)

Handwritten signature: Shrawan

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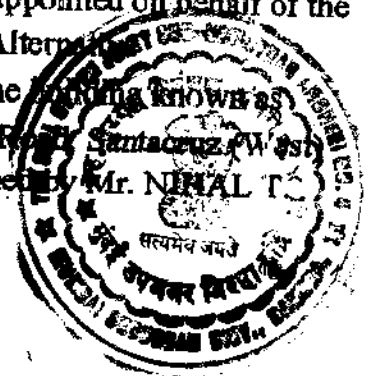


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ब.सं. १५		
५००	३२	१५
२०१४		

CERTIFIED COPY OF THE BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF M/s. S JADHWANI REALTORS PRIVATE LIMITED IN THEIR DULY CONSTITUTED BOARD MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY ON 1ST MAY 2014.

RESOLVED that Mr. NIHAL T. JADHWANI is hereby appointed on behalf of the company to do the followings act Deeds, Agreement for Alternation, Accommodation, and Letters in connection with flats in the building known as "Krimson Aurum" constructed on CTS No. C-414B, 15th Road, Santacruz (W) 3rd Mumbai 400 054; as all the documents required to be signed by Mr. NIHAL T. JADHWANI on behalf of the company.

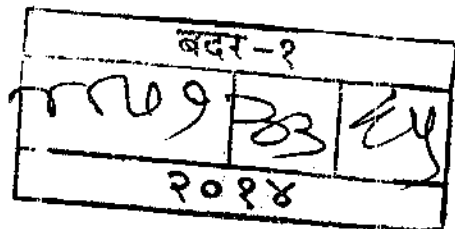


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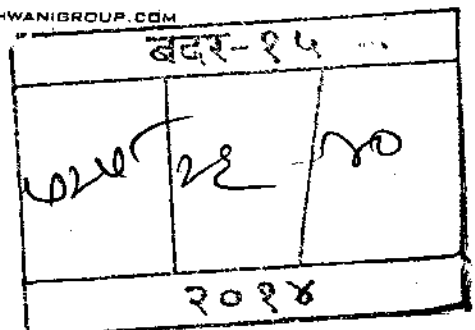
FOR S JADHWANI REALTORS PRIVATE LIMITED

Ramesh

DIRECTOR



CORP. OFF :
 703-704 SIMYAN FLAZA, JUNCTION OF 3RD & 4TH RD., NEXT TO KHAR STATION, KHAR (W), MUMBAI - 400 058.
 TEL.: (91 22) 2600 1555, 2649 5551 FAX (1 1 22) 2605 1294
 EMAIL: SJADHWANIGROUP@GMAIL.COM WWW.SJADHWANIGROUP.COM





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32 ✓

Dhingra Co-operative Housing Society Limited

(Regd. No. Bom/HSG/HW-6731 of 82 dated 12-4-1982)

DHINGRA MANSION, 15TH ROAD, SANTACRUZ (WEST), BOMBAY - 400 051.

ANNEXURE II

Ref.:

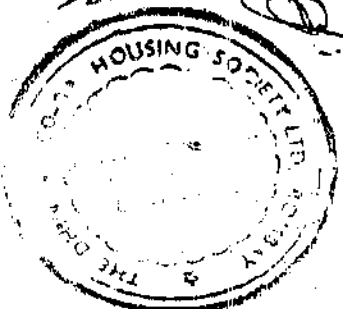
DATE

List of the Existing members and their present area statement.

Serial No.	Flat No.	Floor	Name of Member/s.	Present Carpet area.
1	1	Ground	Mr. RameshKumar R. Dhingra	775
2	2	Ground	Mr. Sunil R. Dhingra	
3	3	Ground	M/s. A.K.21st Century	
4	4	First	S mt. Geeta B. Mahajan	
5	5	First	Mr. Lal H. Punwari	
6	6	Firs	Mr. Harlharan K.	
7	7	Second	Smt. Sudha G. Sharma	775
8	8	Second	S.mt. Veenadevi K. Arcra.	
9	9	Second	Mr. Arif Masani.	
10	10	Third	Mr. Narendra R. Dhingra	
11	11	Third	Mr. Kamlesh R. Dhingra	
12	12	Third	Mrs. Sumitradevi R. Dhingra.	560



बदर-४/७७५
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बदर-१५
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बंदर-३५		
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133 ✓

Dhingra Co-operative Housing Society Limited

(Regd. No. Bom/HSG/HW-6731 of 82 dated 12-1-1982)

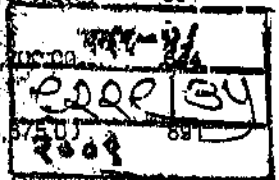
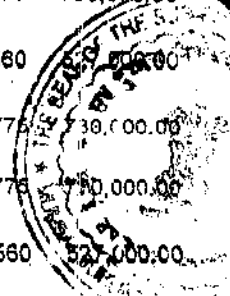
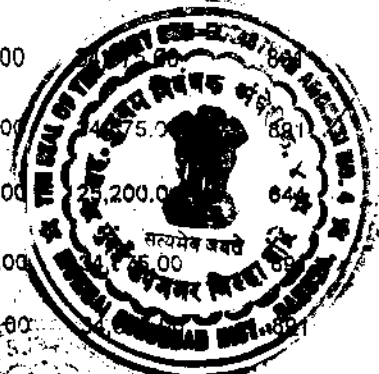
DHINGRA MANSION, 15TH ROAD, SANTACRUZ (WEST), BOMBAY - 400 054.

REF ANNEXURE III

DATE _____

DETAILS & PARTICULARS OF THE MEMBERS.

Serial No.	Flat No.	Floor	Name of Member/s.	Present Carpet Area	Corpus Amount As per yr.	Compensation for Allot. per month	Carpet area to be Allotted
1		Ground	Mr. RameshKumar R. Dhingra	775	730,000.00	34,875.00	891
2	2	Ground	Mr. Sunil R. Dhingra	560	527,000.00	25,200.00	644
3	3	Ground	M/s. A.K.21st Century.	775	730,000.00	34,875.00	891
4	4	First	Smt. Geeta B. Margtani	775	730,000.00	34,875.00	891
5	5	First	Mr. Lal H. Punwani.	560	527,000.00	25,200.00	644
6	6	First	Mr. Harbharan K.	775	730,000.00	34,875.00	891
7	7	Second	Smt. Sudha G. Sheth	775	730,000.00	34,875.00	891
8	8	Second	Smt. Veenadevi K. Arora.	560	527,000.00	25,200.00	644
9	9	Second	Mr. Arif Masani.	775	730,000.00	34,875.00	891
10	10	Third	Mr. Narendra R. Dhingra	775	730,000.00	34,875.00	891
11	11	Third	Mr. Kanitlesh R. Dhingra	560	527,000.00	25,200.00	644
12	12	Third	Mrs. Sumitradevi R. Dhingra.	775	730,000.00	34,875.00	891

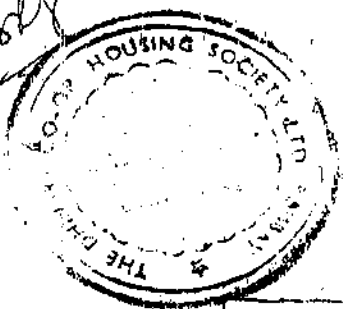


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आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

S JADHWANI REALTORS PRIVATE
 LIMITED

17/03/2009
 PAN Number

AANCS




बदर-१५		
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बदल-१५		
०२६८	३३	२०
२०३		


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AARPM7164L



नाम /NAME
ARIFHUSEN SABBIRALI MASANI

पिता का नाम /FATHER'S NAME
SABBIRALI MASANI

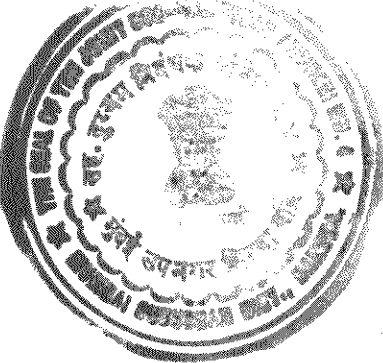
जन्म तिथि /DATE OF BIRTH
05-04-1966

हस्ताक्षर /SIGNATURE


आयकर अधिकारी, राजकोट
 COMMISSIONER OF INCOME-TAX, RAJKOT



बंदर-१५		
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दस्तावेजांचा क्रमांक व वर्ष: 9229/2009

Monday, October 12, 2009

4:19:49 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

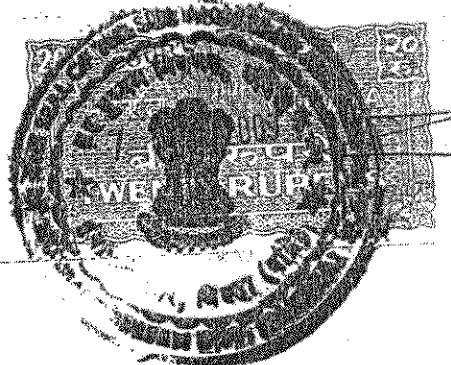
नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 27,524,175.00
बा.भा. रु. 44,179,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: ए डी जे ए /2188/09 दि 5/10/09--- जमिन व बांधकाम --सी टी एस नं. जी /414 /बी , डीग्रा को ऑ ही सो लि -- क्षेत्र 917 चौ यार्ड
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (1) डीग्रा को ऑ ही सो लि चे 1 लोकेटरी गिरीश ए सेठ - ; घर/प्लॉट नं: सी टी एस नं जी 414बी / 414 बी वा रोड सावळकर प, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (2) 2. कांमिटी मेम्बर जाल एच पुनवानी - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (3) 3. कांमिटी मेम्बर मोहम एम अय्यर - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (4) मे /- सरस्वती डेवळपर्स चे 1. माधोदास - ; घर/प्लॉट नं: 2रा मजला जलिनी अपार्ट लिकींग रोड - ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (5) 5. माधोदास विनोद एन तलरेष्वा - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (1) 1. सचिन जाधवानी रियल्टर्स प्रा लि चे 1. सचिन जाधवानी - ; घर/प्लॉट नं: 703/704 , सिमरन लीजा कॉन्स ऑफ 3 - ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (2) 2. सचिन जाधवानी रियल्टर्स प्रा लि चे 2. संचालक बिदाय आर जाधवानी - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
- (7) दिनांक करून दिल्याचा 03/09/2009
- (8) नोंदणीचा 12/10/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 9229 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2208950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह. दुय्यम निबंधक अंधेरी-२,
हंवरई उपनगर जिऱ्वा.

बदर-१५	
38	70
२०१४	

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRASHANT R DHOTRE

RAMCHANDRA SHIVRAM DHOTRE

12/02/1976

Permanent Account Number

AUZPD6767C

Prashant R Dhotre

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें :

आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

	बदर-१५
02/07	30/07
	२०१४

Summary I (GoshwaraBhag-1)



सोमवार, 25 ऑगस्ट 2014 6:08 म.नं.

दस्त गोषवारा भाग-1

वदर15

दस्त क्रमांक: 7278/2014

दस्त क्रमांक: वदर15 /7278/2014

बाजार मुल्य: रु. 18,50,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.92,500/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात

पावती:7942

पावती दिनांक: 25/08/2014

अ. क्र. 7278 वर दि.25-08-2014

सादरकरणाचे नाव: आरिफ - मसानी

रोजी 6:01 म.नं. वा. हजर केला.

नोंदणी फी

रु. 18500.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

दस्त हजर करणाऱ्याची सही:

एकूण: 19300.00

सह.दु.नि.अंधेरी 4

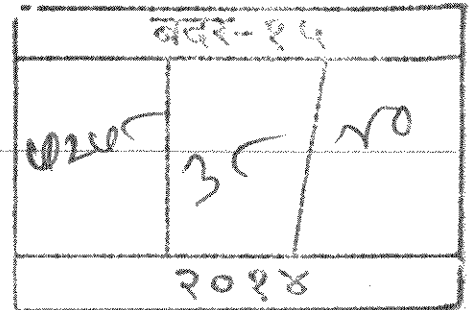
सह.दु.नि.अंधेरी 4

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्षा क्र. 1 25 / 08 / 2014 06 : 01 : 23 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 08 / 2014 06 : 01 : 56 PM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....(१०).....पाने आहेत.

सह. दुय्यम निवडणुकी अंधेरी क्र.४
मुंबई उपनगर जिल्हा



25/08/2014 6 09:42 PM

दस्त गोषवारा भाग-2

वदर15

दस्त क्रमांक:7278/2014

दस्त क्रमांक :वदर15/7278/2014

दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आरिफ़ - मसानी पत्ता:प्लॉट नं: ६०२, माळा नं: ६, इमारतीचे नाव: क्रीमसन औरम डिग्रा को ओप हो सो लि. , ब्लॉक नं: सांताक्रूझ वेस्ट, रोड नं: १५ रोड, महाराष्ट्र, मुंबई. पिन नंबर:AARPM7164L	लिहून घेणार वय :-48 स्वाक्षरी:- 		
2	नाव:मे.एस.जाधवांनी रियलटल्स प्रा.लि.चे संचालक निहाल - जाधवांनी पत्ता:प्लॉट नं: ७०३/७०४, माळा नं: ७, इमारतीचे नाव: सिमरन प्लाजा, ब्लॉक नं: खार वॅस्ट, रोड नं: 3 एंड 4 रोड, महाराष्ट्र, मुंबई. पिन नंबर:AANCS1882N	लिहून देणार वय :-63 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबूल करतात
शिक्का क्र.3 ची वेळ:25 / 08 / 2014 06 : 02 : 51 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत - धोत्रे वय:38 पत्ता:जैन मंदिर मार्ग बांदरा वॅस्ट पिन कोड:400050			
2	नाव:चंद्रकांत - मदाने वय:34 पत्ता:सदर पिन कोड:400050			

शिक्का क्र.4 ची वेळ:25 / 08 / 2014 06 : 03 : 25 PM

शिक्का क्र.5 ची वेळ:25 / 08 / 2014 06 : 03 : 36 PM नोंदणी पुस्तक 1

सह निवेदी 4

EPayment Details.

वदर-१५ ७२७ / २०१४
पुस्तक क्रमांक १, क्रमांक ७२७८
नोंदला.

शिक्का क्र. २५/११२

सह दुय्यम निवेदीक, अंबरी क्र. ४,
मुंबई उपनगर जिल्हा.

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बदर-१५		
०२०८	००	००
२०१४		