

Tuesday, September 11, 2012
1:15 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 8123 दिनांक: 11/09/2012

गावाचे नाव: विलेपार्ले
दस्तऐवजाचा अनुक्रमांक: वदर4-7865-2012
दस्तऐवजाचा प्रकार :
सादर करणाऱ्याचे नाव: निलेश - हेमानी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1640.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 82	
एकूण:	रु. 31660.00

आपणास हा दस्तऐवज अंदाजे 1:35 PM ह्या वेळेस मिळेल.

सद. मुख्य निबंधक, अंधेरी-2
सद. मुख्य निबंधक अंधेरी-2,
मुंबई उपनगर जिल्हा.
मोबदला: रु. 400000/-

वाजार मुल्य: रु. 3455000/-

भरलेले मुद्रांक शुल्क : रु. 155450/-

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

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 1660/-
 - 2) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-
- डीडी/धनादेश/पे ऑर्डर क्रमांक: 373453 दिनांक: 10/09/2012
बँकेचे नाव व पत्ता: Bank Of Maharashtra



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 17/9/12

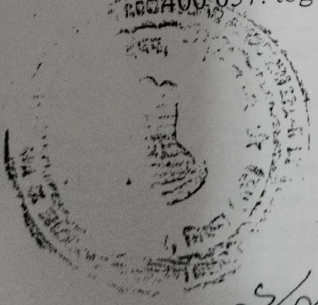
VI
475
50,000 Sq. Ft.
257.50
166

AGREEMENT FOR ALTERNATE ACCOMODATION

Articles of ALTERNATE ACCOMODATION AGREEMENT made and entered into at Mumbai, ^{Twelve} 10th day of Sept, in the Cristian i.e. Two Thousand and Four BETWEEN SHRI PRAVINCHANDRA BABULAL SHAH, aged 69 years, of Mumbai Indian inhabited residing at flat No. 501, Vardhaman Apartment, Hanuman Road, Vile Parle East, Mumbai-400 057 hereinafter called the "Owner" (Which expression shall unless it be repugnant to the content or assigns) of the one Part AND SHRI NILESH HEMANI ~~OF Mumbai Indian Inhabitant~~ OF Mumbai Indian Inhabitant, residing at Jani Niwas on the 3rd floor, being situated at Hanuman Road, Vile -Parle (East), Mumbai - 400 057, hereinafter called the "TENANTS/PURCHASERS (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assign) of the other part.

WHEREAS:

1. Originally Shri Bhikhabhai Himatlal Jani was the Owner of the Property being, lying and situated at Village Vile Parle, Taluka Andheri, bearing Original Plot No. 87, Final Plot No. 40 of Town Planning Scheme II of Vile - Parle (East) bearing C.T.S. No. 561 and 561/1 to 5 admeasuring 1101.73 Sq. Yard equivalent 846 Sq. Mtrs at Hanuman Road, Vile-Parle (East) Mumbai - 400 057. together with building standing the land known as "JANI NIVAS"



बदर-४/
UCCY 9
२०१२

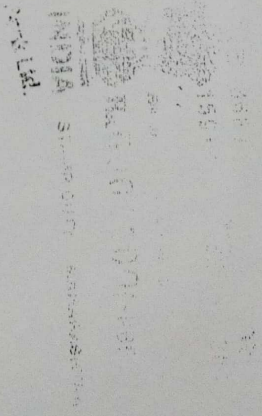
⑧ SMS
6/9/12

उमट मुद्रांक फ्रँकिंग अल्ट्र व्हायलेट लेम्प खाली तपासेल व एस् एम् एस् / संबधीत प्राधिकृत अधिकाऱ्यांसी दूरध्वनी वरुन संपर्क साधून, मेळ बरोबर आढळुन आला.

सह. दुय्यम निबंधक अंधेरी - २

MAHARASHTRA
MUMBAI
Municipal Council

...2...



Name of Document P.A.A. Payable / Non Registrable
 Registrable Details Applicable / Non Registrable
 Registrable Name of S.R.O. Pradip Das
 (Franking Unique No.) 36886 N.A./
 (Property Description in Brief) 99/1, NUGES HANNAH, Road
 (Consideration Amount / N.A./
 Name of 1st Party Mrs. NILESH HEMSHI
 Name of the 2nd Party Pravin Chandra Shah
 If through Name Self
 Stamp Duty Amt. / Franking Rs. 100/- (One Hundred only)
 (Authorised Person's full Signature & Seal)


 Bank Ltd.
 Cash Officer

RECEIVED
 2022

THE COSMOS CO-OPERATIVE BANK LTD.
 FRANKING DEPOSIT SLIP
 ESTD. 1906

Customer Copy

Branch: VILL. PALIYALPALLE: (19)12 **78179**

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	100
Service Charges	Rs.	0
Total	Rs.	100

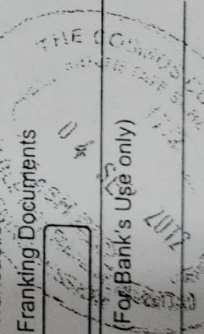
Name & Address of Stamp duty paying party
Nilesh Hemshi - Jethi Niluis

206 fisoa jining singher HANNAH ROAD VILPALLE (CF)
 Tel. No.: / Mobile No.: 9820131573

Purpose of Transaction
 in cash for Franking Documents

Rs. 100

(For Bank's Use only)



Tran ID _____

Franking Sr. No. _____

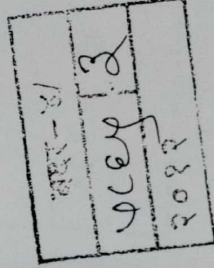
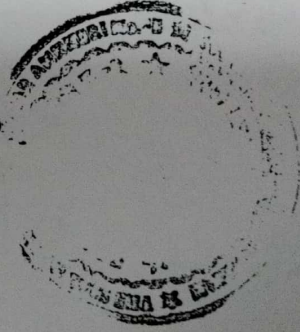
36886
159167
 For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No. _____
 AAAAT0742K5T003
 Authorised Signatory

and more particularly described in the Schedule hereunder written (hereinafter referred to as "said Property')

By an Agreement dated 27th October 1980 the said original Owner agreed to sell the said property to M/s. Enterprise Combine on the terms and conditions therein contained.

- I. By an Agreement dated 28th November, 1986 the said M/s. Enterprises Combine Agreed to sell assign and transfer their right, title and interest under the said Agreement dated 27th October, 1980 to the Owners herein on the terms and conditions therein contained.
- II. The said original Owner died intestate at Mumbai on or about 15th October, 1985 leaving behind him his minor daughter Ms. Payal Bhalkhabhai Jani as his only heir and legal representative according to the Hindu Law of Succession by which he was governed at the time of his death.
- III. One Sumatiben Jaishankar Jani the real grand mother of the said minor Payal Bhalkhabhai Jani filed a Misc. Petition in the High Court at Bombay in its Testamentary and Intestate Jurisdiction bearing Misc. Petition No. 38 of 1987 for seeking leave of the Court to file Petition for Letters of



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Administration to administer the estate left by the said original owner and by the Judges order dated 24th September, 1987 in the said Misc. Petition. No. 38 of 1987 the said Sumatiben Jaishankar Jani was authorized to apply for Letters of Administration.

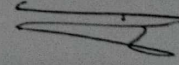
IV. The Owners herein filed a suit bearing Suit No. 3422 of 1987 in the High Court, O.O.C.J. Bombay against the said Sumatiben Jeishankar Jani and others for specific performance of the said Agreements dated 27th October 1980 and dated 28th November, 1986.

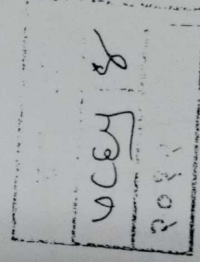
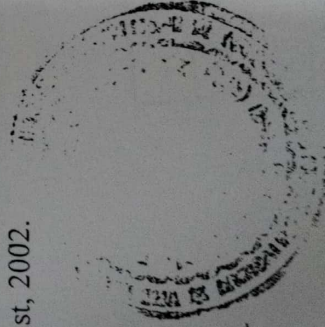
V. Dispute and difference between Plaintiff and Defendants to the Suit have been settled pursuant to settlement party to the suit have signed consent terms and tendered in the court His Lordship Justice Mr. Bharucha passed consent decree on 8th March, 1988 Consent decree on 8th March, 1988 Consent Decree operate as conveyance. By Deed of Confirmation dated 24th the March, 2003 Consent Decree is Registered with Sub-Registrar at Bandra under serial No. BDR/1/1796/2003 on 24th March, 2003.

VI. Under a Declaration dated 7th January, 2004 made by the said Ms. Payal Bhikubhai Jani registered with the Sub-Registrar of Assurance at Bandra under Serial No. 218 of 2004 the said Ms. Payal Bhikubhai Jani confirmed the said decree dated 8th March, 1988.

VII. The Owners have tentatively got approved from the Brihanmumbai Municipal Corporation the plans, specifications, elevations, sections and details of the building under the I.O.D. bearing No. CE/226/WS/AK dated

31st August, 2002.

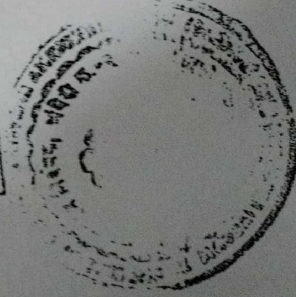
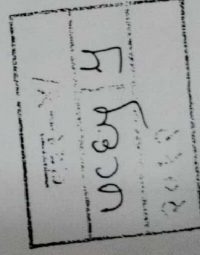
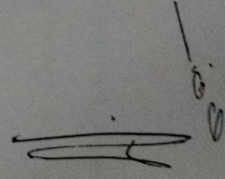

P.S.



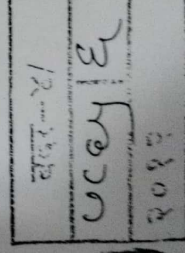
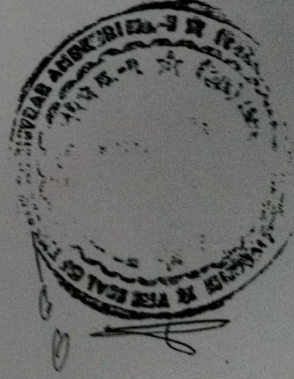
VIII. The Owner is absolutely seized and possessed and/or otherwise well and sufficiently entitled to piece or parcel of land being lying and situate at village Vile-Parle (East), Taluka Andheri bearing Original Plot No. 87, Final Plot No. 40 of Town Planning Scheme II of Vile Parle (East) bearing C.T.S. No. 561 and 561/1 to 5 admeasuring 1101.73 Sq. yards equivalent 846 Sq. Mtrs at Hanuman Road, Vile Parle (East) Mumbai-400 057 together with building standing thereon used occupied and possessed by the tenants known as "JANI NIWAS" and more particularly described in the schedule hereunder written. (hereinafter referred to for the sake of brevity "SAID PROPERTY')

IX. The Original Tenant Shri Chandrakant Hemani was in occupation and possession of Room on 1st floor, admeasuring 410 Sq. Ft. Carpet area in "Jani Nivas " , being situated at Hanuman Road, Vile - Parle (East), Mumbai-400 057 and using as residence in the structure more particularly described in the schedule hereunder written and paying monthly rent / compensation of Rs. 100/- to the Owner Landlord/ (hereinafter for the sake of brevity referred to as the said " Tenanted Premises")

IX. Shri Chandrakant Hemani died intestate at Mumbai on or about 15th October , 1995 leaving behind him surviving his son SHRI NILESH CHADRAKANT HEMANI as his heir and legal representative according to the Hindu Law of Succession by which he was governed at the time of his death, who was residing with his father at the time of his death .



- X. The Dispute and difference arose between P.B.Shah (H.U.F) the Land lord and Shri Nilesh Chandrakant Hemani for Tenancy right in respect of Room on 1st Floor in Jani Niwas , therefore Shri Nilesh Chandrakant Hemani filed declaratory Suit in the Small Cause Court at Mumbai bearing R.A.D. Suit No. 378 of 2001 against P.B.Shah (HUF) for declaration.
- XI. Dispute and difference between Plaintiff and Defendants to the R.A. D. Suit No. 378 of 2001 have been settled pursuant to settlement party to the suit have signed consent terms and tendered in the said small cause court the said judge of the court passed consent decree in terms of consent terms on 3rd August ,2001.
- XII. The Landlord / Owner is absolutely seized and possessed and /or otherwise well and sufficiently entitled to parcel of land being lying and situated at village vile parle (East), Taluka- Andheri Original Plot No. 87, Final Plot No. 40 of Town Planning Schema No. II of Vile Parle (East), plot bearing C.T.S. No.56, 561/1 to 5 measuring 1101.73 Sq. yards equivalent to 846 Sq. Mtrs or thereabouts together with building standing thereon used, occupied and possessed by the tenants known as " JANI NIVAS " at Hanuman Road, Vile -Parle (East), Mumbai-400057 in the Registration District and Sub- District ,more particularlydescribed Schedule hereunder written (hereinafter for sake of brevity's referred to as " the said property").
- XIII. As per the agreement dated 02.08.2001 between the Tenant / Purchase herein and the owner and as per the Consent Terms filed in the Small



Cause Court in Mumbai in RAD Suit No. 378 of 2001 the Tenant / Purchaser is entitled to get flat area admeasuring about 410Sq. Ft. carpet on the front side of the new building .However , the Landlord/Owner is not able to provide Flat on the front side of the building , therefore Landlord / Owner agreed to provide alternate accommodation to the Tenant/ Purchaser herein in rear side of the building area admeasuring 475 Sq. Ft. Carpet area instead of 410 Sq. Ft. carpet area. The Dispute arised about the cost of additional 65 Sq. Ft. Carpet area, which was settled in the presence of Shri Kabraji advocate of Shri Nilesh Hemani & Mr.Prashant .K.Shah , advocate of Shri P.B.Shah Landlord/ Owner /developer of the premises, & it was agreed that Mr. Nilesh Hemani will pay the Lumpsum amount of Rs. 400000/- (Rupees Four Lacs Only.)

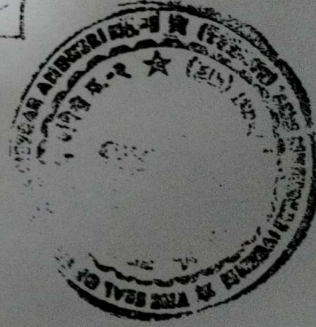
Mr. Nilesh Hemani has agreed to pay this amount at the time of registration of this document at Bandra Registered Office

XIV. THE Landlord /Owner has completed construction work of the said property as per approved and sanctioned plan by Brihanmumbai Municipal Mahanagar Palika Comprising residential Flats amd car parking space only, availing TDR permissible in respect of the said land . The New Building is named as " VARDHAMAN APARTMENT .

XV. A Copy of Property card or extract of relevant record showing the nature of the title of the Landlord / Owner to the said property on which the flat are constructed approved by the Tenant / Purchaser. Acopy of property card extract annexed hereto and marked Annexure" A".

A. G.

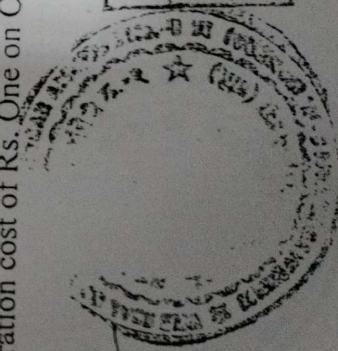
1/
WCEY 16



NOW THIS AGREEMENT WITNESSETH AND IT IS HERE BY AGREED BY AND BETWEEN THE PARTIED HERETO AS FOLLOWS:

1. The Landlord, Owner shall give as a permanent accommodation on the rear side of the vardhaman Apartments I.E. Flat No. 302 presently occupied by the Tenant / Purchaser admeasuring about 410 Sq. Ft. Carpet on the rear side of the building plus an additional area of 65 Sq. ft. carpet area on a consideration of Rs. 4,00,000/- Rupees Four Lacs Only.) thus totally having an area of 475 Sq. Ft. carpet on the Third floor of " Vardhaman Apartment " on thr rear side of the building as per the plan attached herewith , which the Tenant /Purchaser agrees to accept & relingush their claim on the front side of " Vardhaman Apartment " forever as entitled to as per the agreement dated 02.08.2001 and the Consent Filed in the Court & accepts the rear side of flat on the 3rd floor having an total Area of 475 Sq. Ft. Carpet . The Landlord /Owner have informed to the Tenant /Purchaser that Occupation certificate has been obtained for the entire building .
2. The Flat No. 302 will be the number of New flat having en total carpet area of 475 Sq. Ft. on rear side of " Vardhaman Apartment " being situate at Hanuman Road, Vile Parle (East) particularly described in the Schedule hereunder written.
3. It is expressed agreed, declared & confirmed that the ovner has provided to the Tenant /Purchaser total area of 475 Sq. Ft. out of which 410 Sq. Ft. Carpet area was given to Tenant as a temporary accommodation at a consideration cost of Rs. One on Ownership basis & a futher area of 65 SQ

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VCEY L

...8...

ft. Carpet of the carpet of the consideration of Rs. 400000/- (Rupees Four Lacs Only.) on the 3rd floor of Vardhaman Apartment, Flat No. 302 having ab total carpet area of 475 Sq. Ft., (Carpet).

4. The New flat has been shown by red colour boundary as per the attached plan herewith.

5. Price of the additional area is considered as Rs. 4,00,000/- Rupees Four Lacs Only) and shall be paid by the Tenant / Purchaser to the Landlord / Owner both hereby admit and acknowledge and discharge the Tenant /Purchaser forever).

6. The Tenant /Purchaser shall on or before delivery of possession of the said premises keep deposited with the Landlord/Owner the following amounts.

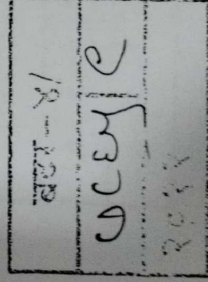
(a) Rs. 250 + 200 – towards share money , application entrance ;

(b) Rs. 10000/- towards expenses for formation and registration of the society or limited company.

(c) Rs. 100000/- towards deposits for proportion share of Property taxes , water charges and other charges.

Total Rs. 110450/- (Rupees One Lakh Ten Thousand Four hundred fifty only.)

7. The Tenant /Purchaser shall also bear and pay any amount or charges as may levied by B.M.C. or by any other local body including VAT accruing after the date of signing of this agreement as Development charges or under any other head from time to time on actual basis .



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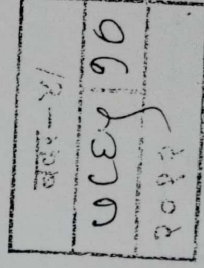
8. The Landlord /Owner shall utilise the amount that shall be paid by the Tenant /Purchaser to the Landlord/ Owner for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-law/advocates of the Landlord /Owner in connection with formation of the said society , or as the case may be Limited Company , preparing its rules regulations and by -Laws and the cost of preparing and engrossing the conveyance .

XVI. The Owner has developed the said property by demolishing existing building and construct thereon R.C.C. Multi-Storeyed building as per the plan and specifications approved and sanctioned by Brihanmumbai Municipal Mahanagar Palika Comprising residential units and car parking space only, availing TDR permissible in respect of the said land. The New Building is named as "VARDHAMAN APARTMENT".

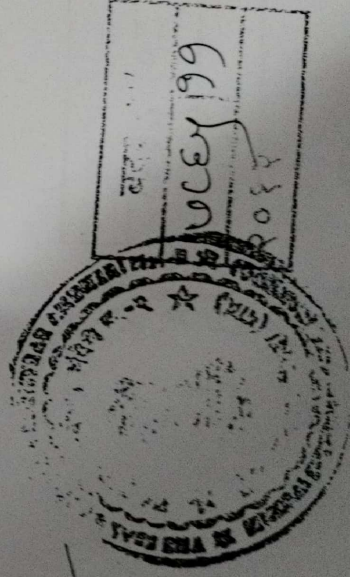
XVII. The Owner / Developer have informed to the tenant /Purchaser that Occupation certificate has been obtained upto 7th floor & assessment has been also made by the assessment department of BMC.

1. The Flat No 302 will be the number of New flat of rear side of Vardhaman Apartment , having a total carpet area of 475 Sq.

Ft.



2. It is expressed agreed, declared & confirmed that the owner has provided to the tenant total area of 475 Sq. Ft. out of which 410 Sq. Ft. Carpet area was given to Tenant as a temporary accommodation at a consideration cost of Rs. One on Ownership basis & a further area of 65 Sq. Ft. Carpet on the consideration of Rs. 4,00,000/- (Rupees Four Lacs Only..) on the 3rd floor of Vardhaman Apartment, Flat No. 302 having an total carpet area of ⁴⁷⁵~~465~~ Sq. ft. (Carpet)
3. The New flat has been shown by red color boundary as per the attached plan herewith
4. On the First floor of the new Building, Vardhaman Apartment on the rear side the owner has allotted a flat no 101 of 1200 sq. Ft. Carpet Area for Jain Upashraya for staying of Jain Sadhu, Sadhviji & tenant/ Purchaser will not take any objection for the same in future & also even after the society is formed.
5. It is expressively agreed between the parties that The owner has allotted to his son the seventh floor of Vardhaman Apartment with terrace attached to it. The common terrace of the society will be on 8th floor. The Stilt Parking has been allotted for one car parking to Mr. Surendra Nemivant Architect & balance stilt is kept reserved for owner's & his family's car parking & the tenant /Purchaser will not take any objection for the same.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land together with messuages tenements and two buildings previously known as Jani Niwas now Vardhman Apartment thereon situated at 60, Hanuman Road, Vile Parle (East), Bombay 400 067 in the Bombay Suburban District, Sub-District Bandra, admeasuring about 1011 sq. yds. Or 846 sq. meters bearing original Plot No. 87 Final Plot No. 40 TPSI, Bombay Municipal 'K/E' Ward No. 1318 (1), and 1318 (2) Street Nos. 46A and 46B, Hanuman Road and bearing CTS No.561 and 561/1 to 5 bounded as follows; on the East by Plot No. 41, on the West by Plot No.39, on the North by the zonal boundary between TPS I & TPS IV and on the South by Hanuman Road.

SIGNED, SEALED AND DELIVERED by)

The withinnamed the Owners)

SHRI P. B. SHAH H.U.F.)

through its Karta and Manager)

Shri Pravinchandra Babubhai Shah)

In the presence of :)

SIGNED, SEALED AND DELIVERED by)

The withinnamed Purchaser/s

SHRI NILESH HEMANI &

~~SHRI NILESH HEMANI &~~

The tenant, in the presence of

For P. B. SHAH (HUF.)

KARTA



H



Handwritten signatures of the tenant and witnesses.

7/11/21
20/11/21
2022



1641

Certificate No. 32(1) (B) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps
Case No. AH/1501/2010
Date 15.5.2010

Received from Shri. Nilesch. Hemani
residing at Vile Parle
stamp duty of Rs. (1,55,350/-) One Lakh fifty five thousand three hundred fifty only
vide challan No. 13. Dated 13.5.2010
Certified under Section 33(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 1,55,350/- One Lakh fifty five thousand three hundred fifty only with which this instrument is chargeable has been paid vide challan No. 13(d) of schedule.

This certificate is subject to the provisions of Section 33-A of the Bombay Stamp Act, 1958
Place Andher

Date 125 MAY 2010

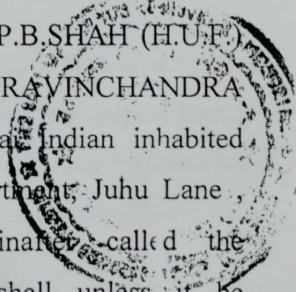
Collector of Stamps Andher



Subject to the Provision of Section-33-A of the Bombay Stamp Act-1958.

AGREEMENT FOR ALTERNATE ACCOMODATION

Articles of ALTERNATE ACCOMODATION AGREEMENT made and entered into at Mumbai this ___ day of ^{June} ~~May~~ in the Christian Two Thousand and Ten BETWEEN P.B.SHAH (H.U.F.) through its Karta and Manager, SHRI PRAVINCHANDRA BABULAL SHAH, aged 69 years, of Mumbai Indian inhabited, residing at flat No. 301, 3rd floor, Bharat Apartment, Juhu Lane, Andheri (West), Mumbai -400 058, hereinafter called the "LANDLORD/OWNER" (Which expression shall unless it be repugnant to the content or meaning thereof be deemed to mean and include heirs, executors, administrators and assigns) of the one Part AND SHRI NILESH CHANDRAKANT HEMANI, aged about 48 years of Mumbai Indian Inhabitant , residing at Jani Niwas on the 3rd floor, being situated at Hanuman Road, Vile-Parle(East), Mumbai - 400 057, hereinafter called the "TENANT/PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assign) of the other part.



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Stamp: 23 2010

WHEREAS:

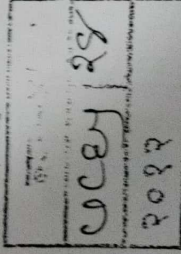
I. Originally Shri Bhikhabhai Himatlal Jani was the Owner of the Property being lying and situated at Village-Vile-Parle (East), Taluka-Andheri, Original Plot No.87,Final Plot No.40 of Town Planning Scheme No.II of Vile-Parle (East),Plot bearing C.T.S. No.561, 561/1 to 5 admeasuring 1101.73 Sq.Yards equivalent to 846 Sq.Mtrs. or thereabouts togetherwith buildings standing thereon known as "JANI NIVAS" at Hanuman Road,Vile-Parle (East), Mumbai - 400057 in the Registration District and Sub-District of Mumbai, Sub-District of Mumbai, District,more particularly described Schedule hereunder written (hereinafter for sake of brevity's referred to as "the said property").

II. By an Agreement dated 27th October,1980,Shri Bhikhabhai H.Jani the Owner agreed to sell the said Property to M/s.Enterprises.Combine on the terms and conditions therein contained.

III. By an Agreement dated 28th November, 1986 the said M/s. Enterprises Combine Agreed to sell assign and transfer their right, title and interest under the said Agreement dated 27th October, 1980 to the Landlord/Owner herein on the terms and conditions herein contained.

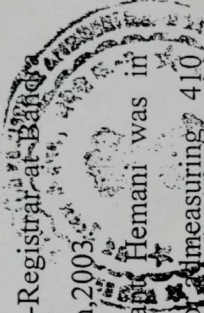
IV. The said original Owner Bhikhabhai Himatlal. Jani died intestate at Mumbai on or about 15th October, 1985 leaving behind him his minor daughter Ms. Payal Bhaikhabhai Jani as his only heir and legal representative according to the Hindu Law of Succession by which he was governed at the time of his death.

V. Sumatiben Jaishankar Jani the real grand mother of the minor Payal Bhikhabhai Jani filed a Misc.Petition in the High Court at Bombay in its Testamentary and Intestate Jurisdiction bearing Misc.Petition No.38 of 1987 for seeking leave for the Court to file Petition for Letters of Administration to administrator the estate left by the said original owner and by the Judges order dated 24th September,1987 in the said Misc.Petition No.38 of 1987 the said Sumatiben Jaishankar Jani was authorised to apply for Letters of Administration.



VI. The Landlord/Owner herein filed a suit bearing Suit No.3422 of 1987 in the High Court.O.O.C.J.Bombay against the said Sujnaitiben Jaishankar Jani and Others for specific performance of the said Agreements dated 27th October 1980 and dated 28th November,1986.

VII. Dispute and difference between Plaintiff and Defendants to the suit have been settled pursuant to settlement party to the suit have signed consent terms and tendered in the court His Lordship Justice Mr.Bharucha passed consent decree on 8th March,1988 Consent Decree operate as conveyance. By Deed of Confirmation dated 24th March,2003 Consent Decree Registrar with Sub-Registrar at Bafra under Serial No.BDR-1/1796/2003 on 24th March,2003.

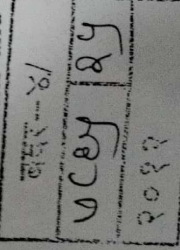


VIII. The Original Tenant Shri Chandrakant Hemani was in occupation and possession of Room on 1st Floor measuring 410 Sq.Ft.Carpet area in "Jani Nivas", being situated at Manuman Road, Vile-Parle (East),Mumbai-400 057 and using as residence in the structure more particularly described in the schedule hereunder written and paying monthly rent/compensation of Rs.100/- to the Owner Landlord/ (hereinafter for the sake of brevity referred to as the said "Tenanted Premises").

IX. Shri Chandrakant Hemani died intestate at Mumbai on or about 15th October, 1995 leaving behind him surviving his Son SHRI NILESH CHADRAKANT HEMANI as his heir and legal representative according to the Hindu Law of Succession by which he was governed at the time of his death, who was residing with his father at the time of his death.

X. The Dispute and difference arose between P.B.SHAH (H.U.F.) the Landlord and Shri Nilesh Chandrakant Hemani for Tenancy right in respect of Room on 1st Floor in Jani Niwas, therefore Shri Nilesh Chandrakant Hemani filed declaratory Suit in the Small Cause Court at Mumbai bearing R.A.D Suit No 378 of 2001 against P.B.SHAH (H.U.F.) for declaration.

XI. Dispute and difference between Plaintiff and Defendants to the R.A.D.Suit No. 378 of 2001 have been settled pursuant to settlement party to the suit have signed consent terms and tendered in the said



Small Cause Court the said judge of the Court passed consent decree in terms of consent terms on 3rd August, 2001.

XII. Under a Declaration dated 7th January, 2004 made by the said Ms. Payal Bhikubhai Jani registered with the Sub-Registrar of Assurance at Bandra under Serial No. 218 of 2004 the said Ms. Payal Bhikubhai Jani confirmed the said decree dated 8th March, 1988.

XIII The Owner/Landlord have got approved from the Brihaumumbai Municipal Corporation the plans, specifications, elevations, sections and details of the building under the I.O.D. bearing No. CE/226/WS/AK dated 31st August, 2002.

XIV. The Landlord/Owner is absolutely seized and possessed and/or otherwise well and sufficiently entitled to piece of parcel of land being lying and situated at Village-Vile-Parle (East), Mulka-Andheri, Original Plot No.87, Final Plot No.40 of Town Planning Scheme No.11, Vile-Parle (East), Plot bearing C.T.S. No.561, 561/1 measuring 1101.73 Sq.Yards equivalent to 846 Sq.Mtrs. or thereabouts together with building standing thereon used, occupied and possessed by the tenants known as "JANI NIVAS" at Hanuman Road, Vile-Parle (East), Mumbai - 400057 in the Registration District and Sub-District of Mumbai Suburban District, more particularly described Schedule hereunder written (hereinafter for sake of brevity's referred to as "the said property").

XV. As per the agreement dated 2.8.2001 between the Tenant/Purchase herein and the owner and as per the Consent Terms filed in the Small Causes Court in Mumbai in RAD Suit No.378 of 2001 the Tenant/Purchaser is entitled to get flat area admeasuring about 410 Sq. Ft. Carpet on the front side of the new building. However, the Landlord/Owner is not able to provide Flat on the front side of the building, therefore Landlord/Owner agreed to provide alternate accommodation to the Tenant/Purchaser herein in rear side of the building area admeasuring 475 Sq.ft. carpet area and the Tenants/ Purchasers purchased additional area 305 Sq.ft. Carpet area at the agreed cost of Rs.20,00,000/- (Rupees Twenty Lakhs only) making aggregate of 780 Sq.ft. Carpet area being Flat No.302 on 3rd

100
 VCEY 25
 2008

Floor on the rear side of Vardhaman Apartment, being situate at Hanuman Road, Vile Parle (East), Mumbai -400 057 constructed on Property more particularly described in the schedule hereunder written.

XVI. The Landlord/Owner has completed construction work of the said Property as per approved and sanctioned plan by Brihanmumbai Municipal Mahanagar Palika Comprising residential Flats and car parking space only, availing TDR permissible in respect of the said land. The New Building is named as "VARDHAMAN APARTMENT".

XVII. A Copy of Property card or extract of relevant record showing the nature of the title of the Landlord/Owner to the said property on which the flats are constructed approved by the Tenant/Purchaser. A copy of property card extract annexed hereto and marked "Annexure" A".

XVIII. During course of the construction the Landlord/Owner had given the temporary accommodation to the tenant /Purchaser as per agreement entered in between them (Copy attached herewith) on 02/08/2001 for the 3rd floor of Jani Niwas in rear (Building & had promised to give New accommodation in the Front Building of Jani Niwas (Vardhaman Apartment), on Vacating the rear premises given Tenant /Purchaser as Temporary accommodation. Somehow owner not able to fulfill the condition of giving accommodation in the front side of Vardhaman Apartment , and as such now both the parties have mutually agreed as follows :-

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

FOLLOWS:

1. The Landlord/Owner shall give as a permanent accommodation on the rear side of the Vardhaman Apartments i.e. Flat No. 302 presently occupied by the Tenant/Purchaser admeasuring about 475 Sq. Ft. Carpet on the rear side of the building in lieu of the flat that was agreed to be provided on the front side of the building and in addition an extra area of 305 Sq.Ft. Carpet at an extra consideration of

WCEY/R6
2022

Rs.20,00,000/-Rupees Twenty Lacs Only) thus totally having an area of 780 Sq. Ft. Carpet on the Third floor of "VARDHAMAN APARTMENT" on the rear side of the building as per the plan attached herewith, which the Tenant/Purchaser agrees to accept & relinquish their claim on the front side of "VARDHAMAN APARTMENT" forever as entitled to as per the agreement dated 2.8.2001 and the Consent Filed in the court & accepts the rear side of flat on the 3rd floor having an total Area of 780 Sq. Ft. Carpet. The Landlord/Owner/ have informed to the Tenant/Purchase that Occupation certificate has been obtained upto 4th floor & assessment has been also made by the assessment department of BMC.

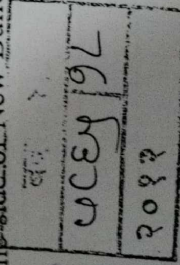
2. The Flat No. 302 will be the number of New Flat having an total carpet area of 780 Sq.Ft.on rear side of "VARDHAMAN APARTMENT", being situate at Hanuman Road, Vile-Parle (East) Mumbai-400 057, the building constructed on the Property more particularly described in the schedule hereunder written.

It is expressed agreed, declared & confirmed that the owner has provided to the Tenant/Purchaser total area of 780 Sq. Ft out of which 715 Sq. Ft. Carpet area was given to Tenant as a temporary accommodation at a consideration cost of Rs. One on Ownership basis & a further area of 305 Sq. Ft. Carpet of the consideration of Rs. 20,00,000/- (Rupees Twenty Lacs Only) on the 3rd floor of Vardhaman Apartment, Flat No. 302 having an total carpet area of 780 Sq. ft. (Carpet)

4. The New flat has been shown by red colour boundary as per the attached plan herewith.

5. Price of the additional area is considered as Rs. 20,00,000/- Rupees Twenty Lacs Only) and shall be paid by the Tenant/Purchaser to the Landlord/Owner herein on execution of these presents being full and final consideration (payment and receipt whereof the Landlord/Owner doth hereby admit and acknowledge and discharge the Tenant/Purchaser forever).

6. It is agreed by the Landlord/Owner that one open parking in the open space of both the side of New Building will be provided to



the Tenant/Purchaser free of cost except monthly parking charges shall be paid to the Building society /Owner and the said parking area will be duly earmarked.

7. The Tenant/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Landlord/Owner the following amounts.

(a) Rs.250 +200- towards share money, application entrance
 (b) Rs. 10000/- towards expenses for formation and registration of the society or Limited Company.

(c) Rs. 100000/- towards deposit for proportion share of taxes and other charges.

Total Rs. 110450/- (Rupees One Lakh Ten Thousand Four hundred Fifty only)

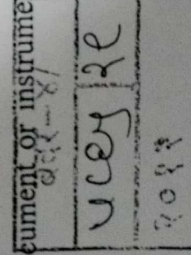
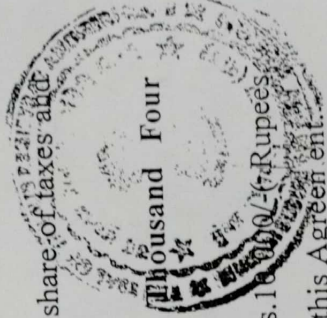
8. The Tenant/Purchaser shall pay a sum of Rs.100000/- (Rupees Ten Thousand Only) as legal charges for preparing this Agreement.

9. The Tenant/Purchaser shall also bear and pay any amount or charges as may be levied by B.M.C or by any other local body including VAT accruing after the date of signing of this agreement as Development charges or under any other head from time to time.

10. The amounts mentioned in clauses 19 and/or 20 (ii) and/or 21 that shall be paid by the Tenant/Purchaser shall not be accountable in ~~total~~ and/or refundable.

The Landlord/Owner shall utilize the amount that shall be paid by the Tenant/Purchaser to the Landlord/Owner for meeting all legal costs, charges and expenses including professional costs of the Attorney-at-law/advocates of the Landlord/Owner in connection with formation of the said society, or as the case may be Limited Company, preparing its rules regulations and by-laws and the cost of preparing and engrossing the conveyance.

12. Eight days before lodging the conveyance for registration, the Tenant/Purchaser shall pay to the Landlord/Owner the Tenant/Purchaser share of stamp duty and registration charges payable, if any, by the said society or Limited Company on the conveyance or any document or instrument of transfer in respect of



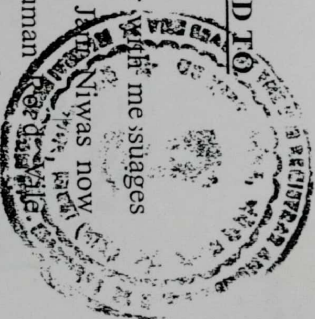
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alone and the Landlord/Owner shall not be liable to contribute any amount towards any such expenses

21. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.

IN WITNESS WHEREOF the parties hereto have here into set and subscribed their respective hands to these presents on the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO



ALL THAT piece or parcel of land together with the messuages tenements and two buildings previously known as Jadhav Niwas now Vardhman Apartment thereon situated at 60, Hanuman Parle (East), Bombay 400 057 in the Bombay Suburban District, Sub-District Bandra, admeasuring about 1011 sq. yds. Or 846 sq. meters bearing original Plot No. 87 Final Plot No. 40 TPSI, Bombay Municipal 'K/E' Ward No. 1318 (1), and 1318 (2) Street Nos. 46A and 46B, Hanuman Road and bearing CTS No.561 and 561/1 to 5 bounded as follows; on the East by Plot No. 41, on the West by Plot No. 39 on the North by the zonal boundary between TPS I & TPS IV and on the South by Hanuman Road.

SIGNED, SEALED AND DELIVERED by) **For P. B. SHAH (HUF.)**
the withinnamed "OWNERS")
P. B. SHAH H.U.F.)
through its Karta and Manager)
Shri Pravinchandra Babubhai Shah)
In the presence of)
)
)
)



KARTA

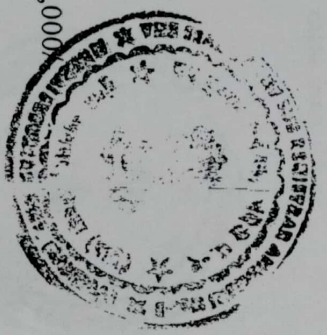
RECEIVED	33
2022	

SIGNED, SEALED AND DELIVERED by)
 the withinnamed "TENANTS/
 PURCHASERS")
 SHRI NILESH HEMANI)
)
 in the presence of)
)

(Handwritten signature)



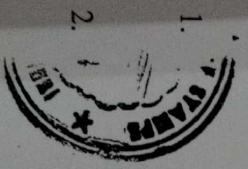
RECEIVED the day and year first)
 hereinabove written of and from the)
 withinnamed Tenant/Purchaser a)
 sum of Rs.20,00,000/- (Rupees Twenty)
 Lakhs only) vide Cheque No. _____)
 dated ___/05/10, drawn on The Bank)
 of Maharashtra, Vile-Parle(East),)
 Branch being full and final payment)
 withinmentioned have been paid by)
 them to me.)
) Rs.20,00,000/-



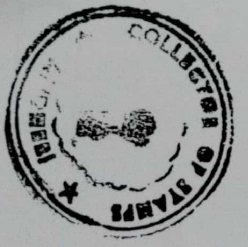
WITNESSES:

I SAY RECEIVED

LANDLORD/OWNER



UCBY 38
 2022



MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
 MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'

COMMENCEMENT CERTIFICATE
 No. CE/ 226 /BH/WS/MAK of the provision of the Maharashtra Regional and Town Planning Act, 1974

30 JAN 2003

Engineer Bldg. Proposal (Western Ward)
 H. and K. Wada.
 Municipal Office, R. K. Parkar Marg
 Bandra (W.) Mumbai - 400 051

With reference to your application No. 287- dated 21/7/02
 permission will 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 Town Planning Act 1966, to erect a building.
 Mumbai Municipal Corporation Act 1888 to erect a building.
 Mumbai Municipal Corporation Act 1888 to erect a building.
 To the development work of Proposed 3 d/d/coln. CTS No. 100/100/100
 # premises at Street Hanuman Road village Dele Ghat Ward 10 Plot 1, SHARDA
 No. 49, TP 5, F situated at M/e. Dele Ghat Ward 10 Record No. 402

NOTARY
 of Development
 Registrar Regional
 Section 346 of the
 Maharashtra Regional
 and Town Planning Act, 1966

The Commencement Certificate/Building Permit is granted on the following conditions:
 1. The land vacated in consequence of the endorsement of the set-back 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. It is permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall not in any case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 4, of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if the Development work in respect of which permission is granted under the Act is not carried out or the use thereof is not in accordance with the sanctioned plan.

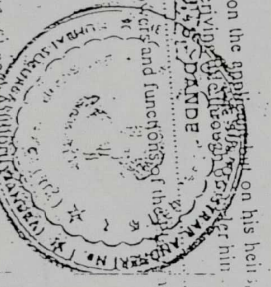
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by fraud or under 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 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri Prakash D. Dande Executive Engineer to exercise his powers and functions of this certificate.

This CC is valid upto 29 JAN 2003
 This Commencement certificate is for the work with Plinth only and on behalf of Local Authorities Greater Mumbai
 The Municipal Corporation of Greater Mumbai



FOR
 MUNICIPAL CORPORATION FOR GREATER MUMBAI
 2606

2003
 86

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CE/226/WS/AK of

27 AUG 2004

Ex. Engineer Bldg. Proposal [E] 3
H and K - Wards
Municipal Office B. M. Patkar Ward
Bandra (West), Mumbai-400 053.

PART OCCUPANCY CERTIFICATE

To
✓ Shri Pravinchandra Babubhai Shah, Owner.
301, Bharat Apartment, Juhu Lane,
Andheri (West), Mumbai - 400056.

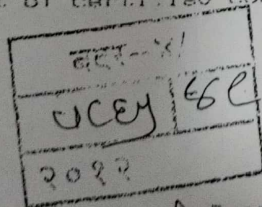
Sir,

The part development work of building comprising of
Stilt + Four Upper Floors (Phase I) on plot bearing
C.T.S.No.561, F.P.No.40 of TPS J situated at Hanuman Road,
Vileparle (East), Mumbai completed under the supervision of
Shri Surendra G. Nemivant, Architect, License No.CA/75/2050
may be occupied on the following conditions :-

- 1) That the Cft. under section 270-A of S.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) That all the conditions of I.O.D. shall be complied with for the remaining work.
- 3) That the Lift will not be operated without obtaining Lift Inspector's Certificate.
- 4) That the Lift Inspector's Certificate will be submitted.
- 5) That occupancy certificate is granted without prejudice to any action initiated under Section 353-A/471 of MMC Act.

Note : Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, this occupation cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A set of certified completion plan is attached herewith.

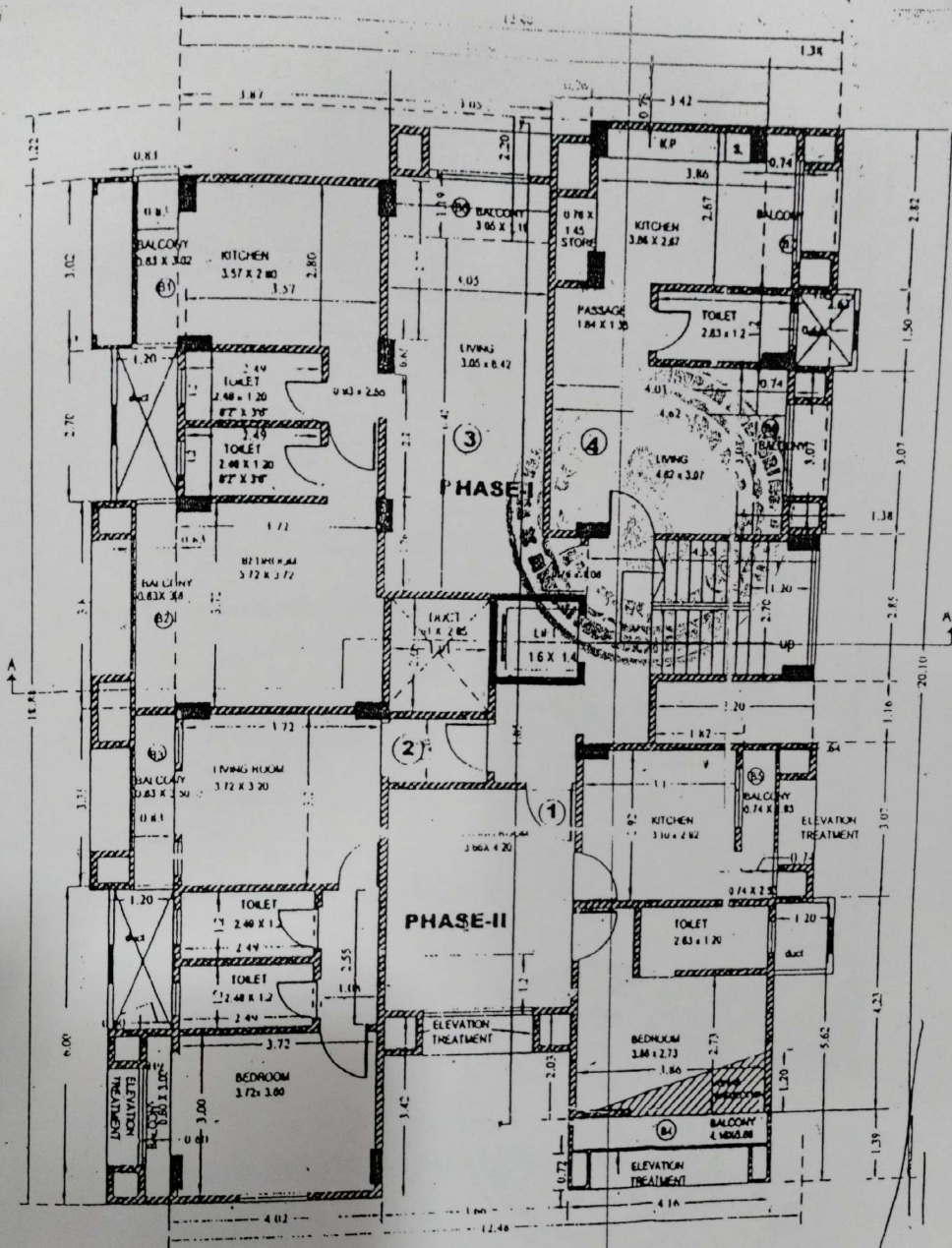


- Yours faithfully,

Pravinchandra
26/8/04

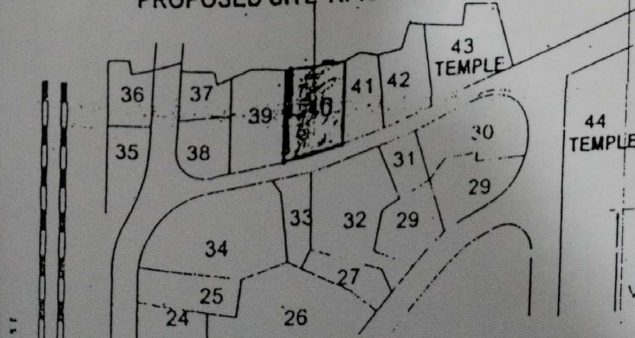
Executive Engineer, (Bldg. Proposals)
for Western Subs. H & K/East Wards.

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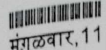


SECOND & THIRD FLOOR PLAN
 SCALE = 1:100

PROPOSED SITE T.P.S IV 4 IV A



Handwritten note:
 07-07-20
 WCEY 190
 1000



मंगळवार, 11 सप्टेंबर 2012 1:15 म.नं.

दस्त गोषवारा भाग-1

वदर4

दस्त क्रमांक: 7865/2012

दस्त क्रमांक: वदर4 /7865/2012

बाजार मुल्य: रु. 34,55,000/-

मोबदला: रु. 4,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,55,450/-

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

पावती:8123

पावती दिनांक: 11/09/2012

अ. क्र. 7865 वर दि.10-09-2012

सादरकरणाराचे नाव: निलेश - हेमानी

रोजी 12:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1640.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 82

दस्त हजर करणाऱ्याची सही:

एव.ण: 31660.00

सह. दु. नि. सह. नि. वदर4 यांचे कार्यालयात
अ. क्र. 7865 वर दि.10-09-2012
रोजी 12:40 म.नं. वा. हजर केला.

सह. दु. नि. सह. नि. वदर4 यांचे कार्यालयात
अ. क्र. 7865 वर दि.10-09-2012
रोजी 12:40 म.नं. वा. हजर केला.

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिक्षा क्र. 1 11 / 09 / 2012 01 : 15 : 11 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 11 / 09 / 2012 01 : 15 : 34 PM ची वेळ: (फी)



11/09/2012 1 18:07 PM

दस्त गोपवारा भाग-2

वदर4 C2 C2
दस्त क्रमांक: 7865/2012

दस्त क्रमांक : वदर4/7865/2012
दस्ताचा प्रकार :-

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छाया चित्र	अंगठ्याचा ठसा
1	नाव:पी बी शाह एच यू एफ चे कर्ता आणि मॅनेजर प्रतिपाचंद्र बाबूभाई शाह पत्ता: फ्लॅट नं: 501, माळा नं: 5, इमारतीचे नाव: वर्धमान अपार्टमेंट, ब्लॉक नं: विलेपार्ले पू, रोड नं: हनुमान रोड, शहराचे नाव: मुंबई, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400057 पॅन नंबर: AAHHS7565K	लिहून देणार वय :-72 स्वाक्षरी:-		
2	नाव: निलेश - हेमानी पत्ता: फ्लॅट नं: 1, माळा नं: 3, इमारतीचे नाव: जानी निवास, ब्लॉक नं: विलेपार्ले पू, रोड नं: हनुमान रोड, शहराचे नाव: मुंबई, राज्य: Maharashtra, जिल्हा: Mumbai, पिन: 400057 पॅन नंबर: AAAPH5083L	लिहून घेणार वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 11 / 09 / 2012 01 : 17 : 17 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दिपेश - सांचला वय: 33 पत्ता: 112-ए, 1ला मजला, सुपरमार्केट सोसायटी, मोधीबाई रोड, विलेपार्ले पू मुंबई पिन कोड: 400057			
2	नाव: दिपक राजराम मोरे वय: 25 पत्ता: सदर पिन कोड: 400057			

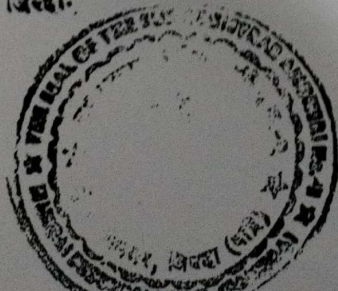
शिक्षा क्र.4 ची वेळ: 11 / 09 / 2012 01 : 17 : 50 PM

शिक्षा क्र.5 ची वेळ: 11 / 09 / 2012 01 : 18 : 06 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-2

स्वाक्षरी करणारा: ... या
दस्तामय: C2 चाचे आहेत.
सह. दुय्यम निबंधक, अंधेरी क. २
मुंबई उपनगर जिल्हा. 7865 / 2012

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

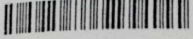


वदर-81 UCAY / 2092

पुस्तक क्रमांक: ... वर

नोंदणी दिनांक: 05/09/2012

सह दुय्यम निबंधक, अंधेरी क. २
मुंबई उपनगर जिल्हा



14 September, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ऑफिस 2

दस्त क्रमांक : 7865/2012

नोंदणी 63

Regn. 63m

गावाचे नाव : विलेपार्ले

- | | |
|---|--|
| (1) विलेखाचा प्रकार | |
| (2) मोबदला | रु.400,000/- |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.3,455,000/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 561, 561/ 1 ते 5, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : सदनिका क्रं 302, 3रा मजला, वर्धमान अपार्टमेंट, हनुमान रोड, विलेपार्ले पू मुंबई-57.--- एडीजे ए/1501/2010, दिं 25/05/2010 |
| (5) क्षेत्रफळ | 475.00 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- पी वी शाह एच य एफ चे कर्ता आणि मॅनेजर प्रविणचंद्र बाबू.ई शाह ; वय: 72;
पत्ता :- फ्लॅट नं:501 माळा नं:5 इमारतीचे नाव:वर्धमान अपार्टमेंट,ब्लॉक नं:विलेपार्ले पू, रोड नं:हनुमान रोड,शहराचे नाव:मुंबई,राज्य:Maharashtra,जिल्हा:Mumbai,पिन:400057
पिन कोड:- 400057
पॅन नंबर: AAHHS7565K |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- निलेश - हेमानी ; वय:52;
पत्ता:- फ्लॅट नं:1, माळा नं:3 इमारतीचे नाव:शानी निवास,ब्लॉक नं:वि.पार्ले पू, रोड नं:हनुमान रोड,शहराचे नाव:मुंबई,राज्य:Maharashtra,जिल्हा:Mumbai,पिन:400057;
पिन कोड:- 400057
पॅन नं:- AAAPH5083L |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/09/2012 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 11/09/2012 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 7865/2012 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.155,450/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना नियडलेला अनुच्छेद :-

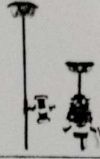
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



m. b. andurlekar & associates

(Land Surveyors & Civil Engineers)

Off. : 2617 7805
Fax : 2610 0937
Resi. : 2683 2500
Email : mb.andurlekar@rediffmail.com



602 'A' Wing, Bldg. No. 1,
Om Sai Ganga Co-op. Hsg. Soc. Ltd.
Jeevan Vikas Kendra Marg,
Vile Parle (E), Mumbai - 400 057

Job No. 2020.130A
Date: 11/02/2020

To,
Mr. Vipul Shah
702, Vardhaman Apt. Co-Op. Hsg. Soc.,
Hanuman Road, Vileparle (E)
Mumbai - 400 057.

Sub : Certified Carpet Area for Flat No. 302.

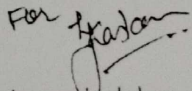
Dear Sir,

PFA Layout measuring carpet area for Flat No. 302, 3rd Floor, Vardhaman Apt. Co-Op. Hsg. Soc., Hanuman Road, Vileparle (E), Mumbai - 400 057.

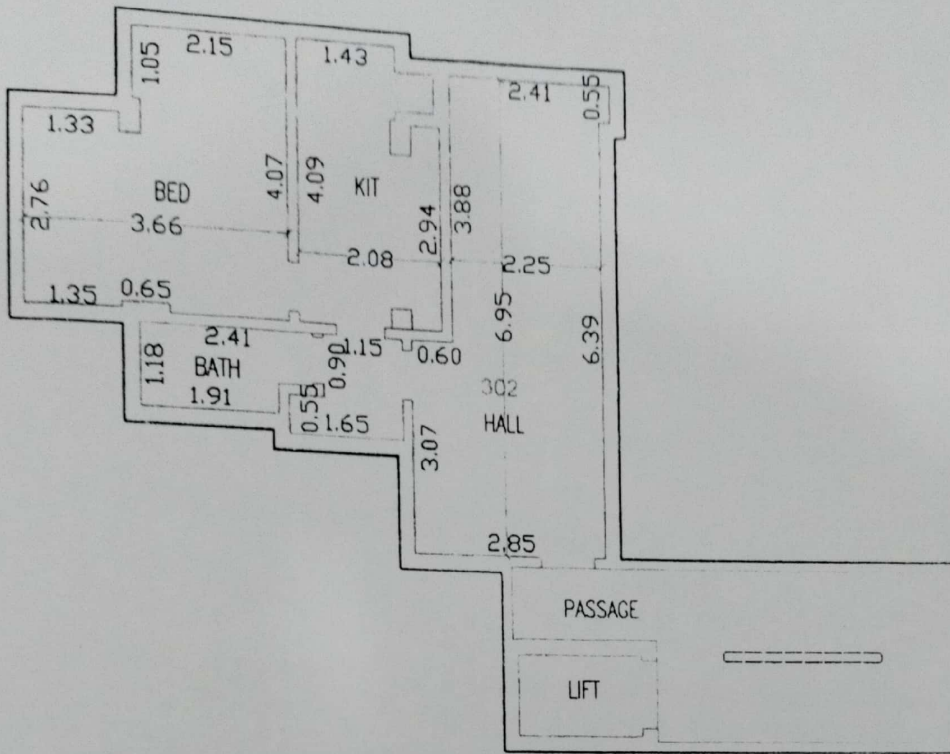
The measurement was recorded on 11/02/2020 at 10.45 am in presence of Mr. Nilesh Hemani for the above Flat.

We hereby certify the measurement in the attached plan bearing Carpet Area 43.27 Sq.M.

Thanking you,

For

For m. b. andurlekar & associates

MH



TOTAL CARPET AREA = 43.27 Sq.M.

NOTE :-

- 1) ALL DIMENSIONS ARE IN METRE.
- 2) DOOR JAM IS INCLUDED IN CARPET AREA.

For Lead
 Off. Tel.: 26777805 Resl.: 26832500
M. B. ANDURLEKAR & ASSOCIATES
 (LAND SURVEYORS)
 602 'A' WING BLDG. NO. 1,
 OM SAI CH. NEA CHS. LTD.
 JEEVAN VIKAS KENDRA MARG,
 VILE PARLE (E), MUMBAI - 400 057.

FLAT No. 302, VARDHAMAN APT. CO-OP. HSG. SOC., HANUMAN ROAD, VILEPARLE (E), MUMBAI - 400 057.

Scale :- 1 : 100

DATE :- 11.02.2020

AK