

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202410101382	10 October 2024, 11:07:24 AM			
करल					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	मुंबई (उपनगर)				
मूल्य विभाग	120-कांजूर - कुर्ला				
उप मूल्य विभाग	भूभाग: उत्तरेस गाव सीमा, पूर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे लाईन				
सर्व्हे नंबर / न. भू क्रमांक :	सि.टी.एस नंबर# 11006				
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
70480	161790	186060	202900	161790	चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	81.54 चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.302500/-
उद्दाहन सुविधा-	आहे	मजला -	31st floor And Above		
प्रकल्पाचे क्षेत्र-	Above 2 hector	रस्ता सन्मुख .			
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
<b>(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर</b>		= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) * 105 % )			
प्रकल्पाचे क्षेत्रानुसार		निवासी सदनिका करीता प्रती चौ मीटर दर = Rs 169879.5/-			
मजला निहाय घट/वाढ		- 120% apply to rate = Rs.203856/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= ( ( (203856-70480) * (100 / 100 ) ) + 70480 )			
		= Rs.203856/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 203856 * 81.54				
	= Rs.16622418.24/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	27.88 चौरस मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 27.88 * ( 169879.5 * 25/100 )				
	= Rs 1184063.6/-				
Applicable Rules	= 5 अ,10.4.16				
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य + तळाघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लागतल्या गावाचे मूल्य + वरील गावाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बांधकाम - संकेतिकल वाहनतळ					
= A + B + C + D + E + F + G + H - I + J					
= 16622418.24 + 0 + 0 + 0 + 1184063.6 + 0 + 0 + 0 + 0 + 0					
= Rs 17806481.84/-					

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*(Signature)*  
सह दुय्यम निबंधक कुर्ला -२  
मुंबई उपनगर जिल्हा



Department of Stamp & Registration, Maharashtra		करला - २	
Receipt of Document Handling Charges		११२५५	३ ३९०
PRN 1024098517714	Date 09/10/2024	२०२४	

Received from DHC, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN	Date 09/10/2024
Bank CIN 10004152024100918688	REF No. CHR3140437

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024093617779	Date 09/10/2024

Received from DHC, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN	Date 09/10/2024
Bank CIN 10004152024100916748	REF No. CHR3140847

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024091117838	Date 09/10/2024

Received from DHC, Mobile number 7039411234, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.

Payment Details

Bank Name SBIN	Date 09/10/2024
Bank CIN 10004152024100918794	REF No. CHR3141359

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

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**AGREEMENT FOR SALE**

*Shajna*  
*Jenny P.V.*

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this <sup>th</sup> 10 day of October, 2024

**BETWEEN**

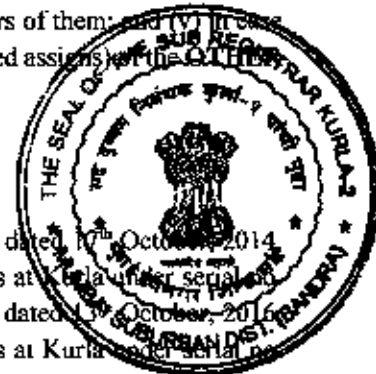
**SUSNEH INFRAPARK PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013, having its registered office at c/o. Evie Real Estate Pvt. Ltd., Aryabhata Building, C.G. Compound, Kanjurmarg (East), Mumbai - 400042 (through its duly Authorized Signatory Mr/MS. Aranya R. Joshi, authorized under Board Resolution /POA dated 8/2/2024 hereinafter referred to as the "the Promoter", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART;**

**AND**

**SHAJAN THEKKUMPEEDIKA ANTHONY & JENNY SHAJAN T**, having his/her/their address at **IRIN VILLA, A.B COMPOUND, KHERANI ROAD, SAKINAKA, MUMBAI 400072**, hereinafter referred to as "the Allottee", (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (i) in case of an individual, his/her/their heirs, executors, administrators and permitted assigns; (ii) in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner of the firm; (iii) in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary; (iv) in case of a trust, the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them; and (v) in case of a body corporate/company, its successors in business and permitted assigns) of the **OTHER PART.**

**WHEREAS:-**

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17<sup>th</sup> October 2014 registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-1/9377 of 2014 as rectified by a Deed of Rectification dated 13<sup>th</sup> October 2016 registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-1/10449 of 2016, both executed between Crompton Greaves Limited ("CG") and Evie Real Estate Private Limited ("Evie"), (b) an Indenture of Conveyance and Assignment dated 27<sup>th</sup> October 2015, registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-2/9732 of 2015, as rectified by a Deed of Rectification dated 13<sup>th</sup> October, 2016, registered with the office of the Sub- Registrar of Assurances at Kurla under Serial No. KRL-1/10450 of 2016, both executed between CG and Evie, (c) an Indenture of Lease dated 21<sup>st</sup> October 2015 ("the said Lease") executed between The Tata Power Company Limited and Evie, registered with the office of Sub-Registrar of Assurances at Kurla under serial no. KRL-2/9624 of 2015, and subject to the terms and conditions mentioned therein, and (d) an Indenture of Conveyance and Assignment dated 29<sup>th</sup> December, 2021, registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-4/23802 of 2021 executed between CG and Evie, Evie became entitled to and seized and possessed of all those pieces or parcels of land bearing CTS Nos. 676, 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5, 1009/6, 1010(part), 1011 (part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring in aggregate 1,45,330.06 square meters ("the Larger Land") of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042. The Larger Land is more



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particularly described in the **First schedule** hereunder written and is delineated with a black colour boundary line on the plan annexed hereto and marked as **Annexure "A"**.

- B. By and under a Deed of Conveyance cum Assignment dated 6<sup>th</sup> February 2021 and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. KRL-1/2535 of 2021 executed between Evie and the Promoter herein, Evie sold, conveyed, assigned and transferred to the Promoter, Evie's right, title and interest in a portion of the Larger Land admeasuring in aggregate 22,079 square meters and bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("said Phase 2 Land") together with such FSI as agreed between the Parties and the structures constructed and to be constructed thereon for the consideration and on the terms and conditions as stated therein. The said Phase 2 Land is more particularly described in the **Second Schedule** hereunder written and is delineated with a red colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. This Deed of Conveyance cum Assignment was executed pursuant to a Business Transfer Agreement dated 6<sup>th</sup> February 2021 executed between Evie and the Promoter (BTA), whereby Evie transferred its business undertaking including the said Phase 2 Land, the FSI of 99,740 square meters arising in the manner set out in the BTA and the business of construction and development (and all activities related thereto) of the said Phase 2 Land by utilising the FSI of 99,740 square meters in the manner as stated therein.
- C. There are no litigation pending with respect to the said Phase 2 Land and the encumbrances affecting the said Phase 2 Land are annexed hereto and marked as **Annexure "B"**.
- D. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the said Phase 2 Land and is undertaking the development of the said Phase 2 Land in a phase-wise manner.
- E. Evie is already developing the following towers on the portion/part of the Larger Land in accordance with the sanctions and approvals obtained/to be obtained from Municipal Corporation Greater Mumbai ("MCGM"):-

- a) 8 residential buildings known as Tower/Wing-A (IVY), Tower/Wing-B (DAFFODILS), Tower/Wing-C (IRIS), Tower/Wing-D (MARIGOLD), Tower/Wing-E (JASMINE), Tower/Wing-F (Sunflower), Tower/Wing-G (Garden Vista) and Tower/Wing-H. Tower/Wing-A and Tower/Wing-B each comprising 53 Nos. of slabs of super structure viz. 2 basement plus 4 podium plus 50 habitable floors; Tower/Wing-C and Tower/Wing-D each comprising 53 Nos. of slabs of super structure viz. 3 basement plus 4 podium plus 50 habitable floors; Tower/Wing-E comprising 46 Nos. of Slabs of super structure, viz 3 basement plus 4 podium plus 43 habitable floors, Tower/Wing-F and Tower/Wing-G each comprising 53 Nos. of slabs of super structure viz. 2 basement plus 4 podium plus 50 habitable floors and Tower/Wing-H comprising 53 Nos. of slabs of super structure viz. 2 basement plus 5 podium plus 50 habitable floors; (hereinafter collectively referred to as "**Phase I Residential Buildings**"). Phase I Residential Buildings are shown on the plan annexed hereto marked as **Annexure "A"**) and to be identified as "**Phase I Project**". Each of the Phase I Project is independently registered by the Promoter as separate real estate projects with the Real Estate Regulatory Authority ("**Authority**"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("**RERA Rules**"). The Authority has duly issued Certificates of Registration for each of the 7 buildings in said Phase I Project in the following manner namely:

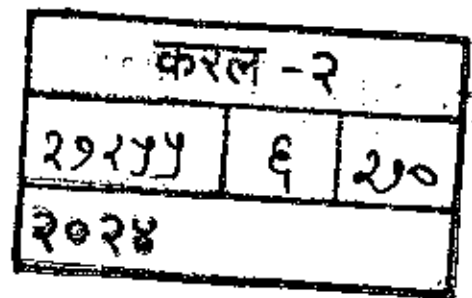
1. **Tower/Wing-A on the said Tower/Wing- A Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of



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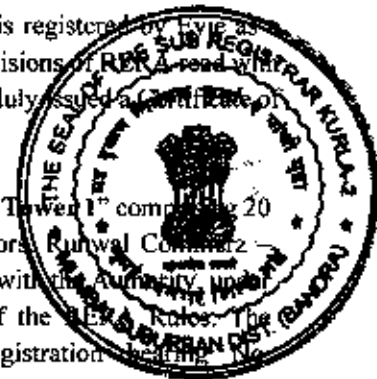
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Registration bearing No. P51800001670;

2. **Tower/Wing-B on the said Tower/Wing- B Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800005684;
3. **Tower/Wing-C on the said Tower/Wing- C Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001903;
4. **Tower/Wing-D on the said Tower/Wing- D Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001296; and,
5. **Tower/Wing-E on the said Tower/Wing- E Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800001477.
6. **Tower/Wing-F on the said Tower/Wing- F Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800032824.
7. **Tower/Wing-G on the said Tower/Wing- G Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800035134.
8. **Tower/Wing-H on the said Tower/Wing- H Land** is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800050459.
- b) A Commercial Tower known as "Runwal Commerz - Tower 1" comprising 20 Nos. of slabs of super structure and 17 habitable floors. Runwal Commerz - Tower 1 is registered by Evie as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800047579.



- F. The Promoter proposes to develop another phase ("Phase 2") to be known as "Runwal Avenue" comprising of 6 (six) residential buildings i.e. Tower/Wing -I, Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N and retail/commercial shops on the said Phase 2 Land. The Phase 2 buildings are shown hatched in blue, yellow, grey, green, pink and purple colours on the plan annexed hereto as Annexure "A". The Promoter is now developing Tower/Wing-M on a portion/part of the Phase 2 Land admeasuring 369.76 square meters (plinth area) i.e., "the said Land" (the said Land is more particularly described in the Third Schedule hereunder written and is washed in pink colour on the plan annexed hereto and marked as Annexure "A") as a phase of the Whole Project (as defined below). The Promoter has already launched Tower/Wing-J on a portion/part of the said Phase 2 Land. Tower/Wing-J on the said Tower/Wing- J Land is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800026860. Promoter has already launched Tower/Wing-K on a portion/part of the said Phase 2 Land. Tower/Wing-K on the said Tower/Wing-

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K Land is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800028811 for Tower/Wing K. The Promoter has already launched Tower/Wing-L on a portion/part of the said Phase 2 Land. Tower/Wing-L on the said Tower/Wing- L Land is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800031895 for Tower/Wing L. The Promoter has already launched Tower/Wing-N on a portion/part of the said Phase 2 Land. Tower/Wing-N on the said Tower/Wing- N Land is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800047741 for Tower/Wing N. The Promoter has already launched Tower/Wing-I on a portion/part of the said Phase 2 Land. Tower/Wing-I on the said Tower/Wing- I Land is registered by the Promoter as a "real estate project" with the Authority, under the provisions of RERA read with the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800048234 for Tower/Wing I. The Promoter is now developing Tower/ Wing-M in Phase 2 as a "Real Estate Project" and has registered Tower/Wing-M as a 'Real Estate Project' ("the Real Estate Project") with the Authority, under the provisions of the RERA Rules. The Authority has duly issued a Certificate of Registration bearing No. P51800033514 dated 22<sup>nd</sup> February 2022 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as Annexure "C" hereto.

- G. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land, said Phase 2 Land including the said Land in a phase-wise manner. The Allottee has also examined all documents recited hereinabove and the documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.
- H. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:

- i. The name of the Real Estate Project shall at all times be known as "Runwal Avenue Wing - M". The Real Estate Project consists of 1 residential building/wing/tower and retail/commercial shops on the Ground and First level.



- The details of the residential building/tower/wing and retail/commercial shops is as follows:

- The Real Estate Project comprising 54 floor + Retail + 5 Podiums + 50 habitable floors and 52 nos. of slabs of super structure out of which 50 habitable floors have been sanctioned.

- The Real Estate Project shall comprise premises consisting of apartments and flats and tenement/s and retail/commercial/shops as per the details provided in the **Fourth Schedule** hereunder written.

- iv. Total FSI of 18584.51 square meters has been proposed for the Real Estate Project and the same shall get consumed/utilized as per the approvals/sanctions from time to time, in construction and development of the Real Estate Project.

- v. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee in common with the allottees of Tower/Wing-J, Tower/Wing-N, Tower/Wing-L, Tower/Wing-K and Tower/Wing-I are listed in the **Fifth Schedule** hereunder written ("Real Estate Project Amenities"). It is clarified that the Real Estate Project Amenities will not be available for use by

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*Jenny P.V.*

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allottees of retail/commercial units/premises in the Real Estate Project. It is further clarified that the common areas, facilities and amenities provided by the Promoter in Phase 2 are self-sufficient. Therefore, no part of common areas, facilities and amenities comprised in Phase 1 ("Phase 1 Project Real Estate Project Amenities") shall be usable by the Allottee save and except the Real Estate Project Amenities provided herein. Similarly, no part of the common areas, facilities and amenities comprised in Phase 2 ("Phase 2 Project Real Estate Project Amenities") shall be usable by the allottees of Phase 1 Project save and except the Phase 1 Project Real Estate Project Amenities.

- vi. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Sixth Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- vii. The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- viii. The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the Allottee and other allottees of apartments/flats/shops in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure, such as cables, pipes, wires, antennae, base sub-stations, towers etc.
- ix. The details of formation of the Society, and conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in the agreement.
- x. A copy of the Intimation of Disapproval/Amended Plan Approval Letter bearing No. CHE/ES/3092/S/337/(NEW)/337/7/Amend dated 19-01-2023 and DIST. (BANDRA) Commencement Certificate bearing CHE/ES/3092/S/337/(NEW)/Other/3/New dated 26<sup>th</sup> August 2023 issued by the Municipal Corporation of Greater Mumbai, are annexed hereto and marked as **Annexure "D"** hereto.



The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

- I. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below-
  - i. The area of the Larger Land to be developed in a phase-wise manner is 1,45,330.06 square meters.
  - ii. The total FSI to be consumed in the Whole Project is 5,17,371.36 square meters (including sanctioned/ consumed and proposed FSI).
  - iii. Subject to the receipt of approvals/ sanctions from the Municipal Corporation of Greater Mumbai ("**MCGM**") and / or other competent authority(ies), the Promoter further proposes to construct new wings in addition to the Real Estate

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*Johnny P.V.*



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Project on a portion of the Larger Land by consuming additional FSI. ("Proposed Wings").

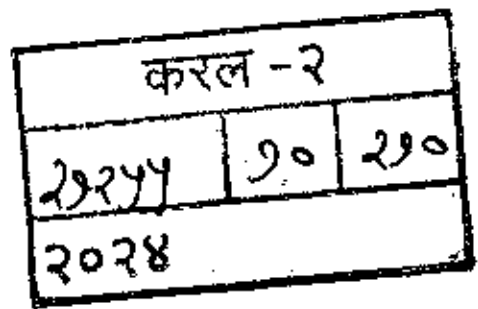
- iv. The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which specifies the location of the future proposed development to be built on the Larger Land. The Proposed Layout Plan showing the proposed future development is annexed hereto and marked as Annexure "A-1".
- v. As mentioned at Recital H (v) above, no amenities that are provided in the Whole Project, save and except the Real Estate Project Amenities shall be usable by the Allottees.
- vi. The Promoter shall be entitled to designate any spaces/areas in the Proposed Wing of the Whole Project (including on the terrace and basement levels of such towers comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- vii. The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time.
- viii. The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the said Land and on the façade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- ix. The Promoter shall be entitled to confer title of a particular tower/wing to such Other Societies.
- x. The details of formation of the Apex Body, and conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Larger Land are particularly specified in clauses below.
- xi. The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land remaining after handing over the stipulated percentage if any, to the MCGM or other statutory authority and/or after developing public amenities, only would be available for transferring to the Apex Body. The amenities and reservations affecting the Larger Land are shown in the Proposed Layout Plan annexed hereto at Annexure "A-1".
- xii. The nature of development of the Larger Land will be phase wise and would constitute a mixture of users (including residential, commercial, retail, school etc.) as may be permissible under applicable law from time to time. The Allottee shall have no objection to the mixed nature of development of the Larger Land.
- xiii. The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of



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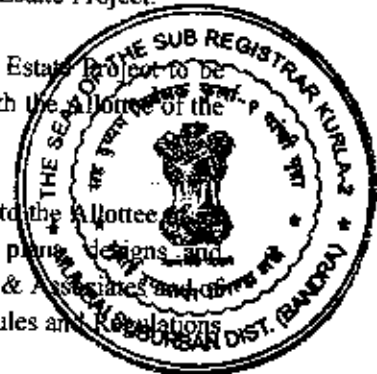


the RERA Rules.

- xiv. The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- xv. The Promoter will be entitled to develop the Larger Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the Larger Land and the structures to be constructed thereon from time to time.
- xvi. The Promoter would be entitled to give rights of way/ access/ easementary rights on the Larger Land for the development of adjoining lands of the Promoter and the same shall not be interrupted or interfered in any manner whatsoever.
- xvii. The name of the Whole Project shall at all times be "Runwal City Center".

The above details and further aspects of the proposed future and further development of the Larger Land, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> ("Proposed Future and Further Development of the Larger Land").

- J. The Allottee/s is/are desirous of purchasing a residential unit bearing No. TM-4403 on the 44<sup>th</sup> floor of Wing "M" (MANHATTAN) of the Real Estate Project (hereinafter referred to as the "said Premises").
- K. The Promoter has entered into standard agreement/s with an architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects.
- L. The Promoter has appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the architect and the structural engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.
- M. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- N. On demand from the Allottee, the Promoter has given inspection to the Allottee the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects, Sunil Ambre & Associates and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -



- (i) All approvals and sanctions issued by the Competent Authorities for the development of the Real Estate Project and the Whole Project including layout plans, master plan, approved plans, building plans, floor plans, change of user permissions, IOD, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;
- (ii) All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land.
- (iii) All the documents mentioned in the recitals herein above;
- (iv) Title Certificates of Wadia Ghandy & Co., Advocates & Solicitors ("Title Certificate"), certifying the right/entitlement of the Promoter, a copy whereof is annexed hereto and marked as Annexure "E"; and
- (v) The certified true copies of the Property Register Card for the Larger Land, which

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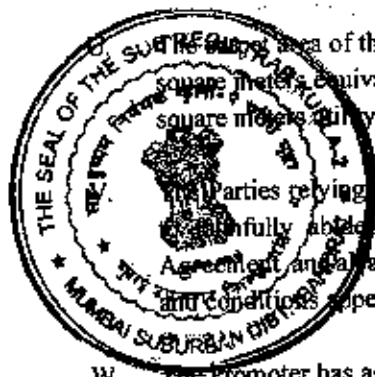
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are annexed hereto and marked as Annexure "F".

An authenticated copy of the plan of the Premises, is annexed and marked as Annexure "G" hereto.

- P. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- Q. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and/or are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter.
- R. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- S. Presently, the sanctioned plans shows that a tower for the Economically Weaker Section (EWS) shall be constructed on the Larger Land, however, in accordance with the Proposed Layout (being Annexure "A-1" hereto), the said tower is proposed to be moved out of the current location and is accordingly proposed to be constructed on any other portion of the said Larger Land subject to the prevailing rules and regulations.
- T. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm(s) that the Allottee has/have the financial capability to consummate the transaction.



area of the said Premises as defined under the provisions of RERA, is 69.48 square meters equivalent to 747.90 sq. feet plus 2.94 square meters deck area and 1.68 square meters utility area, if any.

Parties relying on the confirmations, representations and assurances of each other and fully abide by all the terms, conditions and stipulations contained in this Agreement and applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.

- W. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises, at or for the price of Rs. 18800375/- (Rupees One Crore Eighty Eight Lakhs Three Hundred Seventy Five Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 1862134/- (Rupees Eighteen Lakhs Sixty Two Thousand One Hundred Thirty Four Only), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).

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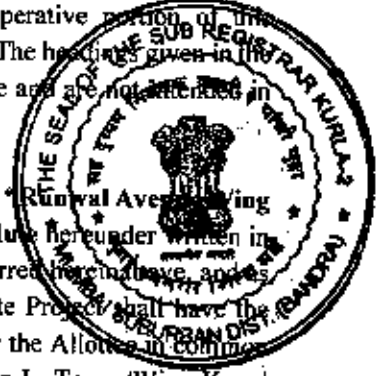
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- X. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- Y. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking space on the specific terms and conditions as set out herein below.
- Z. The list of Annexures attached to this Agreement are stated herein below,-

Annexure "A"	Layout Plan demarcating (i) the Larger Land in black colour boundary line, (ii) the Phase 2 Land in a red colour boundary line, (iii) Phase 1 Residential Buildings and (iv) ("Phase 2") "Runwal Avenue" comprising of 6 (six) residential buildings i.e. Tower/Wing-I, Tower/Wing-J, Tower/Wing-K, Tower/Wing-L, Tower/Wing-M and Tower/Wing-N shown hatched in blue, yellow, grey, green, pink and purple colours.
Annexure "A-1"	The Proposed Layout plan showing future development on the Larger Property.
Annexure "B"	List of Encumbrances.
Annexure "C"	MAHARERA Registration Certificate.
Annexure "D"	CC & IOD.
Annexure "E"	Title Certificate issued by Advocate.
Annexure "F"	Certified true copies of Property Register Card.
Annexure "G"	Floor Plan of the said premises.
Annexure "H"	Payment schedule.

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

- The above Recitals shall form an integral part of the operative portion of the Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience and are not intended in derogation of RERA.
- The Promoter shall construct the Real Estate Project known as "Runwal Avenue Wing M", consisting of such floors as set out in the Fourth Schedule hereunder written in accordance with the plans, designs and specifications as referred to hereinafter, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee in common with allottees of Tower/Wing-J, Tower/Wing-N, Tower/Wing-L, Tower/Wing-K and Tower/Wing-I and are listed in the Fifth Schedule hereunder written.



**PROVIDED THAT** the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or any change as contemplated by any of the disclosures already made to the Allottee.

- Purchase of the Premises and Sale Consideration:**
  - The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. TM-4403 of the 3 BHK with Deck type admeasuring 747.90 square feet (equivalent to 69.48 square meters) carpet area plus 2.94 square meters deck area and 1.68 square meters utility area as per RERA, if any, on the 44<sup>th</sup> floor in Tower/Wing

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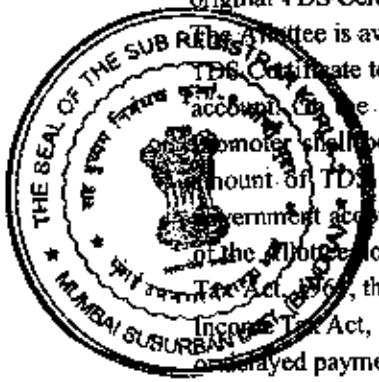
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M (MANHATTAN) (the said Premises are more particularly described in the Seventh Schedule and is shown hatched on the floor plan annexed and marked (hereo) at and for the consideration of Rs. 18800375/- (Rupees One Crore Eighty Eight Lakhs Three Hundred Seventy Five Only).

- (ii) The Promoter shall provide to the Allottee absolutely free of any consideration, cost, charge and/or fee, permission to park 2 (TWO) car/s in the car parking space in the basement/podium/stilt being constructed on the said Land. The details of the car parking space as required to be provided as per RERA Order No. 54/2024 dated 29th April 2024 issued by the Hon'ble Secretary MahaRERA shall be provided to the Allottee shortly.
- (iii) The total aggregate consideration amount for the said Premises is Rs. 18800375/- (Rupees One Crore Eighty Eight Lakhs Three Hundred Seventy Five Only) ("the Sale Consideration"). It is expressly agreed between the Parties that for the purpose of this Agreement, 10% (ten percent) of the Sale Consideration is earnest money and is referred to herein as the "Earnest Money".
- (iv) The Allottee has paid before execution of this Agreement, a sum of Rs. 1862134/- (Rupees Eighteen Lakhs Sixty Two Thousand One Hundred Thirty Four Only) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. 16938241/- (Rupees One Crore Sixty Nine Lakhs Thirty Eight Thousand Two Hundred Forty One Only) in the manner and payment instalments more particularly set out in Annexure "H" hereto. The Allottee/s hereby agree/s and accepts that in the event the Promoter completes any milestone/s that is/are prior or subsequent to any other construction milestones as mentioned in the payment schedule annexed hereto at Annexure "H", then the Promoter shall be entitled to raise demand for payment towards such completed milestone/s along with the architect's certificate certifying the completeness thereof, and the Allottee/s undertake/s to make payment of the same.
- (v) The Allottee agrees to pay the Sale Consideration in instalments as set out in Annexure "H" hereto, along with applicable taxes, within 7 (seven) days from the date of written demand made by the Promoter, subject to deduction of applicable TDS as per the Income Tax Act, 1961. The TDS shall be deducted at the time of making payment of instalment and remitted by Allottee in the government account in accordance with the provisions of the Income Tax Act, 1961. The Allottee further agrees and undertakes to submit to the Promoter, the original TDS Certificate within 7 (seven) days from the date of payment of TDS. The Allottee is aware and agrees that it is only upon the Allottee submitting the TDS Certificate to the Promoter, that the amount of TDS shall be credited to his account. In the failure of the Allottee in submitting the TDS Certificate, the Promoter shall be entitled not to give credit to the Allottee in respect of the amount of TDS. Further, the Allottee is aware that payment of TDS in the government account is solely the responsibility of the Allottee and in the event of the Allottee not paying the TDS in accordance with the provisions of Income Tax Act, 1961, the Allottee alone shall be liable for the consequences as per the Income Tax Act, 1961, and the Promoter shall not be responsible for non-payment or delayed payment thereof.
- (vi) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 5750000861248 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the said Account"). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 5750000861251 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the RERA Account"). It is further clarified between the parties that, if more than 9.9% Sale Consideration has already been received by the Promoter, then as the case may be, the Balance Consideration shall be paid by the Allottee in the RERA



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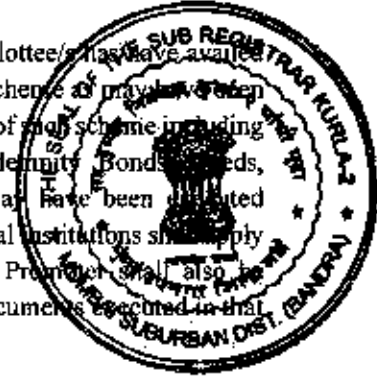
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account.

- (vii) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Real Estate Project/Whole Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as the case may be. The Allottee/s agrees and accepts that the Sale Consideration value is arrived at mutually as per prevailing market rates and conditions, after considering the benefit of any additional input tax credit accruing to the Promoter under the GST law. Post absorption of the incremental tax impact under GST by the Promoter, to the extent absorbed by it, the Allottee/s hereby unconditionally and irrevocably agrees and accepts that the Promoter has no further obligation to pass any additional benefit under the anti-profiteering provisions under Section 171 of CGST Act, 2017.
- (viii) The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- (ix) It is agreed between the parties that in the event the Allottee/s has/has not availed of the benefit of any subvention scheme or any other scheme of any bank or step made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NOCs, Indemnity Bonds, Agreements, Agreements/Tripartite Agreements, MOUs, etc. as may have been entered into between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.
- (x) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Tower/Wing is complete and the Occupation Certificate is granted by MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee over and above the defined limit of 3%, then the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case



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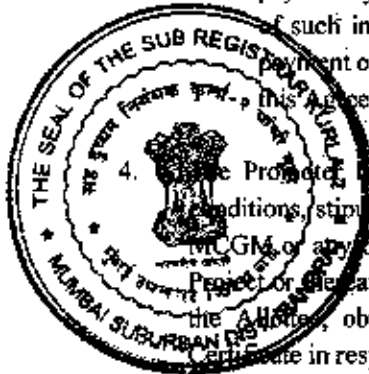
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under this clause, shall be made at the same rate per square meter as agreed herein. The Allottee will not have any right to claim possession of the said Premises till the Allottee makes payment of all dues towards the consideration of the said Premises as well as other charges and amounts as demanded by the Promoter.

- (xi) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.
- (xii) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default. If the Allottee fails to make payment of any amounts in terms of this Agreement within the time as specified herein, then the Promoter shall be entitled to recover, and the Allottee shall be liable pay the same to the Promoter with interest at the Interest Rate (*defined hereinafter*), on all delayed payments, for the period of delay viz. computed from their respective due dates, till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
- (xiii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this clause and the clause below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiv) The Promoter shall be entitled to securitise the Sale Consideration and other amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.



4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MCGM or any other authority at the time of sanctioning the plans of the Real Estate Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises, as may be applicable.
5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the said Premises and handing over the said Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the Fifth Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

The Promoter has notified and the Allottee is aware that the Whole Project common areas, facilities and amenities to be provided in the Whole Project are being developed in a phase-wise manner and are to be shared by all the respective allottees and occupants therein and that the same will be completed on or before completion of the Whole

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Project subject to Force Majeure events. It is further clarified that all the amenities and facilities comprised therein may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately. Similarly, it is further clarified that all of the Real Estate Project Amenities comprised in the Real Estate Project may not be ready at the time of the Promoter offering possession of the said Premises to the Allottee and may not be available for use and enjoyment immediately.

6. **FSI, TDR and development potential with respect to the said Tower/Wing/Real Estate Project on the said Land:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) in the manner more particularly detailed in Recital H above and all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. **FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Larger Land/ Whole Project:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project on the Larger Land (by utilization of the full development potential) and develop the same in a phase-wise manner and undertake multiple real estate projects therein as depicted in the layout plans, proformas and specifications at Annexure "A-1" hereto constituting the Proposed Layout and the proposed potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any unutilized/balance FSI of the said Real Estate Project shall be transferred/utilized in another phase/cluster/wings/buildings of the proposed Real Estate Project on the Larger Land.

8. **Possession Date, Delays and Termination:**

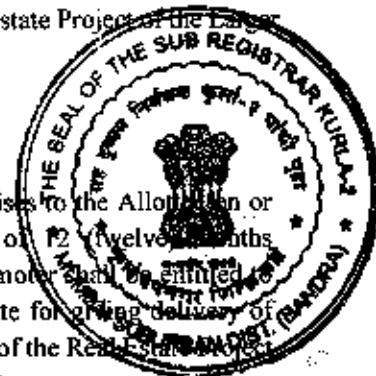
- (i) The Promoter shall offer possession of the said Premises to the Allottee on or before 18<sup>th</sup> April 2027, along with an extension of 12 (twelve) months ("Possession Date"). Provided however, that the Promoter shall be entitled to reasonable extension of time from the Possession Date for offering delivery of the said Premises ("grace period"), if the completion of the Real Estate Project is delayed on account of any or all of the following factors: -

- (a) War, civil commotion or acts of God;  
 (b) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;

- (ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee on the Possession Date (save and except for the reasons as stated in Clause above), then the Allottee shall be entitled to either of the following options: -

- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay from the Possession Date ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee; OR

- (b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the



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address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 15 (fifteen) days from the date of receipt of the Allottee Termination Notice by the Promoter, the Allottee shall execute and register a Deed of Cancellation in the format as provided by the Promoter and upon registering the same, the Promoter shall refund to the Allottee by a post dated cheque dated 30 (thirty) days from the date of execution of the Deed of Cancellation, the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.

- (iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above and shall be deemed to be continuing in the Project with the date of possession as may be revised by the Promoter, without claiming any further compensation or damages in that regard from the Promoter and if the Allottee elects its remedy under sub-clause (ii) (b) above, the Allottee shall not be entitled to the remedy under sub-clause (ii) (a) above.
- (iv) Subject to the right of the Promoter to terminate this Agreement, if the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.

(v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing 3 (three) defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with details of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On such termination and cancellation of this Agreement, the Promoter shall be entitled to forfeit the Earnest Money being 10% of the Sale Consideration and all other outgoings and expenses incurred by the Promoter including interest on any overdue payments, brokerage/referral fees, taxes paid/payable and administrative charges as determined by the Promoter ("Forfeiture Amount") as and by way



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of agreed genuine pre-estimate of liquidated damages. The Promoter shall refund the balance amount Sale Consideration, after deduction of the Forfeiture Amount (as applicable) either within a period of 30 (thirty) days of execution and registration of the Deed of Cancellation in respect of the said Premises or upon resale of the said Premises to another allottee, whichever is later. In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution. Upon termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper. It is agreed that in the event the Allottee fails to execute and register a Deed of Cancellation in respect of the said Premises as mentioned above, the Allottee hereby consents to the Promoter being entitled to retain the Forfeiture Amount and the Allottee shall not be entitled to claim any right, title or interest over the said Premises or to claim any interest on the amount to be refunded, if any and that the agreement shall be deemed to be cancelled and terminated even in case the allottee fails to execute and register the Deed of Cancellation in respect thereof.

- (vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

9. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee are listed in the Sixth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the Eighth Schedule hereunder written.

10. Procedure for taking possession:

- (i) Upon obtainment of the Occupancy Certificate from the MCGM or any other competent authority and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("Possession Notice"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 (seven) days of receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement and provided that there have been no breaches by the Allottee.
- (ii) The Allottee shall take possession of the said Premises within 15 (fifteen) days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Promoter as per Clause 10(i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary Possession Letter, indemnities, undertakings, declaration and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. In the event the Allottee fails and / or neglects to take possession of the Premises within 15 (fifteen) days from the date of the Possession Notice, the Allottee shall be liable to pay demurrage charges to the Promoter at the rate of Rs. 75/- per square foot



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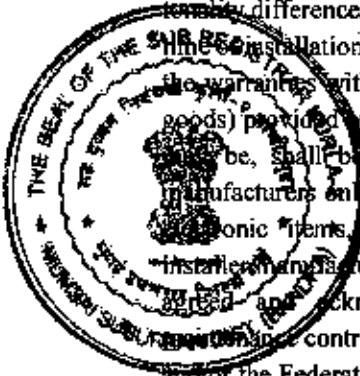
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of net area per month or part thereof from the expiry of the aforementioned 15 (fifteen) days period till such time the Allottee takes possession of the said Premises. In respect of whether the Allottee takes or fails to take possession of the Premises within the time provided above in this clause, the Allottee shall continue to be liable to pay maintenance charges and all other charges and taxes with respect to the Premises, as applicable and as shall be decided by the Promoter.

- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Larger Land including *inter-alia*, local taxes, betterment charges, GST, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Larger Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional CAM charges as stated hereinbelow. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered. On execution of the Society Conveyance, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.

11. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Tower/Wing or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the willful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or by wear and tear in regular course. The Allottee is notified and is aware that all natural materials that are to be installed in the said Premises and/or in the Project and/or that form part of the amenities, including, tiles, timber etc., are susceptible to color differences, and their non-conformity, natural discoloration, or variations at the time of installation will be unavoidable. The Allottee is further informed and agrees that the warranties with respect to any equipment, appliances and electronic items (white goods) provided by the Promoter in the said Premises or in the said Project, as the case may be, shall be as per the standard warranties provided by their respective manufacturers only and in the event of any defect in such equipment, appliances and electronic items, the Allottee shall deal with the concerned dealer/equipment installer and manufacturer directly and the Promoter shall not be liable for the same. It is hereby acknowledged that beyond the manufacturer warranties, annual maintenance contracts shall be obtained by the Allottee/s, Society, Project Apex Body, and/or the Federation as the case may be at its costs and expenses. It is further agreed that the appliances and electronic items installed and forming part of the said Premises and/or the Project as the case may be, shall be maintained, serviced and repaired only by the manufacturers, suppliers, dealers or authorized third party maintenance providers and if such equipment, appliances and electronic items are maintained, serviced and repaired, and/or tampered with, in any manner by any person other than the manufacturers, suppliers, dealers or authorized third party maintenance providers, then the warranties in respect thereof shall be rendered void.

12. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for commercial/Residential purposes. The Allottee shall use the car parking



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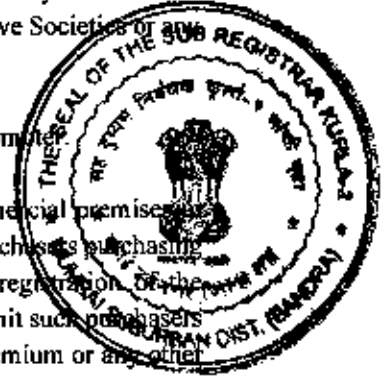
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space only for purpose of parking vehicle.

**13. Formation of the Society and Other Societies:**

- (i) The Promoter may form separate societies for each building forming part of the said Project to be constructed on the said Land.
- (ii) Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall initiate the process for applying to the competent authority to form a co-operative society to comprise solely of the Allottee and other allottees of units/premises in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules.
- (iii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the respective premises in the Real Estate Project alone shall be joined as members ("the Society"). It is clarified that a separate society may be formed for the allottees of retail/commercial units/premises in the Real Estate Project.
- (iv) For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or other Competent Authority.
- (v) The name of the Society shall be solely decided by the Promoter.
- (vi) The Society shall admit all purchasers of the retail/commercial premises in the Real Estate Project as members irrespective of such purchasers purchasing their respective units subsequent to the formation and registration of the Society, upon the Promoter calling upon the Society to admit such purchasers as its members, without charging any fee, transfer fee, premium or any other amount of any nature whatsoever, from such purchasers.
- (vii) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance (as defined hereinafter), the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium any amount, compensation whatsoever to the Society/Apex Body/Federation for the sale / allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1,000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings.
- (viii) Upon receipt of the full occupation certificate with respect to the Real Estate Project, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project and its common areas, amenities and facilities, and the Allottee shall extend necessary co-operation and shall



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do the necessary acts, deeds, matters and things as may be required in this regard. Post the receipt of the full occupation certificate of the said building of the Real Estate Project, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Society.

- (ix) Upon 51% of allottees of premises/units in other real estate projects to be developed on the Larger Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in that particular real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other real estate projects comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.
- (x) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies and/or the Project Apex Society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies/Project Apex Society and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable toward the same.
- (i) For the sake of convenience and for ease of management, the Promoter may, at its sole discretion form an apex society comprising the Society and the Other Societies in the Project ("the Project Apex Society"). Upon formation of the Project Apex Society, the Allottee shall be liable to bear and pay his/her/its share of outgoings as may be determined by the Project Apex Society.

14. Conveyance to the Society and Other Societies:

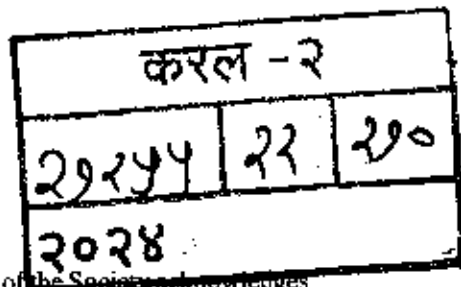
- (i) Within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the Real Estate Project, and subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all units/premises in the Real Estate Project, whichever is earlier or later, the part of the Real Estate Project comprising the habitable floors and common areas and amenities therein together with the SI/development potential consumed in the construction thereof, shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stilts shall not be conveyed to the Society and the same shall be conveyed to the Apex Body as and when the same is formed ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the receipt of the full occupation certificate, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same.
- (ii) The Promoter shall execute and register similar conveyances to the Other Societies with respect to their respective buildings.



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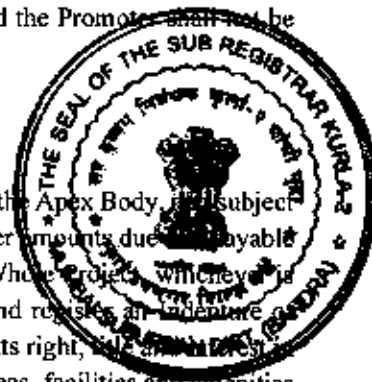
- (iii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Real Estate Project arises from the Larger Land and the Allottee shall not raise any claim or demand in respect thereof.
- (iv) It is further clarified that the Promoter may form separate societies for the various buildings/towers/wings forming part of the various phases of the Whole Project ("Other Phase Society/ies") and such apex societies comprising one or more Other Phase Society/ies ("Other Phase Apex Society") as the Promoter may deem fit and proper.

15. **Formation of the Apex Body:**

- (i) Within a period of 3 (three) months of obtainment of the full Occupation Certificate or full completion certificate of the last real estate project in the layout of the Larger Land and the Whole Project, whichever is later, the Promoter shall initiate the process for applying to the competent authorities to form a federation of societies comprising the Society and/or Other Societies and/or the Project Apex Society and/or Other Phase Society/ies and/or Other Phase Apex Society, as the case may be, and as the Promoter may deem fit and proper, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, and (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be proportionally borne and paid by the Society and/or Other Societies and/or the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

16. **Conveyance of the Larger Land to the Apex Body:**

- (i) Within a period of 3 (three) months of registration of the Apex Body, subject to the receipt of the entire sale consideration and other amounts due and payable by all the allottees of all the units/premises in the Whole Project, whichever is later, the Promoter and Apex Body shall execute and register an instrument of Conveyance whereby the Promoter shall convey all its right, title and interest in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already conveyed to the respective Society and/or Other Societies, in favour of the Apex Body ("Apex Body Conveyance"). It is clarified that the portion of the Promoter Larger Land remaining balance after handing over the stipulated percentage if any, to the MCGM or any other statutory, local or public bodies or authorities and/or after developing public amenities, only will be transferred and conveyed to the Apex Body and will form part of Apex Body Conveyance.
- (ii) The Allottee for himself and as prospective member of the Society acknowledges that the FSI and development potential of the Real Estate Project arises from the Larger Land/Property and the Allottee shall not raise any claim or demand in respect thereof,
- (iii) The Allottee and/or the Society and/or Other Societies and/or the Apex Body shall not raise any objection or dispute if the area of the Whole Project shall be at variance with or may be less than the area contemplated and referred to herein, including by virtue of any reservations and/or the reservations being handed over and transferred to government authorities or acquired by them during the course of development of the Whole Project or for any other reason of the like nature.



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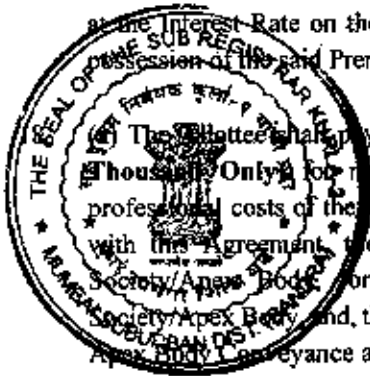
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The Apex Body shall be required to join in execution and registration of the Apex Body Conveyance. The costs, expenses, charges, levies and taxes on the Apex Body Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Apex Body alone. For the Apex Body Conveyance, the Apex Body shall be responsible for the operation and management and/or supervision of the Larger Land including any common areas facilities and amenities and the Promoter shall not be responsible for the same.

17. The Allottee shall, before delivery of possession of the said Premises in accordance with Clause 10 above, pay to the Promoter, the following amounts towards charges and deposits, as the case may be,-

- (i) Rs. 1151/- for share money, application entrance fee of the Society and Apex Body;
- (ii) Rs. 137500/- towards Corpus Fund;
- (iii) Rs. 5000/- for formation and registration of the Society and Apex Body;
- (iv) Rs. 0/- for proportionate share of taxes and other charges/levies in respect of the Society and Apex Body;
- (v) Rs. 147400/- towards provisional BCAM Charges (for a period of 24 months);
- (vi) Rs. 147400/- towards provisional FCAM Charges (for a period of 24 months);
- (vii) Rs. 10297/- for deposit towards water, electricity, and other utility and services connection charges;
- (viii) Rs. 28913/- for deposits of electrical receiving and sub-station provided/to be provided in layout of the Larger Land; and,
- (ix) Rs. 0/- being one-time membership fee with respect to the club house forming part of the Whole Project as disclosed in the Proposed Layout.

The above amounts are not refundable and the Allottee will not be entitled to ask for accounts or statement of accounts from the Promoter in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advances or deposits, above amounts and towards on account of the share capital for the formation of the Society, applicable taxes including GST etc. or towards the other out goings, legal charges and shall utilize the amounts/deposits only for the purposes for which the same have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in the Bank Account which will be intimated by the Promoter to the Allottee. It is clarified that in the event the Allottee fails to pay the aforesaid sums as and when called upon, then without prejudice to the rights and remedies available to the Promoter, the Promoter shall be entitled to charge interest at the Interest Rate on the outstanding sums and not be obligated to offer/ handover possession of the said Premises to the Allottee.



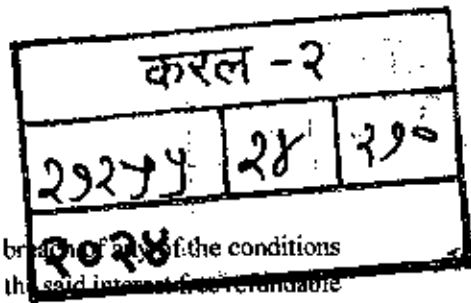
The Allottee shall pay to the Promoter a sum of Rs. 20000/- (Rupees Twenty Thousand Only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings.

(b) The Allottee shall, in addition to the amount specified hereinabove, pay to the Promoter a further sum of Rs. 75000/- (Rupees Seventy Five Thousand only) being interest free refundable security deposit for carrying out fit-out works in the said Premises, which shall be refunded (without any interest) to the Allottee upon completion of the fit-out work and subject to compliance of all conditions as may be specified by the Promoter, and provided that the Allottee has not caused any damage to the structure of the building and has not carried out any unauthorized work, while carrying out such fit-out work. In the event, the Allottee shall have carried the fit-out

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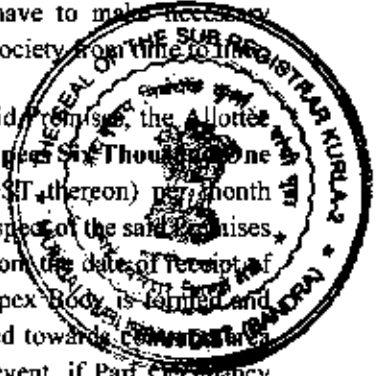
work or any other interior work in the said Premises in breach of any of the conditions specified herein, the Promoter shall be entitled to forfeit the said interest free refundable security deposit.

19. **Common Area Maintenance Charges:**

(i) The costs related to the upkeep and maintenance of the Real Estate Project and the Larger Land/Original Property shall be jointly borne and paid by the relevant premises allottees / purchasers to the Promoter (or any person nominated by the Promoter) proportionate to the carpet area of each premises and are payable as the Building Common Area Maintenance Charges ("BCAM Charges") and Federation Common Area Maintenance Charges ("FCAM Charges") as set out hereinbelow. BCAM Charges and FCAM Charges are hereinafter collectively referred to as "CAM Charges".

(ii) Simultaneously with handover of possession of the said Premises, the Allottee shall pay in advance an estimated sum of Rs.6142/- (Rupees Six Thousand One Hundred Forty Two Only) (plus the applicable GST thereon) per month towards his share of BCAM Charges in respect of the said Premises for a collective period of 24 (Twenty Four) months from the date of receipt of Occupancy Certificate for the Said Premises till the Society is formed and duly operationalized. The BCAM Charges are collected towards amenities and facilities provided within the said Real Estate Project. In the event, if Part Occupancy Certificate for the said Premises is issued by the MCGM prior to issue of Full Occupancy Certificate, then such share of BCAM Charges shall be payable by the Allottee from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate. Once the above sum collected by the Promoter gets exhausted, the Allottee will regularly pay to the Promoter without any protest or demur, BCAM Charges to the Promoter (as per demand raised by the Promoter) till the Society is formed. The BCAM Charges shall be borne and paid by the Allottee in common with other allottees of the said Real Estate Project in proportion to the carpet area of the Said Premises to the total carpet area of all the premises of the said Real Estate Project. Once the Society for the said Real Estate Project is formed and duly operationalized, the Society will take over and maintain the amenities and common area facilities for the said Real Estate Project and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as may be decided by the Society from time to time.

(iii) Simultaneously with handover of possession of the said Premises, the Allottee shall pay in advance an estimated sum of Rs.6142/- (Rupees Six Thousand One Hundred Forty Two Only) (plus the applicable GST thereon) per month towards his proportionate share of FCAM Charges in respect of the said Premises for a collective period of 24 (Twenty Four) months from the date of receipt of Occupancy Certificate for the said Premises till the Apex Body is formed and duly operationalized. The FCAM Charges are collected towards amenities and facilities of the Whole Project. In the event, if Part Occupancy Certificate for the said Premises is issued by the MCGM prior to issue of Full Occupancy Certificate, then such share of FCAM Charges shall be payable by the Allottee from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate. Once the above sum collected by the Promoter gets exhausted, the Allottee will regularly pay to the Promoter FCAM Charges (as per demand raised by the Promoter) till the Apex Body is formed. The FCAM Charges shall be borne and paid by the Allottee in common with other allottees of the Whole Project in proportion to the carpet area of the said Premises to the total carpet area of all the premises in the Whole Project. Once the Apex Body is formed and duly operationalized, the Apex Body will take over and maintain the common areas amenities and facilities of the Whole Project and the Promoter shall not be responsible for the same and the Allottee will have to make necessary contributions and payments as decided by the Apex Body from time to time.



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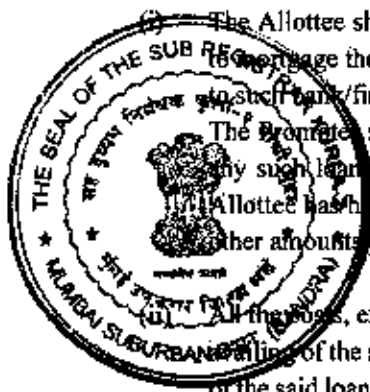


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that the CAM Charges payable by the Allottee shall be as per the respective estimated amounts mentioned hereinabove or at actuals, whichever is higher. Upon expiry of the abovementioned periods for which the CAM Charges have been collected by the Promoter, the Promoter will be entitled to increase and collect the CAM Charges as it deems fit. The Allottee hereby accords its consent to pay such increased CAM Charges to the Promoter without any demur or protest, as and when demanded by it. The Allottee hereby also unconditionally authorizes the Promoter/ Management Company/ Apex Body, as the case may be, to collect these amounts from the Allottee which shall be adjusted at the time of settling of accounts between the Society/ Apex Body and the Promoter.

20. Certain facilities such as club house and swimming pool shall have usage charges in addition to the membership fees, and the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.
21. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land which shall be maintained and paid for in the manner set out hereinabove. Neither the Allottee nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the Larger Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Larger Land.
22. In addition to the above charges and other outgoings, levies payable by the Allottee under this Agreement, the Allottee shall be liable to bear and pay his/her share of property tax as and when demanded by Promoter and/or MCGM, as the case may be. The property tax shall be effective from the date of issue of Occupancy Certificate for the said building. In the event, if Part Occupancy Certificate for the said Building is issued by MCGM prior to issuance of Full Occupancy Certificate, then such share of Property Tax shall be payable by the Allottee from the date of issue of such Part Occupancy Certificate, irrespective of the date of issue of Full Occupancy Certificate.

23. **Loan and Mortgage:**



(i) The Allottee shall be entitled to avail loan from a bank/financial institution and mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.

(ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.

(iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.

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- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

**24. Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its schedules and annexes, subject to what is stated in the Title Certificates, and subject to the RERA Certificate: -

- (i) The Promoter has clear title and has the requisite rights to carry out development upon the Larger Land and also has actual, physical and legal possession of the Larger Land for the implementation of the Whole Project, subject to the terms and conditions of the Indentures mentioned above, the litigations, and the mortgages referred to in the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules.
- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project;
- (iii) There are no encumbrances upon the Real Estate Project except those disclosed in this Agreement and the Title Certificates and as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those as updated by the Promoter from time to time on the website of the Authority as required by RERA and the RERA Rules;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project shall be obtained by following due process of law and the Promoter shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and common areas;
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or lease, agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the **Fifth Schedule** hereunder written to the Society, save and except the basements, podium and stilts which shall be conveyed to the Apex Body as and when the same is formed;



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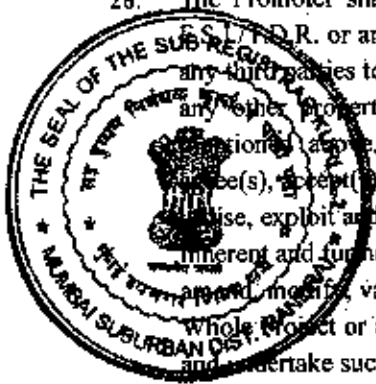
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The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;

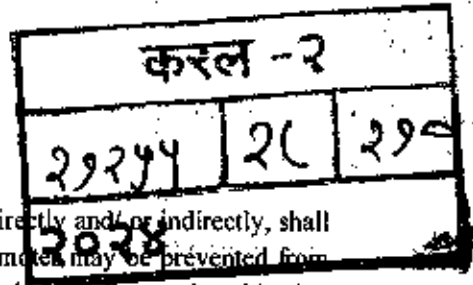
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.
25. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Real Estate Project and the Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.
26. The Promoter shall be entitled to designate any spaces/areas on the Larger Land or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require and may be utilized in common including by purchaser/s of units/premises in the Real Estate Project/ on the Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Land.
27. The Promoter shall be entitled to control advertising, marketing, signage, hoarding and all other forms of signage whatsoever within the Larger Land till the time of the Apex Body Conveyance as stated at Clause 16 above. Such advertising and signage may comprise of hoardings, print media, electric signs, and may be constructed in a permanent or temporary manner and may be maintained, serviced, repaired and replaced and the Promoter and its nominees shall have access to such hoardings, print media and electric signage for this purpose.
28. The Promoter shall be entitled to transfer and/ or assign the benefit of additional T.D.R. or any other rights of the Larger Land to any third party and/ or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights and/or advantages applicable. including to do construction mentioned above. The Allottee/s shall agree(s), accept(s) and confirm(s) that the fundamental entitlement of the Promoter to use, exploit and consume the full development potential of the Whole Project (both inherent and further/future) as stated at Recital I above, would require the Promoter to amend, modify, vary, alter, change, substitute and rescind the plans in respect of the Whole Project or any part thereof (including layout plans, building plans, floor plans) and undertake such modified/alterd/new construction and development in accordance therewith.
29. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the Larger Land, and/ or to have additional electricity supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or



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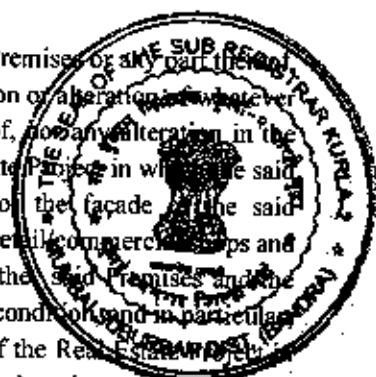
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other rights of any nature whatsoever. The Allottee/s directly and/or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.

30. The Allottee, with intention to bring all persons into whosoever hands the Premises and/or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -

- (i) To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said building/Tower/Wing in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
- (ii) Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated homogeneity of appearance of the facade of the said Premises is the same as the remaining portion of the retail/commercial shops and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereto in good tenable repair and condition and in particular so as to support shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Patis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society.
- (v) The Allottee will not insist on the Promoter sub-dividing any portion of the Larger Land/Property.
- (vi) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land and/or the Whole Project and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



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(viii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.

(ix) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.

(x) Not to change the user of the said Premises without the prior written permission of the Promoter and Society.

(xi) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.

(xii) The Allottee shall observe and perform all the rules and regulations which the Society and Apex Body/Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body/Federation regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(xiii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.

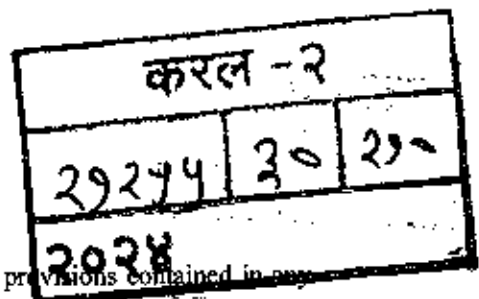
(xiv) The Allottee agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project or the Promoter or its representatives. In the event the Allottee does or omits to do any such act, deed or any such thing then the Promoter shall, without prejudice to any other rights or remedies available in law, have the option to terminate this Agreement sending the Allottee Termination Notice.



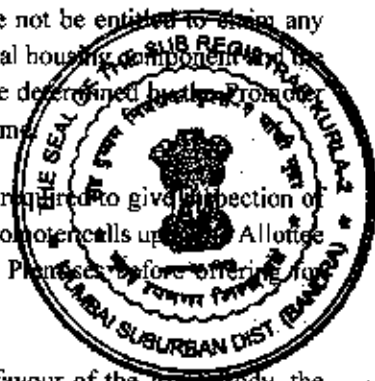
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- (xv) All terms, conditions, covenants, stipulations and provisions contained in any agreement/s, undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/ executed and/or may be executed by the Promoter in favour of MCGM and the concerned bodies/ authorities in respect of the Larger Land and its development shall be binding upon the Allottee/s and Society including the Apex Body as may be formed of the purchaser/s of units/shops/flat/ premises.
- (xvi) The Allottee has seen the representations made by the Promoter on the website of the Regulatory Authority as required by RERA read with RERA Rules and shall keep himself updated with all the matters relating to the Project and/or Promoter Larger Land, as the case may be, which the Promoter will upload from time to time.
- (xvii) Till the entire development of the Larger Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the unallotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard. The Promoter shall, in the interest of the Allottee, and the Project, be entitled to take decisions regarding management and allocation of funds/monies and the type, mode, quality of services to be provided, in respect of the Project, and the management and administration thereof.
- (xviii) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from developing and/ or to carry out construction, on the Larger Land.
- (xix) The Allottee agree and confirm that they shall be not be entitled to claim any right, title, interest in the general services, the social housing component, the balance portion of the Larger Land, which may be determined by the Promoter and the other concerned authorities from time to time.
- (xx) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.
- (xxi) Till the Apex Body Conveyance is executed in favour of the Apex Body, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.
- (xxii) Not to affix any fixtures or grills on the exterior of the Real Estate Project or any part thereof For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved



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design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

(xxiii) Not to install a window air-conditioner within or outside the said Premises. If the Allottee affixes a window air-conditioner or the outdoor condensing unit outside the said Premises, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

(xxiv) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Real Estate Project.

(xxv) The allottee has expressly agreed to take prior written consent from the Promoter or the society as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

(xxvi) The Allottee agrees and covenants that the name of the Real Estate Project shall at all times be 'Runwal Avenue Tower/Wing-M' and shall not be changed without the prior written permission of the Promoter.

(xxvii) The Allottee agrees and covenants that the Whole Project Common Areas and Amenities and any other areas as may be designated by the Promoter including common open areas, common landscapes and driveways etc. in/on the Whole Project/Larger Land shall be an integral part of the layout of the development of the Whole Project and the Larger Land including the neighboring buildings/towers on the Larger Land and neither the Allottee nor any person or entity on the Allottee's behalf shall, at any time claim any exclusive rights with respect to the same.

(xxviii) The Allottee agrees and covenants that the entry and exit points and access to the Whole Project and the Larger Land/Property shall be common to all allottees, users and occupants in the Whole Project including all buildings, towers and structures thereon. The Allottee agrees and covenants to not demand any separate independent access and/or entry/exit point exclusively for himself/herself/themselves and/or any other allottees, users and/or occupants in the Project, the Whole Project and/or any part thereof.

(xxix) The wet and dry garbage generated in and from the said Premises shall be separated by the Allottee and the wet garbage generated in and from the Project shall be treated separately by the Society and/or jointly by all the allottees/purchasers/occupants of the respective premises in the Project, in accordance with the rules and regulations as may be specified by MCGM from time to time.



In the event if the Allottee is/are non-resident Indian citizen or a Person of Indian Origin or an Overseas Citizen of India, or a foreign national/citizen then it shall be the Allottee's sole obligation and liability to comply with the provisions of all applicable laws, including Foreign Exchange Management Act, 1999 and Reserve Bank of India rules and regulations, and all other applicable/necessary requirements of the Government or any other authority, from time to time, including those pertaining to remittance of payment for acquisition of immovable properties in India. Refunds (if any) to be made to such Allottees for any reason whatsoever, shall be made only in Indian Rupees.

(xxxi) The Allottee shall not demand or claim any partition or division of the Allottee's ultimate interest in the Project and/or Whole Project Land and/or the Project Common Areas and Amenities and/or the Whole Project Common Areas and

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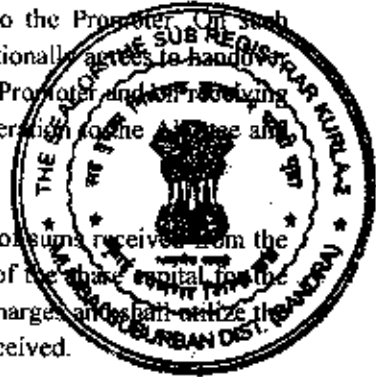
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Amenities, or any part thereof. The Allottee expressly agrees and confirms that his interest therein will be impartible, and will be held only through the Society formed by the Promoter in respect of the Project, of which he shall be admitted a prospective member.

- (xxxii) The Allottee confirms and acknowledges that the plans, layout plans, approvals etc. of the Project are not the subject matter of this Agreement and there shall be no right, entitlement, or interest of the Allottee in respect thereof, and are also not the subject matter of this Agreement. So far as the Allottee's right and scope of this Agreement is concerned, the same is limited to an agreement for allotment and sale of the said Premises strictly upon and subject to the terms, conditions and provisions herein. The Allottee/s shall also not have any claim, save and except, in respect of the said Premises hereby agreed to be allotted and sold.
- (xxxiii) The Allottee hereby agrees and undertakes to indemnify and keep indemnified and saved harmless at all times, the Promoter against all loss or damage, and/or against any suits, actions, proceedings or notices that the Promoter or any of its directors, executives or employees may sustain and suffer, and all costs, charges and expenses, that they may incur by reason of the Allottee's failure, breach, default, non-observance, non-performance, or non-compliance of any of the terms, conditions and provisions of this Agreement, and/or any accident or injury caused to or suffered by the Allottee, or his family members, guests, servants, agents, representative/s.
- (xxxiv) The Allottee shall not hold the Promoter liable or responsible for any harm, injury, loss or damage caused to the Allottee by, or through any failure, malfunction, explosion or suspension of electricity, telephone, gas, water, drainage, or sewerage, supply or connections to the Project whether or not the same is caused by any Force Majeure Events, or otherwise however.

Allottee and other allottees hereby agrees and undertakes that the covenants mentioned hereinabove and elsewhere in this Agreement are covenants running with the said Premises and shall be applicable to subsequent transferee/s of the said Premises. The Allottee and other allottees further agrees and undertakes that breach of any of the covenants as set out in this Agreement shall entitle the Promoter to terminate this Agreement with immediate effect, even after the Allottee and other allottees has taken possession of the said Premises. This right of termination of the Promoter mentioned herein shall be in addition to other remedies available to the Promoter. On such termination, the Allottee and other allottees hereby unconditionally agrees to handover vacant and peaceful possession of the said Premises to the Promoter and on receiving such possession, the Promoter shall refund the sale consideration to the Allottee and other allottees after forfeiting the Earnest Money.



- 31. The Promoter shall maintain a separate account in respect of sums received from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 32. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Apex Body Conveyance, as the case may be.
- 33. **Promoter shall not mortgage or create a charge:**

After the Promoter executes this Agreement, it shall not mortgage or create a charge

*Shiganta*

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*Jenny P.V.*



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on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises as set out above, which will be subject to the no-objection received from the mortgagees therein. The Promoter shall however have a right to raise finances on the Promoter Larger Land and other areas excluding the said Premises.

34. **Binding Effect:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules and annexes along with the payments due as stipulated in the Payment Plan in Annexure H hereto, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

35. **Nominee:**

(i) The Allottee hereby nominates **SHARON SHAJAN THEKKUMPEEDIKA** ("said Nominee") as his/her/their nominee in respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.



(ii) The legal and legal representatives of the Allottee shall be bound by any or all the terms, conditions, covenants, dealings, breaches, omissions, commissions etc. of and/or by the said Agreement. This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, booking form, letter of acceptance, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

37. **Right to Amend:**

This Agreement may only be amended through written consent of the Parties.

*Shajana*

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*Jenny P.V.*

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38. **Provisions of this Agreement applicable to Allottee/subsequent allottees**

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

39. **Severability:**

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

40. **Method of calculation of proportionate share:**

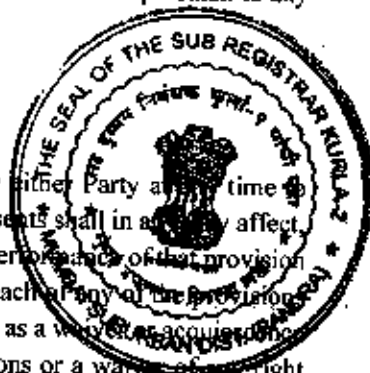
Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Real Estate Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project or the Whole Project, as the case may be.

41. **Further Assurances:**

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

42. **Waiver:**

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.



43. **Place of Execution:**

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

44. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and

*[Handwritten signature]*

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the Promoter will attend such office and admit execution thereof.

45. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

**FOR ALLOTTEE:**

**SHAJAN THEKKUMPEEDIKA ANTHONY**  
**JENNY SHAJAN T**  
**IRIN VILLA, A.B COMPOUND, KHERANI ROAD,**  
**SAKINAKA, MUMBAI 400072**  
Notified Email ID: [shajanta@gmail.com](mailto:shajanta@gmail.com)

**FOR PROMOTER:**

**Susneh Infrapark Private**  
**Limited Runwal & Ontkar**  
Esquare, 4th Floor, Opp Sion  
Chunabhatti Signal,  
off Eastern Express  
Highway, Sion (E),  
Mumbai- 400 022  
Notified Email ID: [customer.care@runwalgroup.in](mailto:customer.care@runwalgroup.in)

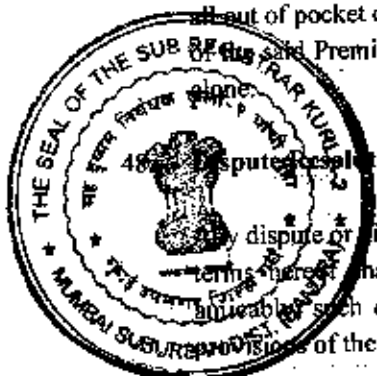
It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

46. **Joint Allottees:**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

47. **Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee



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

49. **Governing Law:**

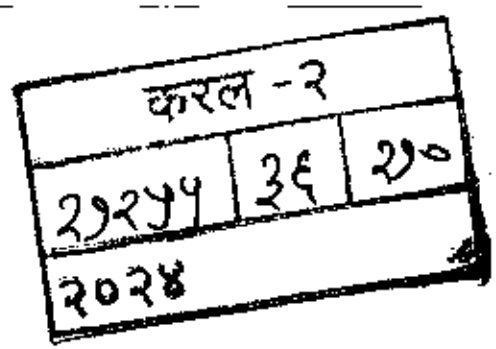
This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters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

50. The Allottee/s hereby accepts the Payment Schedule, and the Allottee/s hereby agrees and accepts that no further discount of any nature shall be provided to the Allottee/s

*Shajanta*

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*Jenny P.V.*



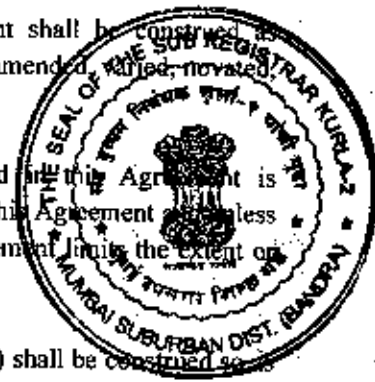
51. **Permanent Account Numbers:**

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN
Susneh Infrapark Private Limited.	ABCCS6245F
SHAJAN THEKKUMPEEDIKA ANTHONY	AAPPS3668F
JENNY SHAJAN T	ADLPA8446N

52. **Construction of this Agreement:**

- (i) Any reference to any statute or statutory provision shall include:-
- (a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
- (b) any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, modified, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed to include:
- (a) An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and
- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and

*Shajan*

*AVS*

*Jenny P.V.*

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signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

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**THE FIRST SCHEDULE ABOVE REFERRED TO:**  
(Description of the Larger Land)

All those pieces or parcels of land bearing CTS Nos. 676, 1004(part), 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/1, 1007/2, 1007/4, 1008 (part), 1008/1, 1009(part), 1009/5, 1009/6, 1010(part), 1011 (part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring in aggregate 1,45,330.06 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 and bounded by:

- On or towards North: Dattar Colony/ Municipal Road;  
On or towards South: Gomes Colony;  
On or towards East: Dattar Colony/ Municipal Road; and,  
On or towards West: Existing factory of Crompton Greaves Ltd.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**  
(Description of the said Phase 2 Land)

All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/6, 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 forming part of the Larger Land.

**THE THIRD SCHEDULE ABOVE REFERRED TO:**  
(Description of the said Land)

All those pieces and parcels of land admeasuring 369.76 square meters (Plinth area) forming part of the Phase 2 Land as mentioned in the Second Schedule hereinabove.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**  
(Details of the number of floors/units etc. in the Real Estate Project)

<u>Tower</u>	<u>Total No. of Flat/Units</u>	<u>No of floors</u>
Tower/Wing "M"	309 residential unit and 22 retail units	52 Nos. of slabs of super structures with 50 habitable floors & 2 retail floors
Grand Total	331	

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

Details of the common area, facilities and amenities to be used by the Allottee in common with allottees of Tower/Wing-J, Tower/Wing-N, Tower/Wing-L, Tower/Wing-K and Tower/Wing-I in the Whole Project)



- BUILDING AMENITIES:**
- 100% DG back up in residential & common areas
  - Sewage treatment plant
  - Rainwater harvesting
  - Reputed elevator in every tower
  - Multiple level Parking
  - Video Door Phone (VDP) with Intercom facility from lobby to apartment (only provision). The VDP can be installed at an additional cost upon customer request on a case-to-case basis.
  - CCTV surveillance
  - 2 staircases per tower for emergency exit

**EXTERNAL AMENITIES:**

*Signature*

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*Jenny P.V.*

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- Entrance lobby in each tower at drop off level
- Arrival Plaza
- Landscape Garden
- Kids play area
- Senior citizen corner
- Jogging Track

**Other Amenities**

- Swimming pool with Kids pool
- Changing room
- Outdoor sitting
- Creche
- Indoor games - Pool & snooker, chess, carrom, table tennis, game zone
- Fully equipped Gymnasium
- Badminton / Multipurpose court
- Library
- Yoga Pavilion
- Business Center

**THE SIXTH SCHEDULE ABOVE REFERRED TO:**

(Details of the common area, facilities and amenities in the Whole Project)

NIL

**THE SEVENTH SCHEDULE ABOVE REFERRED TO**

(Description of the Premises)

Residential/commercial premises bearing unit no. TM-4403 in Tower M (MANHATTAN) on 44<sup>th</sup> floor admeasuring 747.90 sq. ft. (equivalent to 69.48 square meters) carpet area plus 2.94 square meters deck area and 1.68 square meters utility area as per RERA, if any, together with right to use 2 Car parking space/s constructed or to be constructed on the Larger Land as described in the First Schedule hereunder.

**THE EIGHTH SCHEDULE ABOVE REFERRED TO:**

(Details of the internal fittings and fixtures in the said Premises)

**1, 1.5, 2 and 3 BHK**

- Anodized aluminum windows
- Laminated flush door for all internal doors
- Solid Flush Door shutter both side laminate finish for main door
- Vitrified tile flooring in living, dining & all bedroom
- Acrylic /Plastic paint with gypsum finish walls

**BATHROOM**

- Bathroom dado up to door Height
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware

**KITCHEN**

- Exhaust fan
- Provision for water purifier
- Vitrified flooring
- Polished granite kitchen platforms with stainless steel sink - single bowl
- Branded CP fittings
- Kitchen dado tiles 2 feet above kitchen platform



*Shreyansh*

*M 35*

*Jenky, P.V.*

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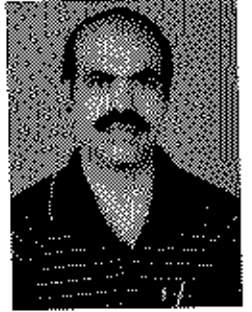
SIGNED AND DELIVERED )  
 By the within named PROMOTER )  
 SUSNEH INFRAPARK PRIVATE LIMITED )  
 By hand of its Director/ Authorized Signatory )  
 Mr. Ameya R. Joshi )

*Ameya R. Joshi*



in the presence of )  
 1. *Irin Shajan* )  
 1. )

SIGNED AND DELIVERED )  
 By the within named ALLOTTEE/S )



SHAJAN THEKKUMPEEDIKA ANTHONY )

*Shajan*

JENNY SHAJAN T )

*Jenny P.V.*



in the presence of )  
 1. *Irin Shajan* )  
 2. *Jenny Shajan* )



RECEIVED of and from the Flat/Unit )  
 Allottee/s above named the sum of )  
 Rs. 1862134/- )  
 (Rupees Eighteen Lakhs Sixty Two Thousand )  
 One Hundred Thirty Four Only) )  
 as advance payment or deposit paid by )  
 the Allottee/s to the Promoter )



We say received,  
 FOR SUSNEH INFRAPARK PRIVATE  
 LIMITED

*Ameya R. Joshi*

Director/Authorized Signatory

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Annexure "H"		
Payment Schedule		
Particulars	%	Amount
BOOKING AMOUNT	5.0%	940019
BALANCE WITHIN 30 DAYS POST BOOKING	5.0%	940019
BALANCE WITHIN 45 DAYS POST BOOKING	46.0%	8648173
ON INITIATION OF 15th FLOOR	3.0%	564011
ON INITIATION OF 20th FLOOR	3.0%	564011
ON INITIATION OF 25th FLOOR	3.0%	564011
ON INITIATION OF 30th FLOOR	3.0%	564011
ON INITIATION OF 35th FLOOR	3.0%	564011
ON INITIATION OF 40th FLOOR	3.0%	564011
ON INITIATION OF 45th FLOOR	3.0%	564011
ON COMPLETION OF TOP FLOOR	3.0%	564011
ON COMPLETION OF BLOCKWORK OF THE UNIT	5.0%	940019
ON COMPLETION OF INTERNAL PLASTER, FLOORING & TILING OF THE UNIT	5.0%	940019
ON COMPLETION OF THE EXTERNAL PLUMBING, ELECTRICAL FITTINGS, LIFT, DOORS & WINDOWS UPTO THE FLOOR LEVEL OF THE APARTMENT	5.0%	940019
ON RECEIPT OF OC	5.0%	940019
<b>Total</b>	<b>100%</b>	<b>18800375</b>

*Shahab*

*Jenny P.V.*

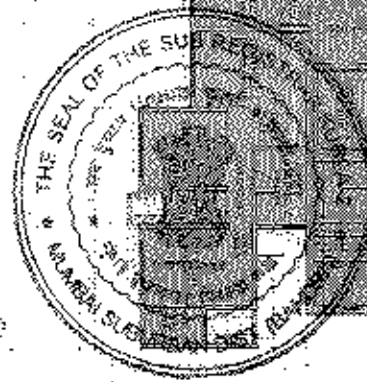
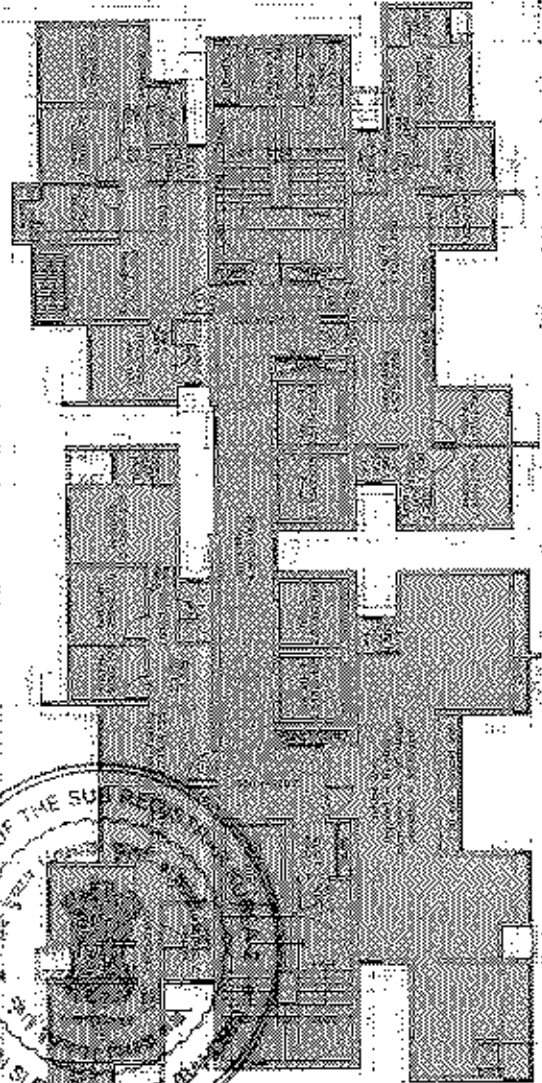
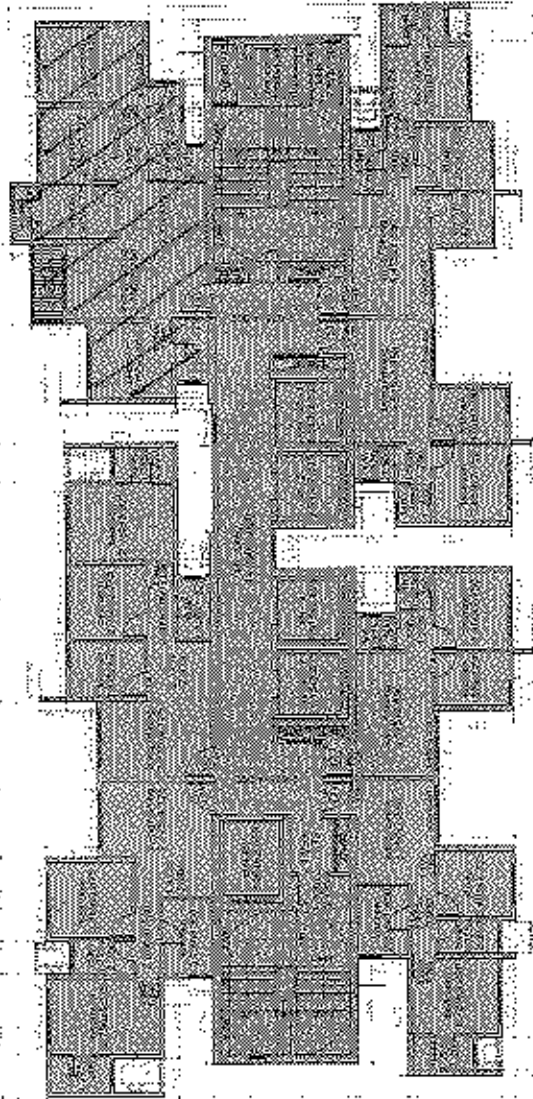


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M-4403



*Shrijanb*

*1/25*

*Jenny p.v.*

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## Maharashtra Real Estate Regulatory Authority

### CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F' (See rule 7(2))

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: Runwal Avenue Wing - M, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 1009/6 1013P 1014P 1014/1to6 1017 1017/1 to 6 1018/1 to 9 Village Kanjur Taluka Kurla Mulundat Kurla, Mumbai Suburban, 400042** registered with the regulatory authority vide project registration certificate bearing No **P51800033514** of

1. **Susneh Infrapark Private Limited** having its registered office / principal place of business at **Tehsil, Kurla, District: Mumbai Suburban, Pin: 400042.**

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (j) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **18/04/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities;
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 21/06/2024  
Place: Mumbai



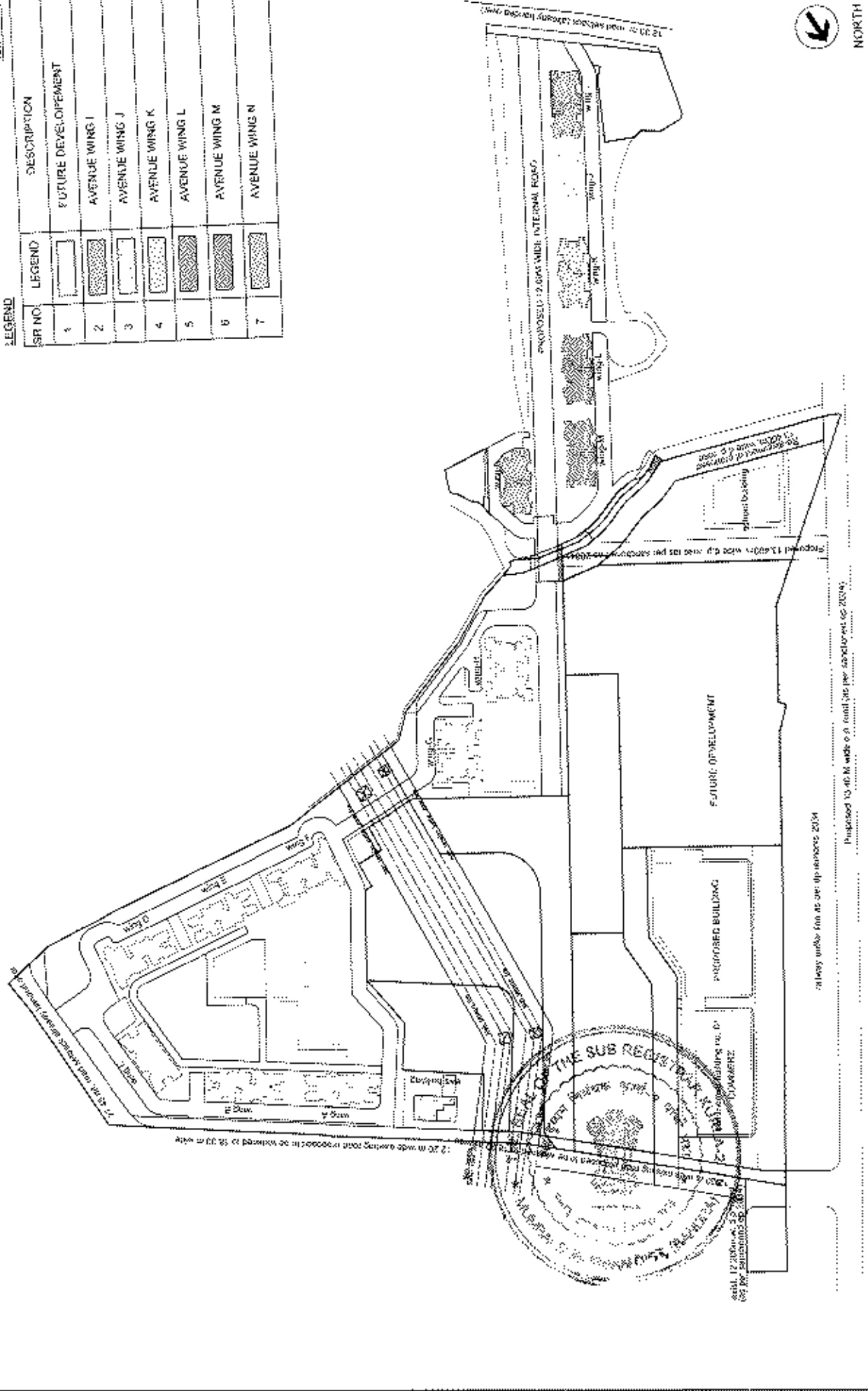
Signature valid  
Digitally Signed by  
Dr. Vasantrao Premchand Prabhu  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 21/06/2024 11:26:08  
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



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13.01.2023

SR NO.	LEGEND	DESCRIPTION
1	[Pattern]	FUTURE DEVELOPMENT
2	[Pattern]	AVENUE WING I
3	[Pattern]	AVENUE WING J
4	[Pattern]	AVENUE WING K
5	[Pattern]	AVENUE WING L
6	[Pattern]	AVENUE WING M
7	[Pattern]	AVENUE WING N



**PROPOSED LAYOUT PLAN**

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**ANNEXURE B**

**List of Encumbrances**

- A. **Litigation** – There is no litigation pending in respect of the said Phase 2 Land.
- B. **Encumbrance** – The said Phase 2 Land is subject to charge created in favour of HDFC Bank Limited vide Indenture of mortgage dated 31/03/2022 registered with the office of sub registrar of assurances at Kurla under serial no. KRL4-7106/2022 & Indenture of mortgage dated 18/05/2022 registered with the office of sub registrar of assurances at Kurla under serial no. KRL4-10860/2022.



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**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**FORM 'A'**  
**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**  
 No CHE/ES/3092/S/337(NEW)/FCC/4/Amend  
**COMMENCEMENT CERTIFICATE**

To,  
 M/s Evie Real Estate Pvt Ltd.  
 4th floor, Runwal & Omkar Esquare, Opp. Sion  
 Chunnabhatti Signal, Sion (East) Mumbai 400 022

Sir,

With reference to your application No. CHE/ES/3092/S/337(NEW)/FCC/4/Amend Dated. 17 Jan 2018 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 no 337 (New) dated 17 Jan 2018 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. - C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjur Village Road Road / Street in S Ward.

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

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall not exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
  - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
  - c. The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri. AE BP S&T ward Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

करल - २		
२९२५५	५०	२९०
२०२४		

THIS CC is valid upto 27/08/2021

Issue On : 28 Aug 2020

Valid Upto : 27 Aug 2021

Application Number : CHE/ES/3092/S/337(NEW)/CC/1/New

Remark :

plinth CC i.e up to up to basement top level as per I.O.D. plans approved on dated.11.08.2020 for Wing J & Wing K only

Approved By  
Executive Engineer (BP) ES II  
Executive Engineer

Issue On : 27 Dec 2020

Valid Upto : 26 Dec 2021

Application Number : CHE/ES/3092/S/337(NEW)/FCC/1/New

Remark :

Re - endorsement of C.C. upto basement top slab level for wing J (pl) only excluding tree locations, as per approved plan dated 08.12.2020.

Approved By  
Executive Engineer (BP) ES II  
Executive Engineer

Issue On : 29 Oct 2021

Valid Upto : 28 Oct 2022

Application Number : CHE/ES/3092/S/337(NEW)/FCC/2/Amend

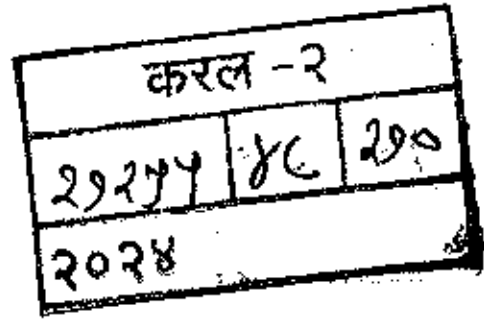
Remark :

Re - endorsement of C.C. upto basement top slab level for Wing J, and plinth C.C. i.e. is upto basement top slab level for Wing K & Wing L only of Building No.02 as per last approved plan dtd.19.08.2021.

Approved By  
Executive Engineer (BP) ES II  
Executive Engineer



CHE/ES/3092/S/337(NEW)/FCC/2/Amend



Issue On : 02 Feb 2022

Valid Upto : 01 Feb 2023

Application Number :

CHE/ES/3092/S/337(NEW)/FCC/3/Amend

Remark :

Further C.C. for retail area proposed on ground and first floor within the building line of wing J & K, further C.C. for wing 'J' & 'K' upto 22nd floor, re-endorsement of C.C. for wing 'L' upto plinth level and plinth C.C. for wing M is granted as per approved Amended plan dated 19.01.2022.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 06 Oct 2022

Valid Upto : 05 Oct 2023

Application Number :

CHE/ES/3092/S/337(NEW)/FCC/5/Amend

Remark :

Further C.C. is granted for wing 'J', 'K' & 'L' upto 36th floor and re-endorsement of C.C. for retail area proposed on ground & first floor within the building line of wing 'J', 'K' & 'L' and re-endorsement of plinth CC for wing 'M' as per approved amended plan dated 13.05.2022.

Approved By

AE BP S&T ward

Assistant Engineer (BP)

Issue On : 21 Oct 2022

Valid Upto : 20 Oct 2023

Application Number :

CHE/ES/3092/S/337(NEW)/CC/1/Amend

Remark :

Approved upto plinth level i.e. Ground floor of Retail-1 of Wing N as per approved Amended plan dated 13.05.2022. valid upto 27/8/2022

Approved By

Executive Engineer (BP) ES II

Executive Engineer



CHE/ES/3092/S/337(NEW)/FCC/4/Amend



करल - २		
२९२४४	४९	२९०
२०२४		

Issue On : 21 Nov 2022

Valid Upto : 27 Aug 2023

Application Number : CHE/ES/3092/S/337(NEW)/FCC/4/Amend

Remark :

Plinth C.G. for wing 'I', i.e. entire plinth CC for building w/r as per lastly approved amended plan dated 13.05.2022 is approved.

Digitally signed by AShin Vasudevan PAB  
 Date: 21 Nov 2022 12:51:51  
 Org: EShin Vasudevan Municipal Corporation  
 Distinguished Name: Assistant Engineer (BP)

For and on behalf of Local Authority  
 Municipal Corporation of Greater Mumbai  
 Assistant Engineer, Building Proposal  
 Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban Mumbai District.



CHE/ES/3092/S/337(NEW)/FCC/4/Amend

करल - २		
२९२५५	५०	२९०
२०२४		



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
Amended Plan Approval Letter

File No. CHE/ES/3092/S/337(NEW)/337/8/Amend dated 13.05.2022

To,  
SUNIL GAJANAN AMBRE  
303, MITTAL AVENUE, 110,  
N.M.ROAD, FORT,  
Mumbai.

CC (Owner),  
EVIE REAL ESTATE PRIVATE  
LIMITED  
Runwal & Omkar Esquare, 4th floor,  
Opp.Sion-Chunabhatti Signal, Off  
Eastern Exp. Highway, Sion(E),  
Mumbai.

**Subject :** Proposed Development of Residential building no 2 (i.e.wing J, K, L, M and N on plot bearing C.T.S. No. 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 of village Kanjur, Kanjurmarg (East), Mumbai.

**Reference :** Online submission of plans dated 23.03.2022

Dear Applicant/ Owner/ Developer,

There is no objection to your carrying out the work as per amended plans submitted by you online under reference for which competent authority has accorded sanction, subject to the following conditions.

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges, Development cess as per the provision of Reg. 30 of DCPR2034 & MCGM policy circular C-3 under no. ChE/ DP/ 110/ Gen dated 2019-20 etc. shall be paid.
- 3) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 4) That the final N.O.C. from C.F.O. shall be submitted before asking for Occupation permission.
- 5) The dry and wet garbage shall be separated, and the wet garbage generated in the building shall be treated separately on the same plot by residents/occupants of the building in the jurisdiction of M.C.G.M. The necessary condition in Sale Agreement to that effect shall be incorporated by the Developer/Owner.
- 6) That the quarterly progress report of Architect shall be submitted.
- 7) That the additional extra water charges shall be paid and the No Dues pending from A.E.W.W. 'S' Ward shall be submitted.
- 8) That the work shall be carried out between 6.00 am to 10.00 pm only in accordance with Rule 5A(2) of the Noise Pollution (Regulation & Control) Rules, 2000 and the provision of notification issued by ministry of Environment & Forest Deptt. from time to time shall be duly observed.
- 9) That the C.C. shall be got endorsed as per the amended plan.
- 10) That the provision of Reg. 14(B) note- III is proposed in wing J of building no. 2 shall be provided.
- 11) That the remarks from electric supply company shall be submitted regarding area requirement for installation of transformer shall be submitted before asking for further C.C.
- 12) That the revised parking layout from E.E(T&C) / parking consultants shall be submitted before asking for C.C.
- 13) That the MOEF NOC shall be submitted for proposed development
- 14) That the indemnity bond regarding contriving toilet shall be submitted before asking for CC.
- 15) That all the conditions of IOD under even number dated 11.08.2020 & Amended letter dated. 18.12.2020 , 18.03.2021, 19.08.2021, 19.01.2022 shall be complied with.
- 16) That the NOC from HRC shall be submitted before asking C.C. beyond 120m.



करल - २		
२९२५५	५९	२९०
२०२४		

- 17) That carriage charges shall be provided.  
18) That the Civil Aviation NOC shall be submitted

✓  
Name : Loten Sukadeo Ahire  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 13-May-2022 17:42:39

On behalf of Local Authority  
Municipal Corporation of Greater Mumbai  
Executive Engineer, Building Proposal  
Eastern Suburb

Copy to :

- 1) Assistant Commissioner, S Ward
- 2) A.E.W.W., S Ward
- 3) D.O. S Ward

- Forwarded for information please.



करल - २		
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## Maharashtra Real Estate Regulatory Authority

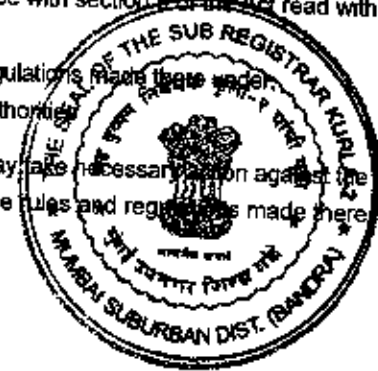
### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51800048234**

**Project: Runwal Avenue Wing - I , Plot Bearing / CTS / Survey / Final Plot No.: 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 at Kurla, Mumbai Suburban, 400042;**

- Susneh Infrapark Private Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400042.*
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 19/12/2022 and ending with 20/04/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities.
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 19-12-2022 16:13:09

Dated: 19/12/2022  
Place: Mumbai

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

करल - २		
२९२५५	५३	२९०
२०२४		



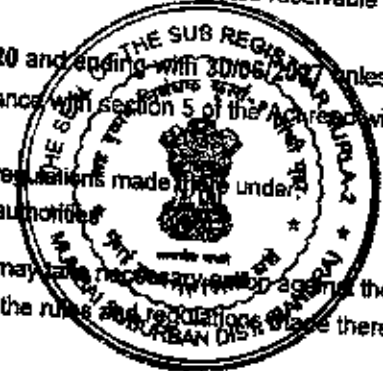
## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800026880

Project: Runwal Avenue Wing-J , Plot Bearing / CTS / Survey / Final Plot No.: CTS Nos 1004P, 1005P, 1005/1, 1006, 1007P, 1007/3P, 1007/4, 1009P, 1009/5, 1009/6, 1010P, 1013P, 1014P, 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 of Village Kanjur, Taluka Kurla/ Mulund, Dist. Mumbai Kurla, Kurla, Mumbai Suburban, 400042;

1. Susnah Infrapark Private Limited having its registered office / principal place of business at Tehsil: Kurla, District: Mumbai Suburban, Pin: 400042.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 31/10/2020 and ending with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 23:39:42

Dated: 08/09/2021  
Place: Mumbai

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

करल - २		
२०२११	५४	२१०
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

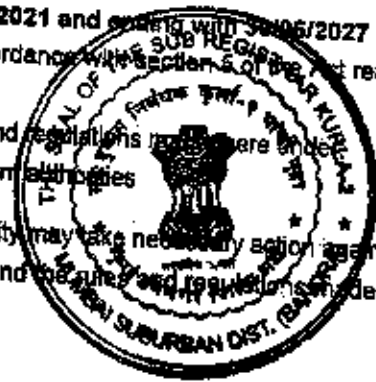
#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51000028811**

**Project: Runwal Avenue Wing K . Plot Bearing / CTS / Survey / Final Plot No.: CTS No 1009/6, 1013P, 1017, 1017/1 to 1017/6, 1014P, 1014/1 to 1014/6, 1018, 1018/1 to 1018/9 of Village Kanjur, Taluka Kuria/Mulund, Dist. Mumbai at Kuria, Kuria, Mumbai Suburban, 400042.**

1. **Susneh Infrapark Private Limited** having its registered office / principal place of business at **Tehsil: Kuria, District: Mumbai Suburban, Pin: 400042.**
2. This registration is granted subject to the following conditions, namely:-
  - ♦ The promoter shall enter into an agreement for sale with the allottees;
  - ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
  - OR
  - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realizable of the project is less than the estimated cost of completion of the project.
  - ♦ The Registration shall be valid for a period commencing from 30/03/2021 and expires with 30/06/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - ♦ That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 11:18:22

Dated: 08/09/2021  
Place: Mumbai

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

करल - २		
२२२४४	५५	२१०
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## Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'  
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number : P51800031895

Project: *Rumwal Avenue Wing - L*, Plot Bearing / CTS / Survey / Final Plot No.: CTS No 1008-6, 1013p, 1014p, 10141 to 1014-6, 1017, 1017-1 to 1017-6 and 10181 to 1018-9 of Village Kanjur, Taluka Kuria Mulund at Kuria, Mumbai Suburban, 400042;

1. *Susneh Infrapark Private Limited* having its registered office / principal place of business at Tehsil: *Kuria, District: Mumbai Suburban, Pin: 400042.*

2. This registration is granted subject to the following conditions, namely:-

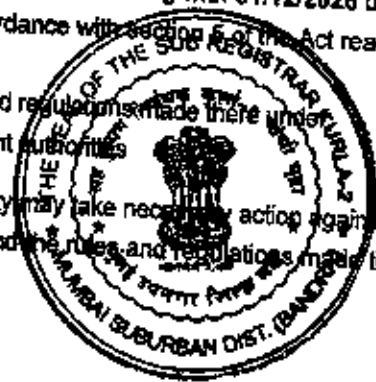
- ♦ The promoter shall enter into an agreement for sale with the allottees;
- ♦ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ♦ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- ♦ The Registration shall be valid for a period commencing from 22/11/2021 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- ♦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- ♦ That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 22-11-2021 12:33:24

Dated: 22/11/2021  
Place: Mumbai

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

करल - २  
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800033514**

**Project: Runwal Avenue Wing - M , Plot Bearing / CTS / Survey / Final Plot No.: CTS No 1009/6 1013P 1014P 1014/1to6 1017 1017/1 to 6 1018/1 to 9 Village Kanjur Taluka Kurla Mulund at Kurla, Mumbai Suburban, 400042.**

1. **Susneh Infrapark Private Limited** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400042.**

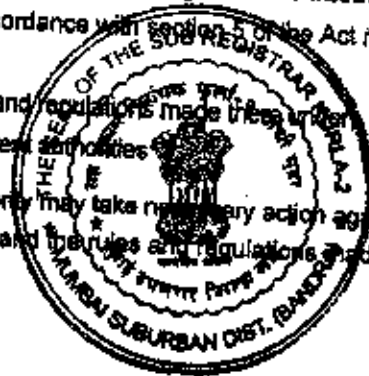
2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 22/02/2022 and ending with 18/04/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 22-02-2022 13:49:19

Dated: 22/02/2022

Place: Mumbai

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



करल - २		
२९२५७	५७	२९०
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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51800047714

Project: Runwal Avenue Wing - N , Plot Bearing / CTS / Survey / Final Plot No.: 1004, 1005, 1005/1, 1006, 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5 & 6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 6, 1017, 1017/1 to 6, 1018, 1018/1 to 9 at Kuria, Mumbai Suburban, 400042.

1. Susneh Infrapark Private Limited having its registered office / principal place of business at Tahsil: Kuria, District: Mumbai Suburban, Pin: 400042.

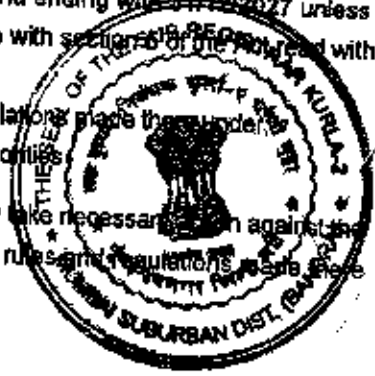
2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 21/11/2022 and ending with 21/11/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 18 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities.



3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 21-11-2022 16:34:32

Dated: 21/11/2022  
Place: Mumbai

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

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# WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

NL/DDA/10507/

29<sup>th</sup> December, 2020

## TITLE REPORT

To,

### **EVIE REAL ESTATE LIMITED**

4<sup>th</sup> Floor, Opp. Sion Chunabhatti Signal,  
Off. Eastern Express Highway,  
Sion East, Mumbai 400 022

Kind Attn: Mr. Subodh Runwal

**Re: All those pieces and parcels of freehold and leasehold land bearing CTS Nos. 676, 1004, 1005, 1005/1, 1006, 1007, 1007/1-4, 1008, 1008/1, 1009, 1009/1-6, 1010, 1011, 1013(part), 1014(part), 1014/1-6, 1017, 1017/1-5, 1018 and 1018/1-9 admeasuring 1,47,593.9 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("the said Larger Land");**

AND

**Re: All those pieces and parcels of freehold and leasehold land, forming part of the Larger Land and bearing CTS Nos. 1004 (part), 1005(part), 1005/1, 1006, 1007/3 (part) and 1009 (part) admeasuring 32,387.89 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("Phase 1 Land");**

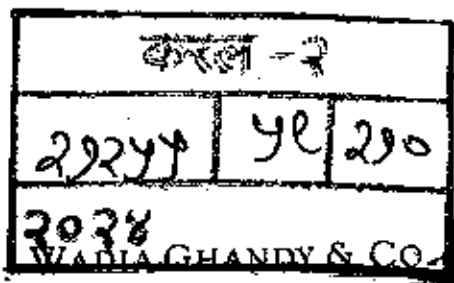
AND

**Re: All those pieces and parcels of land bearing CTS Nos. 1005(part), 1007(part), 1007/3(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1-9 admeasuring 53,198.45 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("Phase 2 Land").**

Phase 1 Land and Phase 2 Land are collectively referred to as the "said Land".

### **A. INTRODUCTION**

We have been requested by our client Evie Real Estate Limited, an existing company under the Companies Act, 2013 having its registered office at 4<sup>th</sup> Floor, Opp. Sion Chunabhatti Signal, Off. Eastern Express Highway, Sion East, Mumbai 400 022 to investigate the title of Evie with respect to the said Land and to issue this report.



## B. STEPS

With respect to the investigation of title to the said Land, we have undertaken the following steps:

1. We have not perused the original title deeds listed in Part A of Annexure A hereto and have relied on the letters issued by IDBI Trusteeship Services Limited as per details set out herein below.
2. Perused the original title deeds listed in Part B of Annexure "A" hereto on 21<sup>st</sup> November 2020 at the office of Evie as per details set out herein below.
3. Caused searches to be undertaken at the office of Sub-Registrar of Assurances for the period between 1955 and 2014, 2014 to 2015, 2015 till 30<sup>th</sup> June 2020 and 30<sup>th</sup> June 2020 till 15<sup>th</sup> October 2020.
4. Examined the property register cards with respect of the said Land, as per the details set out hereinbelow.
5. Caused searches to be undertaken at the Registrar of Companies ("ROC") for Evie, as on 8<sup>th</sup> July 2020 and 7<sup>th</sup> October 2020.
6. Caused negative searches to be undertaken before various forums for ascertaining any pending litigations with respect to the said Land as on 22<sup>nd</sup> July 2020 and 12<sup>th</sup> October 2020. The details of which are set out in Paragraph H below.

Examined the Development Plan, 1991 remarks as set out below.

Examined the Development Plan, 2034 remarks as set out below.

With respect to the facts which cannot be ascertained from the examination of public records, Evie has furnished information in that regard and the same is also recorded in a separate Declaration dated 29<sup>th</sup> December 2020 given by Evie and we have relied upon the same ("Evie Declaration").

10. We have relied upon the certificate dated 6<sup>th</sup> November 2020 issued by Girish Chaudhari, Architects ("Architect Certificate").

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11. We have also relied upon the title reports dated 14<sup>th</sup> October 2014 and 29<sup>th</sup> October 2015 issued by us with respect to the Phase 1 Land and the Phase 2 Land respectively ("**Evie Title Reports**").
12. We have issued public notices on 21<sup>st</sup> August 2020 with respect to the said Land and as on date, no objections have been received by us in response to the same.
13. This report is prepared solely for the use of our client.
14. It is expressly clarified that this Report on Title is restricted only to ascertain the rights of Evie to the said Land and does not address any other issue.
15. The accuracy of the Report on Title necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions and responses to our requisitions, being true, complete and accurate. A list of documents perused for preparation of this Addendum is annexed hereto and marked as **Annexure "C"**.
16. We have not formed any opinion on the approvals and sanctions granted/ required from the concerned authorities for the development or construction on the said Land or any part thereof.

**C. CHAIN OF TITLE WITH RESPECT TO THE SAID LAND**

We have taken the year 1957 as the root of title for the purpose of investigation of title to the said Land.

**D. FREEHOLD LAND**

1. By and under an Indenture of Conveyance and Assignment dated 26<sup>th</sup> August 1957 executed by and between the Kanjur Co-operative Housing Society Limited, a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (therein referred to as "**the Society**" and hereinafter referred to as "**Kanjur Society**"), Sitaram Shridhar Kale (therein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957 ("**the Indenture of Conveyance and Assignment**"), the Kanjur Society sold, transferred, conveyed and assigned unto

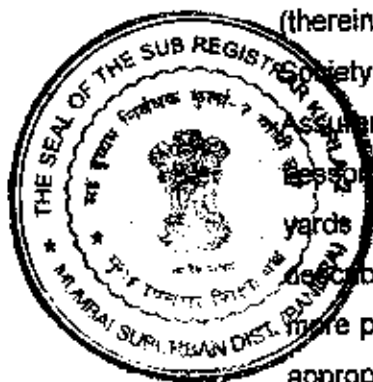


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and in favour of CG, land admeasuring 1,01,893.75 square yards equivalent to approximately 85,183.175 square meters and more particularly described in the First and Second Schedules thereunder written and on the terms and conditions more particularly stated therein ("Freehold Land").

#### E. LEASEHOLD LAND

1. By and under an Indenture of Sub-lease dated 26<sup>th</sup> August 1957 ("the First Sub-Lease") executed by and between Sir Mahomed Yusuf Khot, (therein and hereinafter referred to as "the Sub-Lessor") of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 76,625.50 square yards equivalent to approximately 64,058.918 square meters and more particularly described in the Second and Third Schedules thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land A"). The Leasehold Land A was appropriated within the meaning of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951 ("the said Act"). Under the First Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land A.
2. By and under an Indenture of Sub-lease dated 26<sup>th</sup> August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 ("the Second Sub-Lease") the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 53,609.50 square yards equivalent to approximately 44,822.90 square meters and more particularly described in the Second Schedule thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land B"). The Leasehold Land B was appropriated within the meaning of the said Act. Under the Second Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land B. The Leasehold Land A and the Leasehold Land B shall, collectively, be referred to as the "Larger Leasehold Land".



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3. By and under the Indenture of Conveyance and Assignment, the Kanjur Society assigned unto and in favour of CG, a portion of the Larger Leasehold Land admeasuring 76,625.5 square yards equivalent to 64,058.918 square meters and more particularly described in the Third Schedule thereunder written, on the terms and conditions more particularly stated therein ("CG Leasehold Land").
4. The said Act came into force and the provisions of the said Act were made applicable to the Village of Kanjur from 1<sup>st</sup> March 1952. The Village of Kanjur is specified in the Schedule to the said Act and hence the village of Kanjur is an estate as defined under the said Act. On a reading of the provisions of Section 4(b) of the said Act, it appears that the intention of the said Act was to revert to the Government such waste lands, as originally vested in the estate-holder (as defined in the said Act) which were not appropriated or brought under cultivation before 14<sup>th</sup> August 1951 by such estate-holder. In the present case, as mentioned above, as the Larger Leasehold Land was appropriated land within the meaning of the said Act, the same continued to be vested in the Sub-Lessor.
5. Therefore, in light of what is stated above, CG became entitled to the Freehold Land and CG Leasehold Land, on the terms and conditions mentioned in the Indenture of Conveyance and Assignment. We have perused a copy of the fresh certificate of incorporation dated 2<sup>nd</sup> August 1968 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited had been change to Crompton Greaves Limited.

F. **OTHER AGREEMENTS WITH RESPECT TO THE LARGER LAND**

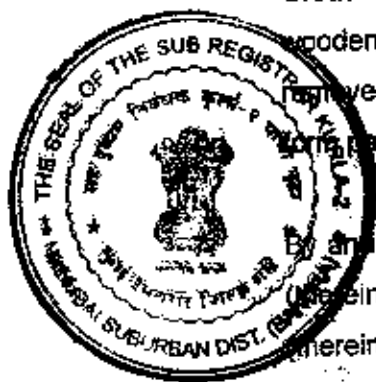
1. As per the Evie Declaration, a portion of the Larger Land admeasuring 4,280 square metres bearing CTS. Nos. 1005(part), 1007/3(part) and 1009(part) under high power tension lines.
2. By and under an Indenture dated 20<sup>th</sup> May 1958 executed between the Governor of Bombay (therein referred to as 'the Grantor' of the one part) and The Andhra Valley Power Supply Company Limited (therein referred to as 'the Company' of the other part) and registered with the office of the sub-registrar of assurances under serial no. 3822 of 1938 ("the said Indenture"), the Grantor therein granted, conveyed and transferred the land parcels more particularly described therein in favour of the Company therein, in the manner and on the terms and conditions mentioned therein.



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3. As per the Evie Declaration, the Tata Lease Land forms a part of the said indenture but does not form a part of the said Phase 1 Land or the Phase 2 Land.
  4. An unregistered Indenture dated 26<sup>th</sup> August 1957 was executed between Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] whereby an indemnity of title has been granted by Kanjur Society in favour of CG as specified therein in respect of a portion of the Larger Land as specified therein.
  5. By and under an Indenture dated 27<sup>th</sup> April 1958 between the Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] and registered with the office of the sub-registrar of assurances under serial no. 1484 of 1958, Kanjur Society has granted a covenant in favour of CG for production of title deeds, as specified therein.
  6. By and under a Railway Private Siding Agreement dated 24<sup>th</sup> January, 1992 executed between the President of India acting through the Central Railway Administration (therein and hereinafter referred to as "the Railway Administration") of the First Part and CG (therein referred to as the Applicant) of the Second Part, the Railway Administration agreed to construct, partly on the land of the Railway Administration and partly on the land of CG, a railway siding in the manner provided therein. In the notification dated 27<sup>th</sup> July 2010 issued by the Central Railway, it is recorded that with effect from 24<sup>th</sup> July 2010 the Crompton Greaves Limited siding served by Bhandup-Kanjurmarg on Mumbai division had been closed for all description of goods traffic. By and under a letter dated 9<sup>th</sup> April 2012 addressed by the Central Railway, Divisional Office to Ms. Priti Vyas, Deputy Manager, Crompton Greaves Limited, CG was informed that all permanent way materials such as tracks, wooden planks, weigh-bridge etc. of sidings within the premises of CG had to be approved by CG. On the basis of the Evie Declaration, the railway siding does not form a part of the said Phase 1 Land or the Phase 2 Land.
- By and under an Agreement dated 15<sup>th</sup> April, 2005 executed by and between CG (herein referred to as Vendors) of the First Part and Sea Lanes Shipping Services (herein referred to as Purchasers and hereinafter referred to as "Sea Lanes") of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2302 of 2005, CG has sold, transferred and assigned land bearing Survey No. 53, CTS No. 1013 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1,172.918 square meters in



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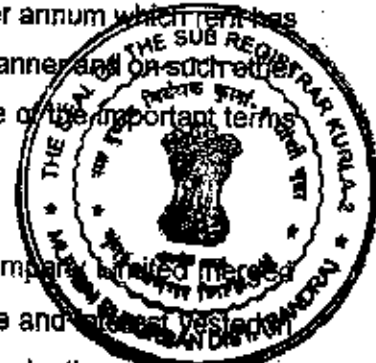
favour of Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Freehold Land Agreement").

8. By and under an Agreement dated 15<sup>th</sup> April, 2005 executed by and between CG (therein referred to as the Assignors) of the First Part and Sea Lanes (therein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2303 of 2005, CG has assigned land bearing Survey No. 53, CTS No. 1014 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1090.919 square meters to Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Leasehold Agreement"). By and under the Sea Lanes Freehold Agreement and Sea Lanes Leasehold Agreement land collectively admeasuring 2263.837 square meters has been sold or assigned, as the case may be to Sea Lanes ("Sea Lane Land").

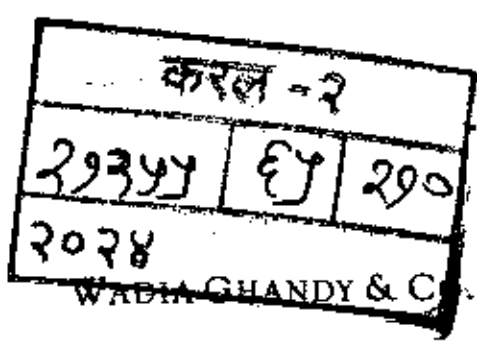
9. On the basis of the Architect Certificate, the Sea Lanes Land does not form part of the said Phase 1 Land or the Phase 2 Land.

10. By and under an Indenture of Lease dated 21<sup>st</sup> October 2015 executed between The Tata Power Company Limited therein referred to as the Lessor of the One Part, Evie therein referred to as the Lessee of the Second Part and CG Limited therein referred to as the Confirming Party of the Third Part and registered with the office of the sub-registrar of assurances under Serial no. KRL-2-9624 of 2015 ("Tata Lease"), the lessor has demised all those pieces and parcels of land admeasuring 4280 square meters and bearing CTS Nos. 1005(part), 1007/3 (part) and 1009 (part) ("Tata Lease Land") in favour of Evie for a period of 30 years commencing from the date of execution of the Indenture of Lease, for a rent of Rs. 10/- per annum which has been paid in advance by Evie for the lease term and in the manner and on such terms and conditions more particularly stated therein. Some of the important terms and conditions of the Tata Lease are as follows:

- (a) It appears that The Andhra Valley Power Supply Company Limited merged into The Tata Power Company Limited and right, title and interest vested in The Andhra Valley Power Supply Company Limited under the said indenture duly stood vested in The Tata Power Company Limited.
- (b) In addition to the rent, Evie has on or before the execution of the Tata Lease, also paid a to the lessor, a sum of Rs. 39,94,44,840/- (Rupees Thirty Nine







Crora Ninety Four Lac Forty Four Thousand Eight Hundred and Forty only) as an interest free security deposit.

- (c) The term of the Tata Lease is renewable for a further period of 30 years on the same terms and conditions and the terms of the security deposit would be extended accordingly.
- (d) Evie is entitled to use the Tata Lease Land along with the adjoining land as a part of a composite layout.
- (e) Evie is in possession of the Tata Lease Land as a lessee, subject to the HT Lines passing through the Tata Lease Land.
- (f) Evie is entitled to use the entire development potential (the present and future FSI) of the Tata Lease Land on the adjoining land of Evie and maintain the contiguity of the larger land owned by Evie as the lessee.
- (g) Evie is entitled to sub-lease the Tata Lease Land or any part thereof or transfer or assign its leasehold rights in the Tata Lease Land.
- (h) Evie shall at the expiry of the term of the Tata Lease, surrender and hand over possession of the Tata Lease Land.
- (i) Evie has declared that the said Tata Lease is valid, binding and subsisting.

**G. AGREEMENTS UNDER WHICH EVIE BECAME ENTITLED TO THE SAID LAND**



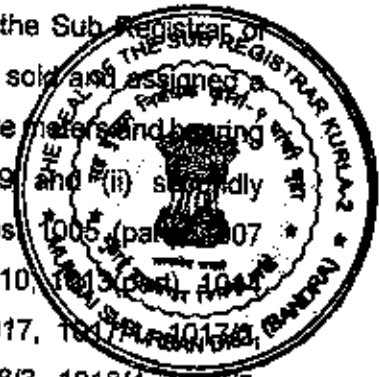
By and under an Indenture of Conveyance and Assignment dated 17<sup>th</sup> October, 2014 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014 (read along with Deed of Rectification dated 13<sup>th</sup> October 2016 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. KRL-1-10449-2016), CG transferred, conveyed and assigned to Evie a portion of the Larger Land being all that piece or parcel of land admeasuring 32,387.59 square meters and bearing CTS Nos. 1004 (part), 1005(part), 1005/1, 1006, 1007/3 (part) and 1009 (part) ("Phase 1 Land") of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 together with all the buildings and structures standing thereon, for a consideration of Rs. 302,26,69,000/- (Rupees

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Three Hundred and Two Crore Twenty Six Lakh Sixty Nine Thousand only), which has been paid in full, and on the terms and conditions stated therein ("Evie Phase 1 Conveyance and Assignment").

2. By and under a Power of Attorney dated 17<sup>th</sup> October, 2014 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9378 of 2014, CG has granted powers to Evie to do such acts, deeds matters and things as specified therein.
3. By and under a Power of Attorney dated 17<sup>th</sup> July, 2015 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. 7766 of 2015, CG has granted powers to Evie to do the acts, deeds matters and things as set out therein in relation to, inter-alia, the said Land.
4. By and under a Power of Attorney dated 17<sup>th</sup> July, 2015 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. 7766 of 2015, CG has granted powers to the Purchaser to do such acts, deeds matters and things in relation to the Larger Land in the manner and on the terms and conditions stated therein.
5. By and under an Indenture of Conveyance and Assignment dated 27<sup>th</sup> October 2015 executed between CG and Evie and registered with the office of the Sub Registrar of Assurances under serial no. KRL-2- 9732 of 2015 (read along with Rectification Deed dated 13<sup>th</sup> October 2016 registered with the office of the Sub Registrar of Assurances under serial no. KRL-1/10450/2016), CG Limited sold and assigned a portion of the Larger Land (i) firstly admeasuring 2065.23 square meters and bearing CTS Nos.1005 (part), 1007(part), 1007/3 (part) and 1009 (part) and (ii) secondly admeasuring 51,133.22 square meters and bearing CTS Nos. 1005 (part), 1007 (part), 1007/3 (part), 1007/4, 1009 (part), 1009/5, 1009/6, 1010 (part), 1013 (part), 1014 (part), 1014/1, 1014/2, 1014/3, 1014/4, 1014/5, 1014/6, 1017, 1017/1, 1017/2, 1017/3, 1017/4, 1017/5, 1017/6, 1018, 1018/1, 1018/2, 1018/3, 1018/4, 1018/5, 1018/6, 1018/7, 1018/8 and 1018/9 and collectively admeasuring 53,198.45 square meters ("Phase 2 Land") to Evie for a consideration of Rs. 380,49,04,942/- (Rupees Three Hundred and Eighty Crores Forty Nine Lakh Four Thousand Nine Hundred and Forty Two only) and in the manner and on the terms and conditions stated therein ("Evie Phase 2 Conveyance and Assignment").



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6. By and under a Power of Attorney dated 27<sup>th</sup> October 2015 registered with the office of the Sub Registrar of Assurances under serial no. 9733 of 2015 executed by CG Limited in favour of Evie in relation to the Second Indenture Land *inter-alia* authorising Evie to execute necessary deeds, documents and writings to clarify and correct the description of the properties described in the Evie Phase 1 Conveyance and Assignment and the Evie Phase 2 Conveyance and Assignment.
7. By and under a letter dated 12<sup>th</sup> January 2016 addressed by Evie to the Executor of the Estate of Sir Mohamed Yusuf (Kanjur Khot), lease rent for the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2116 (period of 100 years) in the sum of Rs. 31,700/- (Rupees Thirty One Thousand Seven Hundred only) was paid by Evie towards the leasehold rights acquired by it under the Evie Phase 1 Conveyance and Assignment and Evie Phase 2 Conveyance and Assignment. We are not in a position to ascertain whether prior to 31<sup>st</sup> April 2016 lease rent was duly paid to the Estate of Sir Mohamed Yusuf (Kanjur Khot). However, under the said Evie Title Reports, we have recorded the declaration of CG which set out that the rent for the financial year ending 31<sup>st</sup> March 2013 and 31<sup>st</sup> March 2014 had not been accepted by the Sub-Lessor and were therefore sent by registered post. The letters were returned to CG, without assigning any reason. Also, by and under a second letter dated 7<sup>th</sup> April 2015 addressed by CG to the Estate of Late Sir Mohammed Yusuf Khot Trust, rent for the financial year 2015-2016 was sent, but the same was also returned. CG had also declared that, other than as mentioned above herein, rent for all the previous years was duly paid and accepted by the Sub-Lessor i.e. the Estate of Late Sir Mohammed Yusuf Khot Trust.
8. Evie has also declared that to the best of its knowledge, no breach has been committed by Evie or CG of the terms and conditions of the First Sub-Lease or the Second Sub-Lease and no notice of default or termination has been received by Evie from the Sub-Lessor (or its successors-in-title respectively).



We have caused negative searches to be conducted before various forums, including the Hon'ble Supreme Court, the Hon'ble High Courts of India, the Hon'ble District Courts, the Hon'ble Consumer Courts, the Hon'ble Income Tax Appellate Tribunal / Customs Excise and Service Tax Appellate Tribunal, the Hon'ble National Company Law Tribunal and National Company Law Appellate Tribunal, Hon'ble Debt Recovery Tribunal, Employees' Provident Fund Organization and the Hon'ble

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Intellectual Property Appellate Board for ascertaining any pending litigations with respect to the said Land as on 12<sup>th</sup> October 2020 ("Litigation Search Report"). As per the search report there appear to be 8 (eight) matters filed before certain forums as listed therein. Details of the matters reflected in the Litigation Search Report are as follows:

- (a) **Suit No. Suit / 100315 / 2018** - Evie v/s. Abhinandan Peter D'Souza before the City Civil Court
- Order dated 8<sup>th</sup> December 2017 shows that the matter has been disposed off for want of prosecution.
- (b) **Case No. SS cases/ 4108201 / 2015**: L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.
- Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.
- (c) **Case No. SS cases / 4108200 / 2015**: L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.
- Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.
- (d) **Case No. SS cases / 4108199 / 2015**: L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.
- Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.
- (e) **Case No. SS Cases / 4108198 / 2015**: L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.
- Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.
- (f) **Case No. SS Cases / 4108197 / 2015**: L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.
- Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.



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- (g) **Case No. SS Cases / 4108196 / 2015:** L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.

Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.

- (h) **Case No. SS Cases / 4108195 / 2015:** L.A.S. Ward v/s. Evie before the Metropolitan Magistrate, Dadar.

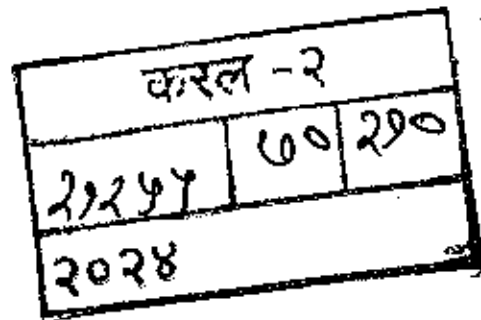
Order dated 18<sup>th</sup> December 2015 shows that the matter has been disposed off for want of prosecution.

2. Evie has informed us that no appeals have been filed against the aforesaid orders and no proceedings have been initiated to set aside the aforesaid Orders.
3. Except for copies of the orders passed therein, we have not been provided with copies of any papers and proceedings of the matters and are therefore not aware of any details or merits of the matters.
4. Further, Evie has also informed us that 2 (two) complaints were filed by customers before the MahaRera Authority, being:

- (i) **Complaint No. CC006000000056705: Hema and Anil Patil**

On a perusal of the contents of the Order dated 25<sup>th</sup> January 2019, it appears Evie had failed to execute an Agreement for Sale in favour of the Complainant. The Authority has directed the parties to either execute an Agreement for Sale for sale of the unit in favour of the Complainants within 30 days from the date of the order and in the alternative if the Complainants wish to withdraw from the said project to do so as per the terms and conditions of the provisional allotment letter issued by Evie in favour of the Complainants. Evie has declared that the Order dated 25<sup>th</sup> January 2019 has not been carried in appeal by the Complainant before the MahaRera Appellate Tribunal and in fact by an under a letter dated 27<sup>th</sup> January 2019 addressed by the Complainants to Evie, the Complainants have expressed their inability to make further payments towards the said unit and therefore have confirmed their wish to cancel the booking of the unit and to accept a refund





in the sum of Rs. 26,49,991/- (Rupees Twenty Four Lac Forty Nine Thousand Nine Hundred and Ninety one only). The said sum has been duly repaid by Evie to the Complainants.

(ii) **Complaint No. CC006000000056168: Vijay Tank v. Evie**

On a perusal of the contents of the Order dated 12<sup>th</sup> April 2019, it appears that the Complainant had sought to cancel the booking made with Evie for a unit in the 'Rurwal Bliss Wing C' project. At the time of the hearing Evie had offered to either execute an Agreement for Sale in favour of the Complainant or if the Complainant so desired then to refund the monies in accordance with the booking letter executed between the parties. The Order also sets out that no provisions of the Real Estate (Regulation and Development) Act, 2016 had been violated and the complaint was accordingly disposed off. We have not been provided with any papers and proceedings in relation to the captioned matter. Evie has declared that the Order dated 12<sup>th</sup> April 2019 has not been carried in appeal by the Complainant before the MahaRera Appellate Tribunal and that the advance of Rs. 5,00,000/- (Rupees Five Lac) accepted by the Complainant at the time of booking of the unit has been fully forfeited by Evie in terms of the Booking Form.

5. Evie has declared that, to the best of its knowledge, there is no pending or threatened litigation with respect to the said Land and/or against Evie, which may affect the said Land in any manner. We have relied on the declaration of Evie with respect to the same.

1. **ULC ORDERS**

1. The following orders have been passed under the Urban Land (Regulation) Act, 1976 ("ULC Act") with respect to the said Land:
- a. By and under an order dated 3<sup>rd</sup> January 1978 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted exemption to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the 'Industrial Zone' (of which the Industrial Portion of the Phase 2 Land (defined below) is a part) in the manner and on the terms and conditions mentioned therein ("the First Industrial Land Order"). Under the First Industrial Land



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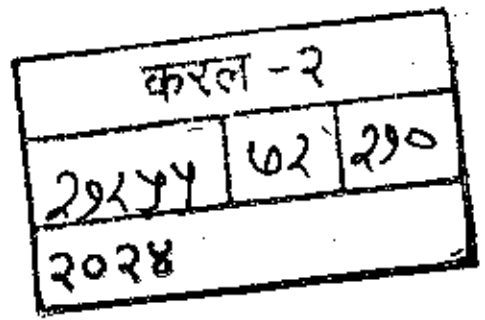
Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.

- b. By and under an order dated 8<sup>th</sup> August 1979 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted further exemptions to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the 'Industrial Zone' (of which the Industrial Portion of the Phase 2 Land (defined below) is a part) in the manner and on the terms and conditions mentioned therein ("the **Second Industrial Land Order**"). Under the Second Industrial Land Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.
- c. By and under an order dated 30<sup>th</sup> December 1993 passed by the Government of Maharashtra, Housing and Special Assistance Department in favour of CG, the Government of Maharashtra, Housing and Special Assistance Department granted exemption to CG under Section 20(1) of the ULC Act for construction of various works as specified therein ("**Original Residential Land Order**") in respect of the lands bearing CTS Nos. 1004 to 1016/8 held by CG in the 'Residential Zone' (of which the Phase 1 Land and Phase 2 Land are a part), on the terms and conditions as stated therein. A corrigendum dated 6<sup>th</sup> October 1998 ("**the Corrigendum**") was issued by the Government of Maharashtra, Housing and Special Assistance Department to the Original Residential Land Order pursuant whereunto certain amendments were made to the Original Residential Land Order as specified therein, on the terms and conditions as stated therein. The Original Residential Land Order and the Corrigendum are hereinafter collectively referred to as "**the Residential Land Orders**";



pursuant to a statement filed by CG under section 6 of the ULC Act, by and under an order dated 6<sup>th</sup> August 1999 passed by the Additional Collector and Competent Authority, ULC Act ("**the Competent Authority**") in respect of, inter-alia, a portion of the Larger Land, an area admeasuring 3,603.47 square metres was declared as surplus vacant land ("**Surplus Vacant Land**") for the reasons mentioned therein ("**the 8(4) Order**");

- e. Thereafter, correspondence was exchanged between CG and Joint Director of Industries, the Competent Authority and the Urban Development



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Department, Government of Maharashtra with respect to the Surplus Vacant Land under the 8(4) Order;

- f. A notification dated 30<sup>th</sup> May 2005 was issued by the Government of Maharashtra stating that the Surplus Vacant Land vested with the Government of Maharashtra with effect from 6<sup>th</sup> June 2005. A notice dated 6<sup>th</sup> October 2006 was issued by the Government of Maharashtra under section 10(5) of the ULC Act, wherein the Government of Maharashtra called upon CG to surrender the Surplus Vacant Land to the City Survey officer on 6<sup>th</sup> November 2006;
- g. Pursuant to the aforesaid notice dated 6<sup>th</sup> October 2006 issued by the Government of Maharashtra, CG filed an appeal under section 33 of the ULC Act before the Additional Commissioner, Konkan Division, Mumbai. By and under an order dated 30<sup>th</sup> November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai, the appeal filed by CG was partly allowed and the proceedings under section 10 of the ULC Act were set aside and the matter was remanded to the Competent Authority for fresh enquiry;
- h. A review order dated 23<sup>rd</sup> November 2007 was passed by the Government of Maharashtra, through the Urban Development Department, in respect of the aforesaid order dated 6<sup>th</sup> November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai. In this order, it was inter-alia held that the action taken under section 10 of the ULC Act would stand cancelled if exemption was granted to the Surplus Vacant Land by the Directorate of Industries and if the exemption was denied then action under section 10(3) of the ULC Act would be confirmed. The Directorate of Industries was directed to take a decision within 8 (eight) days;
- i. By and under a letter dated 11<sup>th</sup> June 2008 addressed by the Directorate of Industries to the Competent Authority, the Directorate of Industries requested the Competent Authority to send its revised order in light of the order dated 23<sup>rd</sup> November 2007 passed by the Government of Maharashtra;
- j. By and under an order dated 11<sup>th</sup> September 2008 addressed by the Competent Authority to the Deputy Director of Industries, the Competent Authority observed that the aggregate land area in the name of CG was only 1,39,899.88 square metres of which 34,526 square metres was in the





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residential zone and if from this area, the area which had been exempted i.e. area of setback, nalla setback, Tata power and area relating to construction and permissible area were deducted then there was no surplus area. Table 1 to this order provided the calculation with respect to the aforesaid 34,526 square metres within the residential zone. It was also observed that the aggregate area in the industrial zone was 1,05,373.89 and that the surplus area in the industrial zone was also nil after deduction of area under construction, road setback, Tata Power land, nalla setback etc. Table 2 to this order provided the calculation with respect to the aforesaid 1,05,373.89 square metres in the industrial zone. It was observed that after taking into account the calculation mentioned therein, there was no surplus area.

k. By and under a letter dated 19<sup>th</sup> December 2008 addressed by the Directorate of Industries to the Urban Development Department, it was mentioned that as per the report of the Competent Authority, as the surplus vacant land was 'nil' action for issuing exemption order under section 20 of the ULC Act could not be taken.

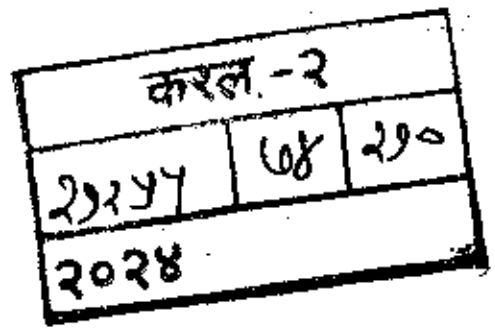
l. By and under an order dated 1<sup>st</sup> January 2009 passed by the Competent Authority, the notification issued under section 10(3) of the ULC Act and the notice under section 10(5) of the ULC Act in respect of the Surplus Vacant Land were cancelled.

m. Neither the 8(4) Order nor the order dated 11<sup>th</sup> September 2008 has recorded any breach of the terms and conditions of the First Industrial Land Order, the Second Industrial Land Order or Residential Land Orders. CG had around the time of issuance of the Evie Title Reports, further declared that, to the best of its knowledge, it has not received any notice under the ULC Act pertaining to or alleging breach of the Residential Land Orders or the First Industrial exemption Order or the Second Industrial Exemption Order.



By and under a letter dated 13<sup>th</sup> April 2016 addressed by Evie to the Urban Development Department, permission was sought for development of land measuring 1,47,593.90 square meters in the manner stated therein.

o. By and under a letter dated 7<sup>th</sup> October 2016 addressed by Evie to the Hon'ble Chief Minister, Maharashtra, it was mentioned that there was no surplus vacant land and neither was there was any restriction under the ULC



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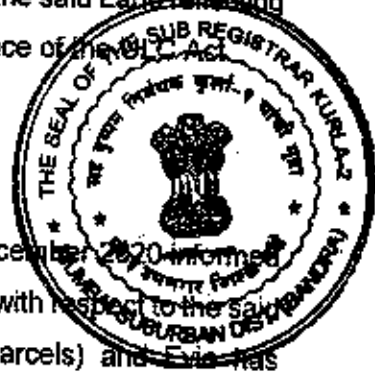
Act or any orders for transfer, use and development and therefore a request was made for issuance of NOC for transfer, use and development of the Industrial Portion of the Phase 2 Land (defined below). It was stated that a separate application would be made for the residential zone permissions.

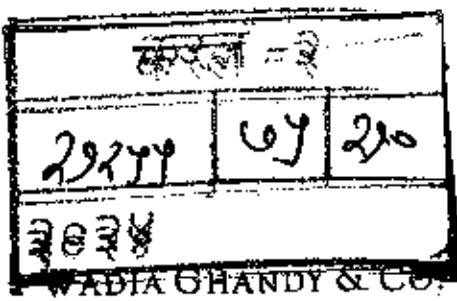
- p. By and under an internal note dated 7<sup>th</sup> January 2017 addressed by the Nagar Vikas Vibhag to the Collector, it was *inter alia* stated that with respect to the Industrial Portion of the Phase 2 Land (defined below) there was no surplus vacant land and accordingly no premium would be payable by Evie. Evie has informed us that no further correspondence, orders or letters have been issued / addressed pursuant to the issuance of this internal note.
- q. There is no specific restriction on the sale of the Residential Land in the Original Residential Land Order read with the Corrigendum; however necessary permissions will have to be obtained from the competent authority under the ULC Act for the development and/or change of use of the said Land. Subsequently Evie has commenced development of the said Land and have obtained Approvals as set out below.
- r. Further, the order dated 11<sup>th</sup> September 2008 held/observed that there was no surplus vacant land in respect of the land within the industrial zone admeasuring 1,05,373.89 square metres.
- s. There are no entries on the property register cards of the said Land reflecting any restriction on the sale of the said Land in pursuance of the ULC Act.

J. APPROVALS

1. Evie has vide an internal email communication dated 29<sup>th</sup> December 2020 informed us that as on date, Evie has obtained the following Approvals with respect to the said Land and the Tata Lease Land (being contiguous land parcels) and Evie has commenced construction on a portion of the said Land which have been notionally sub-divided by Evie for the purposes of effective development of the said Land, being as follows. We have relied on this representation of Evie and have not independently ascertained the same:

- (a) Phase 1 of the development is presently proposed on all those pieces and parcels of land admeasuring 30,623.91 square meters bearing CTS Nos.





1004, 1005(Part), 1005/1(Part), 1006, 1007(pt), 1007/3(Part) and 1009(Part) situated at Kanjur Village, Kanjur Marg (East), Mumbai 400 042;

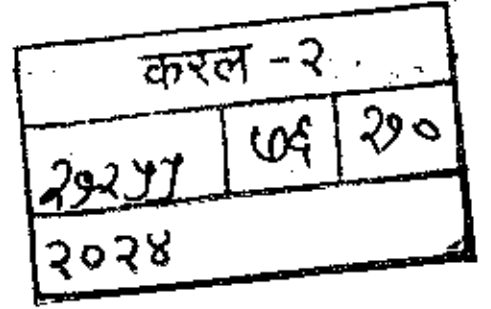
- (b) Phase 2 A of the development is presently proposed on all those pieces and parcels of land admeasuring 22,079.00 square meters bearing CTS Nos. 1009/6, 1013(Part), 1014(Part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9, situated at Kanjur Village, Kanjur Marg (East), Mumbai - 400 042;
- (c) Phase 2 B of the development is presently proposed on all those pieces and parcels of land admeasuring 16,053.62 square meters bearing CTS Nos. 1007/3(Part), 1009(Part) and 1010(Part), situated at Kanjur Village, Kanjur Marg (East), Mumbai 400 042; and
- (d) The Reservation Land (ROS and Amenity Open Space under clause 17 and Amenity Open Space under clause 14(B) of DCPR 2034) are on all those pieces and parcels of land admeasuring 21,109.51 square meters bearing CTS No. 1005 (Part), 1005/1 (Part), 1007/3 (Part), 1009 (Part), 1007 (Part), 1007/4 (Part) and 1009/5 (Part).

2. The status of the development being undertaken on the said Land as on 7<sup>th</sup> July 2020, as informed by Evie is as follows:

Sr. No.	Tower/ Wing	Floors for which Commencement Certificate has been received	Floors Completed as on date	IOD	Total floors proposed as on date
1.	A	35	35	41	50
	B	35	35	41	50
	C	30	30	41	50
4.	D	40	40	41	50
	E	43	41	43	43



In relation to the aforesaid, we have been provided with copies of the following approvals:



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3. By and under a Commencement Certificate dated 9<sup>th</sup> February 2016 issued by the MCGM in favour of Evie, permission to erect the basement top in Wings A to F has been accorded as per IOD dated 25<sup>th</sup> November 2015. The said Commencement Certificate has been revalidated as on 24<sup>th</sup> October 2019 for Wing A and B up to 35<sup>th</sup> floor, for Wing C upto 30<sup>th</sup> floor, for Wing D upto 40<sup>th</sup> floor and Wing E upto the 43<sup>rd</sup> floor as per amended plans sanctioned on 19<sup>th</sup> October 2019.

4. By and under a letter dated 4<sup>th</sup> May 2018 addressed by the Airports Authority of India to Evie, a no objection for construction on all those pieces and parcels of lands bearing CTS No. 1004, 1005 (p), 1005/1, 1006, 1007/3 and 1009 (p) was given, for top elevation of the following buildings in the manner and on the terms and conditions stated therein. The height clearance is valid up to 19<sup>th</sup> March 2026:

- (a) Building 'A' – 201 m AMSL
- (b) Building 'B' - 201 m AMSL
- (c) Building 'C' – 201 m AMSL
- (d) Building 'D' – 200 m AMSL
- (e) Building 'E' – 199 m AMSL



5. By and under a letter dated 13<sup>th</sup> April 2018 addressed by the Airports Authority of India to Evie, a no objection for construction on all those pieces and parcels of lands bearing CTS Nos. 1009 (p), 1009/6, 1013 (pt), 1014, 1014/1 to 6, 1017, 1017 / 1 to 4, 1018, 1018/1 to 9 for site elevation of 5.85 meters above mean sea level and top elevation permissible is 189.53 meters above mean sea level in the manner and on the terms and conditions stated therein. The height clearance is valid up to 13<sup>th</sup> April 2026.

6. By and under a letter dated 13<sup>th</sup> April 2018 addressed by the Airports Authority of India to Evie, a no objection for construction on all those pieces and parcels of lands bearing CTS Nos. 1007 (p), 1007/3 (p), 1007/4, 1005 (pt), 1009/5, 1010 (pt) for site elevation of 10.45 meters above mean sea level and top elevation permissible is 196.04 meters above mean sea level in the manner and on the terms and conditions stated therein. The height clearance is valid up to 13<sup>th</sup> April 2026.

7. By and under a letter dated 31<sup>st</sup> May 2019 addressed by the MCGM to Evie, an NOC stipulating fire protection for development of 5 (five) wings namely Wing 'A', 'B', 'C', 'D' & 'E'. Wings 'A' & 'B' having common two level (6.67 meters) and wings 'C', 'D' & 'E' having common three level basements (09.87 meters level) + common stilt on

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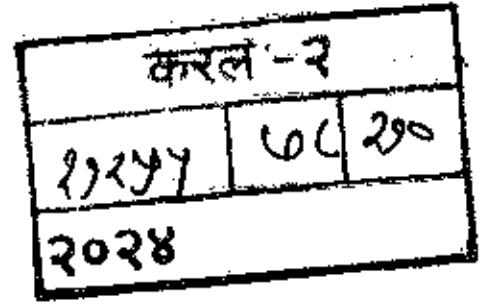
ground + common 1st to 3rd podium floors thereafter building is divided into five wings i.e. Wings A, B, C, D & E has been accorded in the manner and on the terms and conditions stated therein. The permission also states the following:

- (a) Wings 'A', 'B', 'C' having 1st to 50th upper residential floors with a total height of 170.25mtrs. from general ground level up to terrace level.
- (b) Wing 'D' having 1st to 50th upper residential floors with a total height of 172.05mtrs. from general ground level up to terrace level; and
- (c) Wing 'E' having 1st to 43rd upper residential floors with a total height of 148.90mtrs. from general ground level up to terrace level.
- (d) Wing 'A', 'B', 'C', 'D' & 'E' are to have fire check floor in between 18th-19th floors at the height of 70.70meters level.
- (e) A Club house having ground & one upper floor with a total height of 11.77 meters as mentioned from ground to terrace level.

8. By and under a letter dated 6<sup>th</sup> September 2019 addressed by MCGM to Evie, MCGM has accorded its permission for construction of a proposed high rise building for Wings A, B, C, D and E in the manner and on the terms and conditions stated therein. This letter also sets out the permission for construction of a high rise building in the following manner:

- (a) With respect to Wings A and B a 2level basement + Stilt + 3 level podiums + podium top + 1<sup>st</sup> to 50<sup>th</sup> upper floors with a total height of 170.250 meters from a general ground level to terrace level has been approved.
- (b) With respect to Wing C a 3 level basement + Stilt + 3 level podiums + podium top + 1<sup>st</sup> to 50<sup>th</sup> upper floors with a total height of 170.250 meters from a general ground level to terrace level has been approved.
- (c) With respect to Wing D a 3 level basement + Stilt + 3 level podiums + podium top + 1<sup>st</sup> to 50<sup>th</sup> upper floors with a total height of 170.250 meters from a general ground level to terrace level has been approved; and





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- (d) With respect to Wing E a 3 level basement + Stilt + 3 level podiums + podium top + 1<sup>st</sup> to 43<sup>rd</sup> upper floors with a total height of 148.900 meters from a general ground level to terrace level has been approved.
9. By and under a letter dated 19<sup>th</sup> October 2019, MCGM has accorded its no - objection for work to be carried on as per amended plans dated 18<sup>th</sup> April 2019 in the manner and on the terms and conditions stated therein.
10. By and under a letter dated 31<sup>st</sup> March 2020 addressed by State Level Environment Impact Assessment Authority to Evie, permission for construction of the following has *inter alia* been sanctioned, in the manner and on the terms and conditions stated therein:
- (a) Wing A: 2 Basements + 4 podiums + 50 floors.  
(b) Wing B: 2 Basements + 4 podiums + 50 floors.  
(c) Wing C: 3 Basements + 4 podiums + 50 floors.  
(d) Wing D: 3 Basements + 4 podiums + 50 floors.  
(e) Wing E: 3 Basements + 4 podiums + 50 floors.
11. Evie has informed us that no further approvals have been procured by her towards construction of the wings mentioned above.

12. **I-R conversion permission**

By and under a letter dated 31<sup>st</sup> May 2017 addressed by MCGM to the Architects of Evie, permission for conversion of a portion of the Phase 2 Land amounting to 51,133.22 square meters ("Industrial Portion of the Phase 2 Land") from industrial to residential user was accorded to Evie in the manner and on the terms and conditions stated therein. Some of the important terms and conditions of the permission are as follows:

- (a) Deficiency in maintaining segregating distance was condoned subject to payment of necessary premium.
- (b) Recreation open space as per DCR 23 shall be provided.
- (c) Compliance of NOC from the Labour Commissioner.



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- (d) Evie to pay 20% premium before plinth CC as stated in UD Modification no. TPB-4313/630/CR-107/2013/UD-11 dated 21<sup>st</sup> July 2016.

With respect to the said permission, Evie has informed us that it has complied with all the terms and conditions of this letter including payment of applicable premium for conversion of a portion of the Phase 2 Land as described above to residential user.

**K. ROC SEARCHES**

As per the search conducted at the website of the Ministry of Corporate Affairs on 8<sup>th</sup> July 2020 and 7<sup>th</sup> October 2020 it appears that the following are the subsisting mortgages / charges created by Evie with respect to *inter alia* the said Land, the receivables arising out of the units constructed on the said Land, in favour of IDBI Trusteeship Services Limited ("IDBI"). Details of which are as follows:

**First Mortgage:**

1. By and under a Loan Agreement dated 27<sup>th</sup> September 2016 executed between Evie therein referred to as the Borrower of the One Part and Piramal Finance Private Limited therein referred to as the Lender of the Other Part, the Lender has agreed to advance to Evie a sum of Rs. 200,00,00,000/- (Rupees Two Hundred Crore only) for the following security and for the purposes and on the terms and conditions more particularly stated therein:

- (a) First charge by way of a registered mortgage over the Phase 1 Land in favour of the Security Trustee which will rank pari passu with the charge created in favour of IDBI for the benefit of the first debenture holders to the extent of the first debentures, which will be subject only to the second charge in favour of IDBI for the benefit of the second debenture holders to the extent of the second debentures, more particularly described therein.



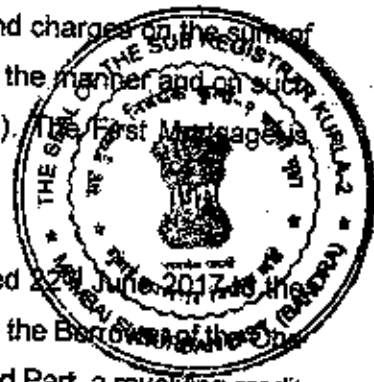
- (a) First charge by way of a registered mortgage over the Phase 2 Land in favour of IDBI which will be subject only to the second charge created in favour of IDBI which will be subject only to the second charge created in favour of IDBI for the benefit of the second debenture holders to the extent of the second debentures.

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- (c) First charge by way of a registered mortgage over the development rights and development potential of the Tata Lease Land in terms of the Lease Deed in favour of IDBI which will be subject only to the second charge created in favour of IDBI for the benefit of the second debenture holders to the extent of the second debentures.
- (d) First charge by way of a hypothecation over the receivables along with the project escrow account and other bank accounts (defined therein) where the receivables may be lying, present and future which charge shall rank pari passu with the charge created in favour of the first debenture trustee to the extent of the first debentures.
- (e) First charge by way of a pledge of 100% of the shareholding of Evie which charge shall rank pari passu with the charge created in favour of the first debenture trustee to the extent of the first debentures.

2. By and under a Deed of Mortgage dated 28<sup>th</sup> September 2016 executed between Evie therein referred to as the Mortgagor of the One Part and IDBI Trusteeship Services Limited therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-9518 of 2016, the Mortgagor has agreed to create a mortgage by way of a first charge on the Phase 1 Land together with all the receivables arising from the project property (being a portion of the Phase 1 Land and the Phase 2 Land admeasuring 43,000 square meters on which the 6 towers are being constructed together with all the FSI arising therefrom which shall not be less than the carpet area of 98,587 square meters, as defined therein) along with a first and exclusive charge on the Phase 2 Land and first and exclusive charge on the development rights and development potential of the Tata Lease Land in favour of the Mortgagee in order to secure the due repayment of the loan and other interest and charges on the sum of Rs. 200,00,00,000/- (Rupees Two Hundred Crores only) in the manner and on such terms and conditions as stated therein ("First Mortgage"). The First Mortgage is subsisting.



3. By and under a First Supplemental Deed of Mortgage dated 22<sup>nd</sup> June 2017, the First Mortgage executed between Evie therein referred to as the Borrower of the One Part and IDBI therein referred to as the Lender of the Second Part, a revolving credit facility for a sum of Rs. 25,00,00,000/- (Rupees Twenty-Five Crores only) was also



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secured by the properties mortgaged under the First Mortgage in the manner and on such terms and conditions as stated therein.

4. By and under a Second Supplemental Deed of Mortgage dated 27<sup>th</sup> December 2019 to the First Mortgage executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-16564 of 2019, the Mortgagor has identified units and create a mortgage of the units identified thereunder in favour of the Mortgagee in the manner and on such terms and conditions as stated therein.

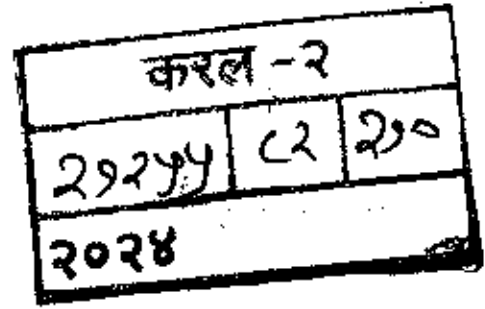
**Second Mortgage:**

5. By and under a Facility Agreement dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part, IDBI therein referred to as the Security Trustee of the Second Part and KKR India Asset Finance Private Limited therein referred to as the Lender of the Third Part (read with Modification Deed dated 10<sup>th</sup> April 2018), the Lender agreed to make available to Evie a facility in the sum of Rs. 300,00,00,000/- (Rupees Three Hundred Crores only) for the purpose and in the manner and on the terms and conditions more particularly stated therein. We have only been provided with a final word version of this Agreement since the same was executed in Delhi and is not available with Evie.

6. By and under an Indenture of Mortgage dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-559 of 2017, the Company has created mortgage / charge over the 251 identified apartments and movable assets measuring in aggregate to 17,738.29 square meters more particularly described therein and on such terms and conditions as stated therein ("Second Mortgage"). The Second Mortgage is subsisting.



By and under an Amendment to the Second Mortgage dated 10<sup>th</sup> April 2018 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-5009 of 2018, Evie has swapped certain identified units with the units agreed to be mortgaged under the Second Mortgage and certain additional area and a limited security interest over the

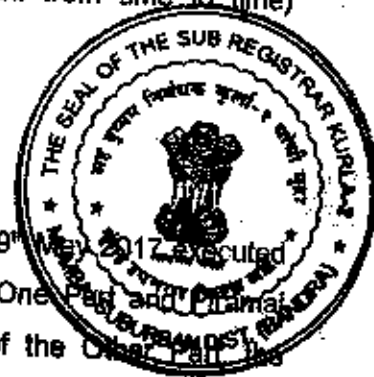


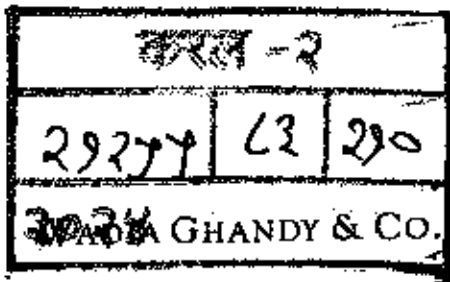
251 specified and identified apartments in the form of a first and exclusive charge over the receivables arising out of the specified apartments only in the manner and on the terms and conditions stated therein.

8. By and under a Second Modification dated 26<sup>th</sup> August 2019 to the original Facility Agreement dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part, IDBI therein referred to as the Security Trustee of the Second Part and KKR India Asset Finance Private Limited therein referred to as the Lender of the Third Part, it was agreed between the parties therein that since the Lender therein had disbursed a principle sum of Rs. 236,90,93,079/- (Rupees Two Hundred Thirty Six Crore Ninety Lakh Ninety Three Thousand and Seventy Nine only) to Evie, it was agreed that facility in the sum of Rs. 300,00,00,000/- (Rupees Three Hundred Crores only) as originally agreed will stand revised to Rs. 236,90,93,079/- (Rupees Two Hundred ThirtySix Crore Ninety Lakh Ninety Three Thousand and Seventy Nine only) in the terms of what is more particularly stated therein.
9. By and under a Second Amendment to the Second Mortgage dated 26<sup>th</sup> August 2019 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-11599 of 2019, Evie has swapped certain earlier mortgaged units with certain identified units as certain mortgaged units had been allotted to third parties and the charge of the Security Trustee in relation to those units was restricted to receivables arising therefrom in the manner and on the terms and conditions stated therein. The possession of the identified units under the Second Mortgage (as amended from time to time) continues to remain with the Evie.

**Third Mortgage:**

10. By and under an Inter-Corporate Deposit Agreement dated 9<sup>th</sup> May 2017, executed between Evie therein referred to as the Company of the One Part and Piramal Enterprise Limited therein referred to as the Depositor of the Other Part, the Depositor has agreed to place with the Company a sum to the extent of Rs. 500,00,00,000/- (Rupees Five Hundred Crores only) ("said Deposit") for the purposes and on the terms and conditions contained therein for a security:



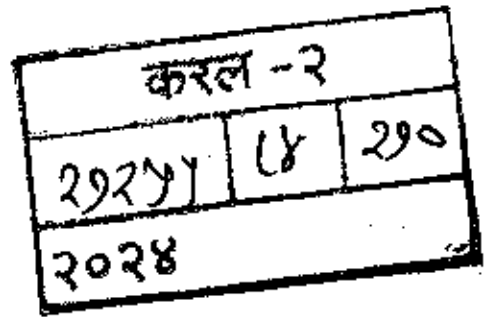


- (a) Second charge by way of a registered mortgage over the Phase 1 Land (excluding the Project Excluded Units) in favour of IDBI which charge shall rank second to (i) the charge created in favour of the First Debenture trustee for the benefit of first debenture holders to the extent of the first debentures (as defined therein); (ii) charge created in favour of IDBI for the benefit of the Depositor to the extent of the First Mortgage together with the Project Receivables along with the escrow account and other bank accounts where the project receivables may be lying, present and future.
- (b) Second charge by way of a registered mortgage over the Phase 2 Land and development rights and development potential of the Tata Lease Land in favour of IDBI (excluding the units mortgaged under the Second Mortgage in favour of KKR India Asset Finance Private Limited) which will be subject only to the second charge created in favour of IDBI which will be subject only to the first charge created in favour of IDBI for the benefit of the Depositor to the extent of the First Mortgage together with the project receivables along with the escrow account and other bank accounts where the project receivables may be lying, present and future.
- (c) Second charge by way of a pledge of 100% of the shareholding of Evie which charge shall rank second to the charge created in favour of the first debenture trustee to the extent of the first debentures and IDBI for the benefit of the of the Depositor to the extent of First Mortgage.

11. By and under a Deed of Mortgage dated 9<sup>th</sup> May 2017 executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-4786 of 2017, Evie has in order to secure the repayment of the said Deposit created a mortgage by way of a second charge on the Phase 1 Land, Phase 2 Land and a second charge on the development rights of the Tata Lease Land in the manner and on the terms and conditions stated therein ("Third Mortgage"). The Third Mortgage is subsisting.



12. We have been provided with a letter dated 28<sup>th</sup> August 2018 addressed by Piramal to Evie, whereunder Piramal has informed Evie and IDBI Trusteeship Services Limited that pursuant to a Deed of Assignment dated 28<sup>th</sup> August 2018 executed between Piramal Enterprise Limited and Piramal Capital & Housing Finance Limited,



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Piramal Enterprise Limited has transferred and assigned the Third Mortgage, including all the rights, title, benefits and interest along with the security interest and all receivables in favour of Piramal Capital & Housing Finance Limited in the manner and on the terms and conditions stated therein. We have not been provided with a copy of the Deed of Assignment dated 28<sup>th</sup> August 2018.

13. Evie has declared that save and except the aforesaid, there no other charges affecting the said Land or any part thereof and neither have any further documents been executed by Evie whereunder any charge / mortgage was created with respect to the said Land or any part thereof.

**L. STATUTORY LIABILITIES**

With respect to payment of Property Tax dues, Evie has informed us as follows, we have not perused the bills and corresponding receipts in this regard and have relied on the Declaration of Evie in this regard:

1. The account numbers under which the Land has been assessed for payment of property tax dues are as follows:

- (a) SX0200060000000
- (b) SX0200040070000
- (c) SX0200030190000
- (d) SX0200030010000
- (e) SX0200070060000
- (f) SX0200160130000
- (g) SX0200160050000
- (h) SX0200150170000
- (i) SX0200150090000
- (j) SX0200140370000
- (k) SX0200110110000
- (l) SX0200190040000
- (m) SX0200180080000
- (n) SX0200040150000
- (o) SX0201040010000



collectively referred to as the ("Demolished Structures Accounts")

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- (p) SX0200040310000
- (q) SX0200050110000
- (r) SX0200050200000
- (s) SX0200050380000
- (t) SX0200050030000

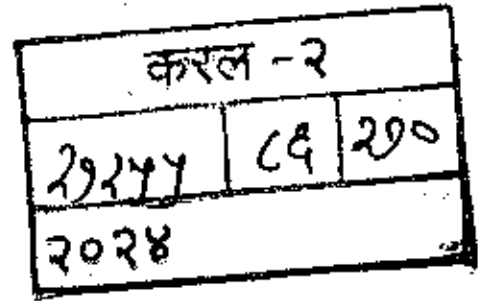
collectively referred to as the ("Live Accounts")

2. Evie has informed us that with respect to the said Live Accounts, all bills raised by MCGM upto 31<sup>st</sup> March 2020 have been duly paid by Evie. In this regard we have been provided with:

- (a) Letter dated 14<sup>th</sup> October 2020 addressed by MCGM which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050030000 have been duly paid.
- (b) Letter dated 23<sup>rd</sup> December 2020 addressed by MCGM which evidences that all dues upto 31<sup>st</sup> March 2020 for account no. SX0200040310000 have been duly paid.
- (c) An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050200000 have been duly paid.
- (d) An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050110000 have been duly paid.
- (e) An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050380000 have been duly paid.



3. Evie has informed us that the said Demolished Structures Account pertains to property tax dues for structures which were demolished by Evie in April 2016 and therefore Evie has vide its letter dated 29<sup>th</sup> December 2020 made an application to the MCGM to waive the demands for property tax payable for the said Demolished Structures Account. Evie has informed us that this application of Evie before the MCGM is pending.



**M. REVENUE RECORDS**

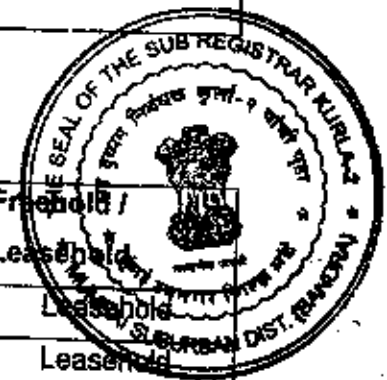
As per the Evie Phase 1 Conveyance and Assignment and Evie Phase 2 Conveyance and Assignment (read along with the Deeds of Rectification dated 13th October 2016 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. KRL-1-10449-2016 with respect to the Phase 1 Land and Rectification Deed dated 13th October 2016 registered with the office of the Sub Registrar of Assurances under serial no. KRL-1/10450/2016 with respect to the Phase 2 Land respectively), the said Phase 1 Land and the said Phase 2 Land bear the following City Survey Numbers with the following areas: -

**(a) Phase 1 Land**

Sr. No.	City Survey Number	Area (in square metres) sold to Evie	Leasehold / Freehold
1.	1004	1159.20	Freehold
2.	1005 (Part)	3956.02	Leasehold
3.	1005/1	749.60	Leasehold
4.	1006	387.90	Freehold
5.	1007/3 (Part)	3205.62	Leasehold
6.	1009 (Part)	22929.25	Freehold
	<b>Total</b>	<b>32,387.59</b>	

**(b) Phase 2 Land:**

Sr. No.	City Survey Number	Area (in square metres) sold to Evie	Leasehold / Freehold
1.	1005 (Part)	996.98	Leasehold
2.	1007 (Part)	881.15	Leasehold
3.	1007/3 (Part)	9817.38	Leasehold
4.	1007/4	42.50	Leasehold
5.	1009 (Part)	17,099.13	Freehold
6.	1009/5	32.80	Freehold
7.	1009/6	1279.10	Freehold
8.	1010 (Part)	2249.55	Leasehold
9.	1013 (Part)	3439.90	Freehold



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10.	1014 (Part)	14501.40	Leasehold
11.	1014/1	29.20	Leasehold
12.	1014/2	29.20	Leasehold
13.	1014/3	29.20	Leasehold
14.	1014/4	29.20	Leasehold
15.	1014/5	47.20	Leasehold
16.	1014/6	9.0	Leasehold
17.	1017	1056.70	Freehold
18.	1017/1	29.20	Freehold
19.	1017/2	29.20	Freehold
20.	1017/3	29.20	Freehold
21.	1017/4	23.70	Freehold
22.	1017/5	29.20	Freehold
23.	1017/6	12.10	Freehold
24.	1018	1232.80	Leasehold
25.	1018/1	17.10	Leasehold
26.	1018/2	29.20	Leasehold
27.	1018/3	29.20	Leasehold
28.	1018/4	45.70	Leasehold
29.	1018/5	29.20	Leasehold
30.	1018/6	29.20	Leasehold
31.	1018/7	29.20	Leasehold
32.	1018/8	29.20	Leasehold
33.	1018/9	5.50	Leasehold
	<b>Total</b>	<b>53,198.45</b>	



**Summary for the Property Register Cards is as follows:**

**Cadastral Survey No. 1004 dated 3<sup>rd</sup> January 2020**

The Property Register Card ("PR Card") in respect of Cadastral Survey No. 1004 reflects the name of the Evie as the Original holder. The area of the same is reflected as 1,740.9 square meters. The Class of holding is mentioned as 'C'.

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2. Cadastral Survey No. 1005 dated 3<sup>rd</sup> January 2020

The PR Card in respect of Cadastral Survey No. 1005 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee. The area of the same is reflected as 5,007.1 square meters. The Class of holding is mentioned as 'C'.

3. Cadastral Survey No. 1005 / 1 dated 23<sup>rd</sup> April 2019

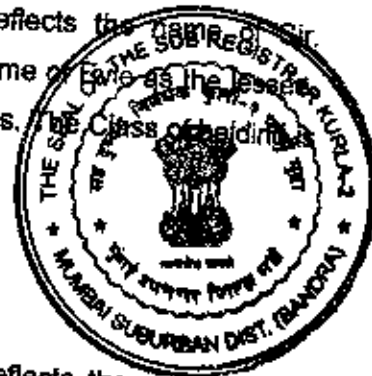
The PR Card in respect of Cadastral Survey No. 1005 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee. The area of the same is reflected as 749.6 square meters. The Class of holding is mentioned as 'C'.

4. Cadastral Survey No. 1006 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1006 reflects the name of Crompton Parkinson (Works) Private Limited as the Original holder. The area of the same is reflected as 387.9 square meters. The Class of holding is mentioned as 'C'. An application dated 10<sup>th</sup> December 2020 has been made to update the name of Evie in the records of the City Survey Office, Evie has informed us that this application made by Evie is pending.

5. Cadastral Survey No. 1007 dated 3<sup>rd</sup> January 2020

PR Card in respect of Cadastral Survey No. 1007 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee. The area of the same is reflected as 4,960.3 square meters. The Class of holding is mentioned as 'C'.



6. Cadastral Survey No. 1007 / 3 dated 3<sup>rd</sup> January 2020

PR Card in respect of Cadastral Survey No. 1007 / 3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee. The area of the same is reflected as 16164.4 square meters. The Class of holding is mentioned as 'C'.



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7. Cadastral Survey No. 1007/4 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1007/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of lessee is to be recorded as per the recording in the PR Card pertaining to Cadastral Survey No. 1005 and the area of the same is reflected as 42.5 square meters. The Class of holding is mentioned as 'C'. While the PR Card pertaining to Cadastral Survey No. 1005 already records the name of Evie as the lessee, Evie has informed us that the records of the City Survey Officer have not formally updated the name of Evie for this PR Card. Accordingly, an application dated 10<sup>th</sup> December 2020 has been made to update the name of Evie in the records of the City Survey Office, Evie has informed us that this application made by Evie is pending.

8. Cadastral Survey No. 1009 dated 3<sup>rd</sup> January 2020

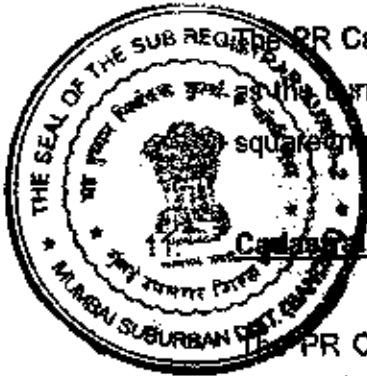
The PR Card in respect of Cadastral Survey No. 1009 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 69,961.7 square meters. The Class of holding is mentioned as 'C'.

9. Cadastral Survey No. 1009/5 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1009/5 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 32.8 square meters. The Class of holding is mentioned as 'C'.

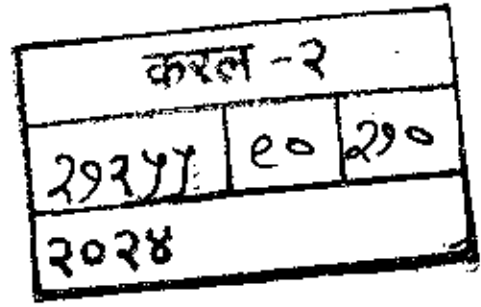
10. Cadastral Survey No. 1009/8 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1009/5 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 1279.1 square meters. The Class of holding is mentioned as 'C'.



11. Cadastral Survey No. 1010 dated 3<sup>rd</sup> January 2020

The PR Card in respect of Cadastral Survey No. 1010 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 3,314 square meters. The Class of holding is mentioned as 'C'.



12. Cadastral Survey No. 1013 dated 1<sup>st</sup> December 2020

The PR Card in respect of Cadastral Survey No. 1013 dated 1<sup>st</sup> December 2020 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 3439.9square meters. The Class of holding is mentioned as 'C'. Evie has acquired only this portion from the larger land contained in Cadastral Survey No. 1013.

13. Cadastral Survey No. 1014 dated 1<sup>st</sup> December 2020

The PR Card in respect of Cadastral Survey No. 1014dated 1<sup>st</sup> December 2020 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 14501.4square meters. The Class of holding is mentioned as 'C'. Evie has acquired only this portion from the larger land contained in Cadastral Survey No. 1014.

14. Cadastral Survey No. 1014/1 dated 23<sup>rd</sup> April 2019

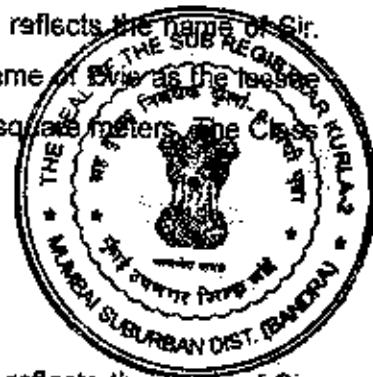
The PR Card in respect of Cadastral Survey No. 1014/1 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

15. Cadastral Survey No. 1014/2 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1014/2 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

16. Cadastral Survey No. 1014/3 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1014/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



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17. Cadastral Survey No. 1014/4 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1014/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

18. Cadastral Survey No. 1014/5 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1014/5 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 47.2 square meters. The Class of holding is mentioned as 'C'.

19. Cadastral Survey No. 1014/6 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1014/6 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 9.0 square meters. The Class of holding is mentioned as 'C'.

20. Cadastral Survey No. 1017 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1017 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 1056.7 square meters. The Class of holding is mentioned as 'C'.

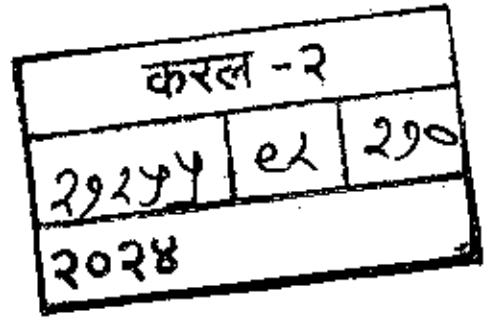
Cadastral Survey No. 1017/1 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1017/1 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

Cadastral Survey No. 1017/2 dated 23<sup>rd</sup> April 2019

The PR Card in respect of Cadastral Survey No. 1017/2 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.





23. **Cadastral Survey No. 1017/3 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1017/3 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

24. **Cadastral Survey No. 1017/4 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1017/4 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 23.7 square meters. The Class of holding is mentioned as 'C'.

25. **Cadastral Survey No. 1017/5 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1017/5 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

26. **Cadastral Survey No. 1017/6 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1017/6 reflects the name of Evie as the current holder of this land and the area of the same is reflected as 12.1 square meters. The Class of holding is mentioned as 'C'.

27. **Cadastral Survey No. 1018 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 1232.8 square meters. The Class of holding is mentioned as 'C'.

28. **Cadastral Survey No. 1018/1 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/1 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 17.1 square meters. The Class of holding is mentioned as 'C'.



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29. **Cadastral Survey No. 1018/2 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/2 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

30. **Cadastral Survey No. 1018/3 dated 23<sup>rd</sup> April 2019**

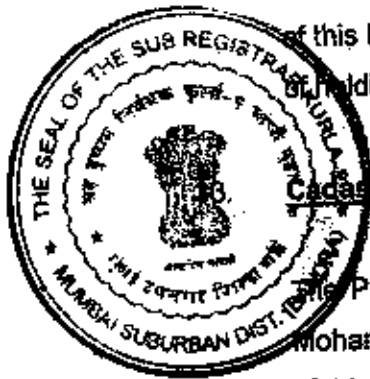
The PR Card in respect of Cadastral Survey No. 1018/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

31. **Cadastral Survey No. 1018/4 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 45.7 square meters. The Class of holding is mentioned as 'C'.

32. **Cadastral Survey No. 1018/5 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/5 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



**Cadastral Survey No. 1018/6 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/6 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

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34. **Cadastral Survey No. 1018/7 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/7 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

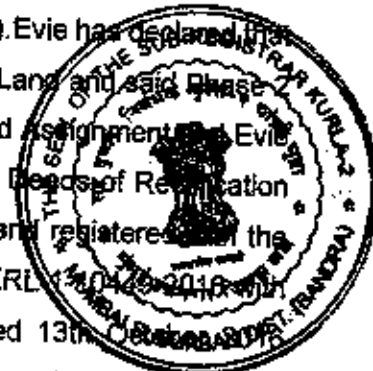
35. **Cadastral Survey No. 1018/8 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/8 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

36. **Cadastral Survey No. 1018/9 dated 23<sup>rd</sup> April 2019**

The PR Card in respect of Cadastral Survey No. 1018/9 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of Evie as the lessee of this land and the area of the same is reflected as 5.5 square meters. The Class of holding is mentioned as 'C'.

37. Evie has declared that CG had handed over to the Municipal Corporation of Greater Mumbai a portion of the Larger Land affected by setback admeasuring 1,419.05 square metres and 582.2 square metres, aggregating to 2,001.2 square metres (hereinafter collectively referred to as the "Setback Portion"). Evie has declared that the Setback Portion does not form part of the said Phase 1 Land and said Phase 1 Land [as computed under the Evie Phase 1 Conveyance and Assignment and Evie Phase 2 Conveyance and Assignment (read along with the Deeds of Rectification dated 13th October 2016 executed between CG and Evie and registered at the office of the Sub-Registrar of Assurances under serial no. KRL-1/10445/2016 with respect to the Phase 1 Land and Rectification Deed dated 13th October 2016 registered with the office of the Sub Registrar of Assurances under serial no. KRL-1/10450/2016 with respect to the Phase 2 Land respectively)]. We have not independently ascertained the same and have relied on the Evie Declaration and Architect's Certificate for the same.



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N. DEVELOPMENT PLAN REMARKS

1. We have perused a copy of the Development Plan Remark dated 15<sup>th</sup> February 2020 bearing reference number Ch. E/DP34202002111265054 Rev issued by the MCGM in respect of CTS Nos. 1013, 1014, 1017, 1018, 1009, 1010, 1007, 1009/1, 1008, 1007/2, 1007/3, 1005, 1011 and 1006 of Kanjur (East) Village forming part of the Larger Land. The said remarks are issued under the DCPR, 2034 and also set out the following: -

- (a) The land parcels specified therein fall within residential and industrial zones as shown in the attached plan.
- (b) There is an existing road on the land parcels referred therein.
- (c) There is a proposed road of 13.4 meters (3 nos.), proposed road 9.15 meters and proposed road 27.45 meters (2 nos.).
- (d) Road widening of 18.3 meters is proposed.
- (e) The reservations affecting the said Land are garden / park as set out therein. It is also stated that the reservations affecting the said Land have been relocated as shown in the red dotted line on the plan as approved on 11<sup>th</sup> October 2019.
- (f) Water pipeline near the land has a 250 mm pipe diameter.

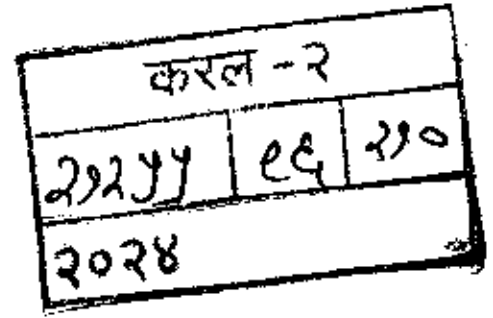
(g) Sewer manhole near the plot has inverted level 25.66 meters with reference to town hall datum.

(h) Rain manhole near the plot has invert level 27.47 meters with reference to town hall datum.

The plot has minimum 28.20 meters and maximum 34.40 meters ground level with reference to town hall datum.



2. We have perused a copy of the Development Plan Remark dated 19<sup>th</sup> August 2020 bearing reference number SRDP20200811277075 issued by the MCGM in respect of CTS Nos. 1014, 1013, 1009, 1011, 1010, 1007/3, 1005, 1007, 1008, 1009/1,



1007/2, 1006, 1004, 1017 and 1018 of Kanjur (East) Village forming part of the Larger Land. The said remarks are issued under the DCR, 1991. The said remarks also set out the following: -

- (a) There are existing roads which are to be widened to 18.30 meters, DP Road 27.45 meters and DP Road 12.20 meters.
- (b) The said Land falls within the special industrial zone and residential zone and the line dividing both zones is shown on the annexed plan in red colour.
- (c) There is a 30 m buffer for central railway and central railway buffer, which falls under the tata transmission line, specific remarks to be obtained from the concerned authority before taking up any development of the said Land.

3. The aforesaid Development Plan remarks were valid for 1 year from their respective dates of issuance.

**O. SUB-REGISTRAR OF ASSURANCES**

We have caused searches to be conducted at the office of the sub-registrar of assurances at Mumbai, Thane, Bandra, Chembur and Nahur from 1955 till 2014 and 2014 to 2015 and 2015 till 30<sup>th</sup> June 2020. The documents found reflected in the search report from 2015 till 30<sup>th</sup> June 2020 have been set out in Annexure "B" hereto.

**P. SITE STATUS / RERA REGISTRATION**

1. Evie has informed us that as on 7<sup>th</sup> July 2020, it has commenced construction of 5 towers/ wings on an identified portion of the said Land, the status of which is as follows:



Sr. No.	Tower/ Wing	Floors Completed as on date	Total floors proposed as on date
1.	A	35	50
2.	B	35	50
3.	C	30	50
4.	D	40	50
5.	E	41	43



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2. Evia has informed us that the construction being undertaken by it is being developed as a project called 'Runwal Bliss' which is registered with the MahaRera Authority as 5 (five) different phases, being as follows:

(i) **Runwal Bliss Wing A - P51800001670:**

Proposed date of completion: 31<sup>st</sup> December 2021

Revised date of completion: 30<sup>th</sup> June 2023

(ii) **Runwal Bliss Wing B - P51800005684**

Proposed date of completion: 31<sup>st</sup> December 2021

Revised date of completion: 30<sup>th</sup> June 2023

(iii) **Runwal Bliss Wing C - P51800001903**

Proposed date of completion: 31<sup>st</sup> December 2021

Revised date of completion: 30<sup>th</sup> June 2023

(iv) **Runwal Bliss Wing D - P51800001296**

Proposed date of completion: 31<sup>st</sup> December 2021

Revised date of completion: 30<sup>th</sup> June 2023

(v) **Runwal Bliss Wing E - P51800001477**

Proposed date of completion: 31<sup>st</sup> December 2021

Revised date of completion: 30<sup>th</sup> June 2023

It is declared that as on 13<sup>th</sup> October 2020, the following is a list of the sold units total inventory in the Runwal Bliss project:

Tower Details	Sold units in each Tower	Total Inventory in Tower	Carpet Area of sold Unit (square meters)
RUNWAL BLISS TOWER - A	117	300	84547
RUNWAL BLISS TOWER - B	102	300	73238

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RUNWAL BLISS TOWER - C	90	200	98216
RUNWAL BLISS TOWER - D	151	289	112501
RUNWAL BLISS TOWER - E	161	258	87031
<b>Grand Total</b>	<b>621</b>	<b>1347</b>	<b>455533</b>

**Q. CONCLUSION**

Subject to what has been mentioned in this title report, the said Evie Title Reports and herein below, we are of the opinion that Evie is the owner of 47,536.58 square meters of the Phase 1 Land and Phase 2 Land, is the lessee with respect to 38,049.46 square meters of the Phase 1 Land and Phase 2 Land and no consent of the lessor is required for creating a mortgage on the same and Evie is in possession of the Tata Lease Land as a lessee, subject to the HT Lines passing through the Tata Lease Land. The said Tata Lease is valid, binding and subsisting. The rights of Evie are subject to the following:

- Fulfilment of obligations of Evie as set out in the respective RERA registrations as set out in Paragraph P above.
- Rights of third party purchasers created under their respective sale agreements executed by Evie for sale of units in their favour.
- Satisfaction of the terms and conditions set out in the Approvals obtained till date and all undertakings and indemnities given to competent authorities and compliance with applicable laws.
- Satisfaction of mortgages as set out in Paragraph K above.

Dated this 29<sup>th</sup> day of December 2021

For Wadia Ghandy

*D. Anshu*

Partner



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**ANNEXURE - A**  
**(List of Originals)**

**Part A**

**(List of documents with IDBI Trusteeship)**

1. As per letter dated 18<sup>th</sup> September 2018 addressed by IDBI Trusteeship Services Limited to Piramal Capital & Housing Finance Limited, the following documents are in their possession:
  - (a) Indenture of Conveyance and Assignment dated 17<sup>th</sup> October, 2014 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014.
  
2. As per letter dated 27<sup>th</sup> May 2019 addressed by IDBI Trusteeship Services Limited to Piramal Capital & Housing Finance Limited, the following documents are in their possession:
  - (a) Indenture of Conveyance and Assignment dated 27<sup>th</sup> October 2015 executed between CG and Evie and registered with the office of the Sub Registrar of Assurances under serial no. KRL-2- 9732 of 2015.
  - (b) Indenture of Lease dated 21<sup>st</sup> October 2015 executed between The Tata Power Company Limited therein referred to as the Lessor of the One Part, Evie therein referred to as the Lessee of the Second Part and CG Limited therein referred to as the Confirming Party of the Third Part and registered with the office of the sub-registrar of assurances under Serial no. KRL-2- 9624 of 2015.



We have not been provided with inspection of the aforementioned documents and relied on the letters issued by IDBI Trusteeship Services Limited, copies of which were provided by Piramal Capital & Housing Finance Limited to us.

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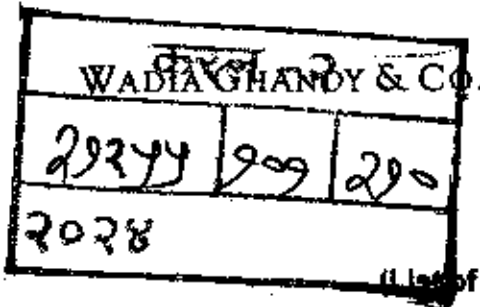
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**Part B**

**(List of documents in possession of Evie)**

1. Power of Attorney dated 27<sup>th</sup> October 2015 bearing registration no. 9733 of 2015 executed by and between Crompton Greaves and Evie Real Estate Private Limited.
2. Deed of Conveyance and Assignment dated 26th August 1957 bearing registration no. 1497 of 1957 executed by and between Kanjur Co-Operative Housing Society and Sitaram Kale and Crompton Parkinson Private Limited.





**ANNEXURE - B**

(List of documents reflected in the Sub-Registrar Report)

1. Deed of Indemnity dated 4<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/109/2016.
2. Deed of Indemnity dated 4<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/110/2016.
3. Deed of Indemnity dated 4<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/111/2016.
4. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/163/2016.
5. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/164/2016.
6. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/165/2016.
7. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/216/2016.
8. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/218/2016.

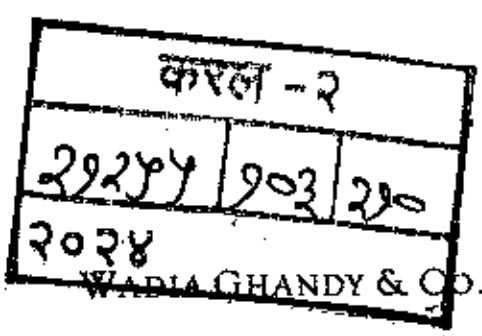


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9. Deed of Indemnity dated 5<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/219/2016.
10. Deed of indemnity dated 11<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/401/2016.
11. Deed of Indemnity dated 20<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/700/2016.
12. Deed of Indemnity dated 20<sup>th</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/701/2016.
13. Deed of Indemnity dated 22<sup>nd</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/812/2016.
14. Deed of Indemnity dated 22<sup>nd</sup> January 2016 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/813/2016.
15. Deed of Mortgage dated 27<sup>th</sup> January 2016 executed by Evie in favour of IDBI Trustaeship Services Private Limited and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/921/2016.
16. Deed of Re-Conveyance dated 9<sup>th</sup> March 2016 executed by HDFC in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/2662/2016.
17. Deed of Indemnity dated 9<sup>th</sup> August 2016 executed by Evie in favour of MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-1/8569/2016.





18. Deed of Mortgage dated 28<sup>th</sup> September 2016 executed by Evie in favour of IDBI Trusteeship Services Private Limited and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/9518/2016.
19. Deed of Rectification dated 13<sup>th</sup> October 2016 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. KRL-1-10449-2016.
20. Rectification Deed dated 13<sup>th</sup> October 2016 executed between CG and Evie registered with the office of the Sub Registrar of Assurances under serial no. KRL-1/10450/2016.
21. Indenture of Mortgage dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-559 of 2017
22. Deed of Mortgage dated 9<sup>th</sup> May 2017 executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-4786 of 2017.
23. Deed of Re-Conveyance dated 24<sup>th</sup> July 2017 executed by IDBI in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/8226/2017.
24. Amendment to the Second Mortgage dated 10<sup>th</sup> April 2018 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-5009 of 2018.
25. Affidavit dated 5<sup>th</sup> February 2019 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-3/1753/2019.
26. Affidavit dated 5<sup>th</sup> February 2019 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/2559/2019.



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27. Second Amendment to the Second Mortgage dated 26<sup>th</sup> August 2018 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-11599 of 2019.
28. Affidavit dated 19<sup>th</sup> October 2019 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/12498/2019.
29. Second Supplemental Deed of Mortgage dated 27<sup>th</sup> December 2019 to the First Mortgage executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-16564 of 2019.
30. Deed of Indemnity dated 14<sup>th</sup> July 2020 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/4595/2020.
31. Deed of Indemnity dated 14<sup>th</sup> July 2020 executed by Evie in favour of the MCMG and registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2/4596/2020.





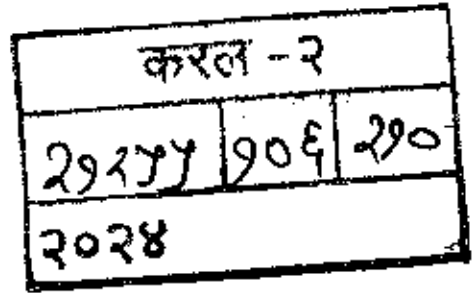
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**ANNEXURE - C**

**(List of documents perused)**

1. The said Indenture of Conveyance and Assignment.
2. The said First Sub Lease.
3. The said Second Sub Lease.
4. Certificate of incorporation dated 2<sup>nd</sup> August 1966 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited had been change to Crompton Greaves Limited.
5. The said Indenture defined in Paragraph F (2) above.
6. Unregistered Indenture dated 26<sup>th</sup> August 1957 referred in Paragraph F (4) above.
7. Indenture dated 27<sup>th</sup> April 1958 between the Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] and registered with the office of the sub-registrar of assurances under serial no. 1484 of 1958 referred in Paragraph F (5) above.
8. Railway Private Siding Agreement dated 24<sup>th</sup> January, 1992 executed between the President of India acting through the Central Railway Administration of the First Part and CG of the Second Part.
9. Agreement dated 15<sup>th</sup> April, 2005 executed by and between CG of the First Part and Sea Lanes Shipping Services of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2302 of 2005.
10. Agreement dated 15<sup>th</sup> April, 2005 executed by and between CG (therein referred to as the Assignors) of the First Part and Sea Lanes (therein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2303 of 2005.
11. The said Tata Lease defined in Paragraph F (10) above.



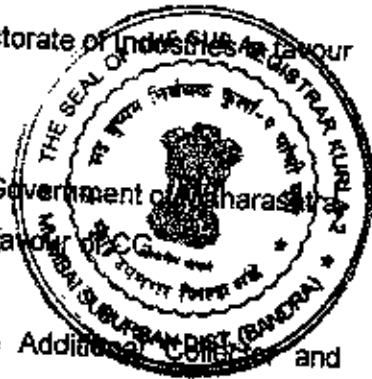


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- (iv) Copy of Order dated 18<sup>th</sup> December 2015 passed in Case No. SS cases / 4108199 / 2015.
- (v) Copy of Order dated 18<sup>th</sup> December 2015 passed in Case No. SS cases / 4108198 / 2015.
- (vi) Copy of Order dated 18<sup>th</sup> December 2015 passed in Case No. SS cases / 4108197 / 2015.
- (vii) Copy of Order dated 18<sup>th</sup> December 2015 passed in Case No. SS cases / 4108196 / 2015.
- (viii) Copy of Order dated 18<sup>th</sup> December 2015 passed in Case No. SS cases / 4108195 / 2015.
- (ix) Order dated 25<sup>th</sup> January 2019 passed in Complaint No. CC006000000056705: Hema and Anil Patil.
- (x) Order dated 12<sup>th</sup> April 2019 passed in Complaint No. CC006000000056166: Vijay Tank v. Evie.

21. ULC:

- (i) Order dated 3<sup>rd</sup> January 1978 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act.
- (ii) order dated 8<sup>th</sup> August 1979 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act.
- (iii) order dated 30<sup>th</sup> December 1993 passed by the Government of Maharashtra Housing and Special Assistance Department in favour of CG.
- (iv) order dated 6<sup>th</sup> August 1999 passed by the Additional and Competent Authority, ULC Act.
- (v) notification dated 30<sup>th</sup> May 2005 was issued by the Government of Maharashtra.

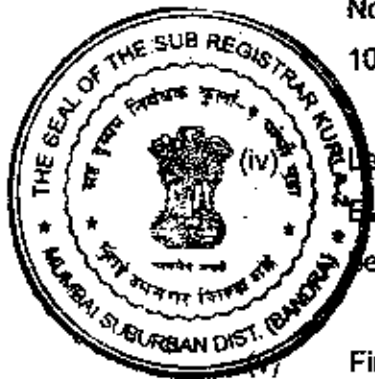


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- (vi) order dated 30<sup>th</sup> November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai.
- (vii) review order dated 23<sup>rd</sup> November 2007 was passed by the Government of Maharashtra.
- (viii) letter dated 11<sup>th</sup> June 2008 addressed by the Directorate of Industries to the Competent Authority.
- (ix) order dated 11<sup>th</sup> September 2008 addressed by the Competent Authority to the Deputy Director of Industries;
- (x) letter dated 19<sup>th</sup> December 2008 addressed by the Directorate of Industries to the Urban Development Department.
- (xi) order dated 1<sup>st</sup> January 2009 passed by the Competent Authority.

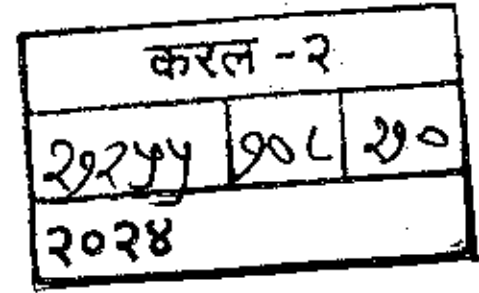
22. **Approvals:**

- (i) Commencement Certificate dated 9<sup>th</sup> February 2016 issued by the MCGM in favour of Evie.
- (ii) Letter dated 4<sup>th</sup> May 2018 addressed by the Airports Authority of India to Evie for construction on all those pieces and parcels of lands bearing CTS No. 1004, 1005 (p), 1005/1, 1006, 1007/3 and 1009 (p).
- (iii) Letter dated 13<sup>th</sup> April 2018 addressed by the Airports Authority of India to Evie for construction on all those pieces and parcels of lands bearing CTS Nos. 1009 (p), 1009/6, 1013 (pt), 1014, 1014/1 to 6, 1017, 1017 / 1 to 4, 1018, 1018/1 to 9.



Letter dated 13<sup>th</sup> April 2018 addressed by the Airports Authority of India to Evie, a no objection for construction on all those pieces and parcels of lands bearing CTS Nos. 1007 (p), 1007/3 (p), 1007/4, 1005 (pt), 1009/5, 1010 (pt).

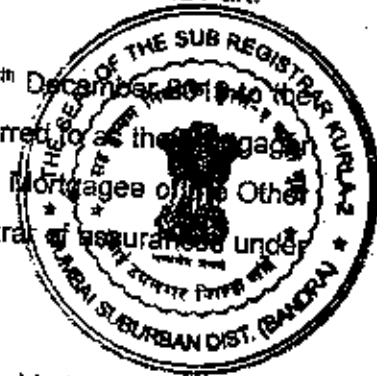
Fire NOC letter dated 31<sup>st</sup> May 2019 addressed by the MCGM to Evie.



- (vi) High Rise permission letter dated 6<sup>th</sup> September 2019 addressed by MCGM to Evie.
- (vii) Letter dated 19<sup>th</sup> October 2019, MCGM sanctioning work as per amended plans dated 18<sup>th</sup> April 2019.
- (viii) Letter dated 31<sup>st</sup> March 2020 addressed by State Level Environment Impact Assessment Authority to Evie.
- (ix) Letter dated 31<sup>st</sup> May 2017 addressed by MCGM to the Architects of Evie, permission for I to R conversion.

23. **Mortgage:**

- (i) Loan Agreement dated 27<sup>th</sup> September 2016 executed between Evie therein referred to as the Borrower of the One Part and Piramal Finance Private Limited therein referred to as the Lender of the Other Part.
- (ii) Deed of Mortgage dated 28<sup>th</sup> September 2016 executed between Evie therein referred to as the Mortgagor of the One Part and IDBI Trusteeship Services Limited therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-9518 of 2016.
- (iii) First Supplemental Deed of Mortgage dated 22<sup>nd</sup> June 2017 to the First Mortgage executed between Evie therein referred to as the Borrower of the One Part and IDBI therein referred to as the Lender of the Second Part.
- (iv) Second Supplemental Deed of Mortgage dated 27<sup>th</sup> December 2019 to the First Mortgage executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as the Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-16564 of 2019.
- (v) Facility Agreement dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part, IDBI therein referred to as the Security Trustee of the Second Part and KKR India Asset Finance Private Limited therein referred to as the Lender of the Third Part.



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- (vi) Indenture of Mortgage dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-559 of 2017.
- (vii) Amendment to the Second Mortgage dated 10<sup>th</sup> April 2018 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-5009 of 2018.
- (viii) Second Modification dated 26<sup>th</sup> August 2019 to the original Facility Agreement dated 18<sup>th</sup> January 2017 executed between Evie therein referred to as the Company of the One Part, IDBI therein referred to as the Security Trustee of the Second Part and KKR India Asset Finance Private Limited therein referred to as the Lender of the Third Part.
- (ix) Second Amendment to the Second Mortgage dated 26<sup>th</sup> August 2018 executed between Evie therein referred to as the Company of the One Part and IDBI therein referred to as the Security Trustee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-3-11599 of 2019.
- (x) Inter-Corporate Deposit Agreement dated 9<sup>th</sup> May 2017 executed between Evie therein referred to as the Company of the One Part and Piramat Enterprise Limited therein referred to as the Depositor of the Other Part.



Deed of Mortgage dated 9<sup>th</sup> May 2017 executed between Evie therein referred to as the Mortgagor of the One Part and IDBI therein referred to as Mortgagee of the Other Part and registered with the office of the sub-registrar of assurances under Serial No. KRL-2-4786 of 2017

(xii) Letter dated 28<sup>th</sup> August 2018 addressed by Piramat to Evie.

24. Property Register Cards as reflected above.

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२१२५५	११०	२१०
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WADIA GHANDY & Co.

25. Development Plan Remark dated 15<sup>th</sup> February 2020 bearing reference number Ch. E/DP34202002111265054 Rev issued by the MCGM.
26. Development Plan Remark dated 19<sup>th</sup> August 2020 bearing reference number SRDP202008111277075 issued by the MCGM.
27. Letter dated 29<sup>th</sup> December 2020 addressed by Evie to MCGM to waive property tax on the said Demolished Structures Account.
28. Letter dated 14<sup>th</sup> October 2020 addressed by MCGM which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050030000 have been duly paid.
29. Letter dated 23<sup>rd</sup> December 2020 addressed by MCGM which evidences that all dues upto 31<sup>st</sup> March 2020 for account no. SX0200040310000 have been duly paid.
30. An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050200000 have been duly paid.
31. An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050110000 have been duly paid.
32. An online excerpt downloaded from the MCGM website which evidences that all dues up to 31<sup>st</sup> March 2020 for account no. SX0200050380000 have been duly paid.



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२०२४	९९९	२९०
२०२४		

# WADIA GHANDY & Co.

ADVOCATES, SOLICITORS & NOTARY

N. M. Wadia Buildings, 113, Mahatma Gandhi Road, Mumbai - 400071, India.

Tel: +91 22 2287 8688, +91 22 2771 5600 | Fax: +91 22 2289 0784

Contact Email: [info@wadiaghandy.com](mailto:info@wadiaghandy.com) | Website: [www.wadiaghandy.com](http://www.wadiaghandy.com)

NLDDA/10620/

19<sup>th</sup> March 2021

To,

**MaharERA**

6<sup>th</sup> and 7<sup>th</sup> Floor, Nandan Bhaban,

Pict No. C-21, E Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051

## LEGAL TITLE REPORT

**Sub:** All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/8, 1013(Part), 1014(Part), 1014/1 to 1014/8, 1017, 1017/1 to 1017/8, 1018 and 1018/1 to 1018/8, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land").

A. We, Wadia Ghandy & Co., Advocates and Solicitors, have investigated the title of the Phase 2A Land at the request of our client, Sunsh Infrapark Private Limited, having its office at Aryabhata, CG Compound, Kanjur Marg (East), Mumbai 400042.

B. The summary of the investigation of title undertaken by us is as follows: -

1. Description of the property

All those pieces and parcels of land admeasuring 22,079 square meters bearing CTS Nos. 1009/8, 1013(Part), 1014(Part), 1014/1 to 1014/8, 1017, 1017/1 to 1017/8, 1018 and 1018/1 to 1018/8, situated at Kanjur Village, Kanjur Marg (East), Mumbai 400042 ("Phase 2A Land") comprising freehold land measuring 5,828.30 and leasehold land measuring 16,150.70 square metres.

2. Documents of Allotment of Plot:

Sunsh Infrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 6<sup>th</sup> February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evis Real Estate Private Limited and Sunsh Infrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 6<sup>th</sup> February 2021 and other documents executed along therewith as stated in the updated title certificate dated 18<sup>th</sup> March 2021 (Annexure C hereto).

3. 7x12 Extract/Property Card

The Property Register Cards have not been updated to reflect the name of Sunsh as the holder or lessee, as the case may be, of the Phase 2A Land.



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२१२५५	११२	२१०
२०२ WADIA GHANDY & CO.		

4. Searches in Office of Sub-Registrar

- a. We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 65 years, i.e., from 1955 till 19<sup>th</sup> March 2021. Details of the search reports have been set out in the Title Certificate dated 29<sup>th</sup> December 2020 read with updated title certificate dated 19<sup>th</sup> March 2021 (enclosed herewith as Annexure C).
- b. We have also undertaken other steps as stated in the Title Certificate dated 29<sup>th</sup> December 2020 read with updated title certificate dated 19<sup>th</sup> March 2021 (enclosed herewith as Annexure C).
- c. On a perusal of the above mentioned documents and other documents set out in the Title Certificate dated 29<sup>th</sup> December 2020 read with updated title certificate dated 19<sup>th</sup> March 2021 (enclosed herewith as Annexure C) and based on the steps and observations set out in the Title Certificate dated 29<sup>th</sup> December 2020 read with updated title certificate dated 19<sup>th</sup> March 2021 (enclosed herewith as Annexure C), we are of the opinion that Suneh Infopark Private Limited is the owner of the freehold land admeasuring 5,926.30 square meters and the lessee of the leasehold land admeasuring 16,150.70 square meters, which together constitute the Phase 2A Land, and its title is clear and marketable, subject to the qualifications/observations at Annexure B.
- d. The Title Certificate dated 29<sup>th</sup> December 2020 read with updated title certificate dated 19<sup>th</sup> March 2021 prepared by us reflecting the flow of title to the Phase 2A Land and other concerned matters, are enclosed herewith as Annexure C and all persons are advised to read the same.

Yours truly,  
For Wadia Ghandy & Co.

  
Partner

Encl:

1. Annexure A (Flow of Title of the Phase 2A Land)
2. Annexure B (Qualifications to Title)
3. Annexure C (Title Certificate dated 29<sup>th</sup> December 2020 read with updated Title Certificate dated 19<sup>th</sup> March 2021)





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WADIA GHANDY & CO.

**ANNEXURE - A**

**FLOW OF THE TITLE OF THE PHASE 2A LAND**

- 1) **T112 Extract / P.R. Card-** The Property Register Cards have not been updated to reflect the name of Susneh as the holder or lessee, as the case may be, of the Phase 2A Land.
- 2) **Mutation Entry:** Not applicable in light of what is stated in serial no. 1 above.
- 3) **Search Report-** We have undertaken searches at the offices of the sub-registrar of assurances for a period of around 55 years, i.e. from 1955 till 19<sup>th</sup> March 2021. Details of the search reports have been set out in the Title Certificate dated 29<sup>th</sup> December 2020 and 19<sup>th</sup> March 2021 (enclosed herewith as Annexure C).
- 4) **Any other relevant title-** Susneh Intrapark Private Limited has acquired the Phase 2A Land pursuant to Deed of Conveyance cum Assignment dated 0<sup>th</sup> February 2021 and registered with the office of the Sub-Registrar of Assurances at Serial No. 2535 of 2021 executed between Evle Real Estate Private Limited and Susneh Intrapark Private Limited. This has to be read along with the Business Transfer Agreement dated 0<sup>th</sup> February 2021 and other documents executed along therewith as stated in the updated title certificate dated 19<sup>th</sup> March 2021 (Annexure C hereto).
- 5) **Litigations-** NIL.

Date: 19<sup>th</sup> March 2021

For Wadia Ghandy & Co.

*[Handwritten Signature]*  
Partner



करल - २		
२१२५५	११४	२१०
२०२४ WADIA GHANDY & CO.		

**ANNEXURE - B**

- (a) Mortgages created by Suneh Intrapark Private Limited in favour of Viara ITCL (India) Limited under (i) the Supplemental Mortgage Deed dated 8<sup>th</sup> February 2021 and registered with the Office of the Sub-Registrar of Assurances at Serial No 2541 of 2021 and (ii) Third Supplemental Indenture of Mortgage dated 8<sup>th</sup> February 2021 registered with the Office of the Sub-Registrar of Assurances at Serial No. 2543 of 2021, executed between, inter alia, Suneh, Rural Residency Private Limited and Viara ITCL (India) Limited;
- (b) Due-compliance with the terms of RERA;
- (c) Updation of the property register cards to reflect the name of Suneh as the holder or lessee, as the case may be, of the Phase 2A Land;
- (d) Sales of units/flat by Suneh Intrapark Private Limited in favour of allottees;
- (e) Satisfaction of the terms and conditions set out in the Approvals obtained till date and all undertakings and indemnities given to competent authorities and compliance with applicable laws; and
- (f) Compliance with the terms and conditions of the Indenture of Sub-lease dated 26<sup>th</sup> August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957 and the Sub-lease dated 30<sup>th</sup> August 1957 and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957, so far as the household land forming part of the Phase 2A Land is concerned.

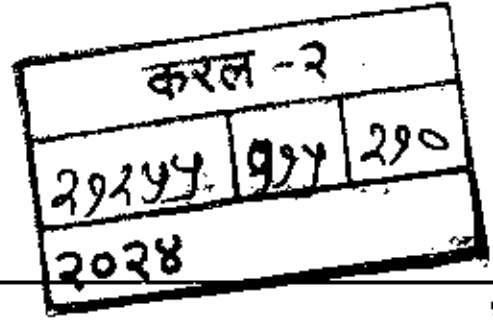


महाराष्ट्र शासन

मालमत्ता पत्रक

9413

गाव/पेठ : कांजूर	तालुका/न.शु.का. : नगर भुमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१००४		१७७०,९०
धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	
सी	सि.स.न.१००५ पहा.	



चुविधाधिकार	हक्काचा गुळ धारक H
वर्ष:	[ सरकार ]
पट्टेदार	
इतर मार	
इतर शरें	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(वा) पट्टेदार(प) किंवा भार	साक्षात्करण
२८/०५/१९७४	मा.उ.जि.अ.मु.यांचेआदेश क्र. GTS Appeal C/V १९६६ ता.२४.१०.६८ प्रो. , सरकारचे नांव कमी म्.उ.जि.अ.मु.यांचेआदेश क्र. GTS Appeal C/V १९६६ ता.२४.१०.६८ प्रो.सरकारचे नांव कमी व मालकाचे नांव दाखल केले		H मेसर्स क्राम्प्टन ट्रेडिंग लिमिटेड	सही- २८/०५/१९७४ न.शु.अ. मुलुंड
०३/०४/१९७६	चि.शे.आदेश सि.स.न. १००५ पहा.			सही- ०३/०४/१९७६ न.शु.अ. मुलुंड
२४/०७/२०१५	मा. जमावंदी आयुक्त आणि संचालक भूमी अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.शु.५/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ वहकडील आदेश क्र.न.शु.कांजूर /फे.क्र.८०९ दिनांक २४/७/२०१५अन्वये केवळ चौकशी नोंदवही; गरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एक हजार सातशे अठ्ठासष्ट; पुर्णक दोन दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०७/२०१५ न.शु.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आवेश क्र. जि.मि.शु.अ. / ३ / न.शु.कांजूर / से.दु./एस.आर.१६१४/२०१५/१०५४ दि.७/४/२०१६ अन्वये व इकडील मो.र.नं. ११४/२०१२ दि.३०/३/२०१२ अन्वये न.शु.क्र.१००४ चे क्षेत्र १६६८.२ चौ.मी. ऐवजी १७७०.९ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्र.९७३ प्रमाणे सही- १६/५/२०१६ न.शु.अ. मुलुंड
०५/०७/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले मा. जमावंदी आयुक्त आणि संचालक भूमी अभिलेख ( म.राज्य ) पुणे यांचेकडील परिपत्रकानुसार दि. २४/७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नवीन क्षेत्राची दि.१६/५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी एक हजार सातशे चाळीस पुर्णक नऊ दशांश चौ.मि.दाखल केले.			फेरफार क्र.९८४ प्रमाणे सही- ०५/०७/२०१६ न.शु.अ. मुलुंड
२९/११/२०१४	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. ९३७७ /२०१४ दि. १७/१०/२०१४, सहा; दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुरुस्ती दस्त क्र. १०४४९ / २०१६ दि. १३/१०/२०१६ अन्वये; न.शु. क्र. १००४ चे क्षेत्र ११५९.२० चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून धारक सदरी इवी रिअल इस्टेट; प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इवी रिअल इस्टेट प्रा. लि.	फेरफार क्र.१०३० प्रमाणे सही- २९/११/२०१४ न.शु.अ. मुलुंड

हे मालमत्ता पत्रक डिजिटल स्वाक्षरीत आहे

हे मिळकत पत्रिका (दिनांक १०/३०/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक ८/१४/२०२१ ८:५६:२८ PM

वैधता पडत/कधी साठी <http://applebharat.km.mahaburni.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१०००१८७००६० हा क्रमांक वापरावा.





कारण - २		
२०२५	११७	२१०
२०२४		

हे दस्तऐवज कालावधीत तयार केलेला आहे

हे डिजिटल पत्रिका (दिनांक १/२८/२०२१ ५:१३:३१ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्वावर कोणत्याही सही शिक्कांची आवश्यकता नाही.  
शिक्का पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ ९:१४:४० AM  
वेबसाइट पडताळणी साठी <http://aaplaa@mahabhumi.gov.in/OSLRV/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२३२७२९ हा क्रमांक वापरावा.





करल - २  
२१५५ ११६ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

9416

गाव/पेट : कांजूर	तालुका/न.मु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१००६	३८९९०	३८९९०
धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	सि.स.न.१००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक म	वर्ष:	[ मेसर्स क्रॉम्पटन पार्किंग सर्विस लिमिटेड ]
पड्डेदार	इतर भार	इतर जेरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(या) पड्डेदार(प) किंवा धार	साबाकन
१६/०४/१९७६	वि.शे.आदेश सि.स.न.१००५ पहा.			सही- १६/०४/१९७६ न.मु.अ. मुलुंड
२४/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.प/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/३/२०१५ व्हकडील आदेश क्र.न.मु.कांजूर /फे.क्र.८०९ दिनांक २४/४/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व भिळकत पत्रिकेवरील क्षेत्र मेळात असलेले भिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी तीनशे सत्पार्यशी पुर्णाक नकाशाशांश चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ.मुलुंड
०५/०२/२०२१	अन्यरितीने आदेशान्वये, सहा.रजिस्ट्रार ऑफ कंपनी महाराष्ट्र राज्य मुंबई यांचेकडील प्रमाणपत्र क्र.२६४१ अन्वये न.मु.क्र.१००६ या मिल्कतीस हक्काचे मुळ धारक सवरीं दाखल असलेले मेसर्स क्रॉम्पटन पार्किंग सर्विस (वॅक्स) लिमिटेड ऐवजी क्रॉम्पटन प्रिव्हज लिमिटेड यांचे नावात बदल केलेची नोंद दाखल केली.		म [ क्रॉम्पटन प्रिव्हज लिमिटेड ]	फेरफार क्रं.११९६ प्रमाणे सही- ०५/०२/२०२१ न.मु.अ.मुलुंड
०५/०२/२०२१	खरेदीने,सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील अभिहस्तावरण दस्त क्र.करल-१/९३७४/२०१४ दि.१४/१०/२०१४,सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील चुकदुरकरती पत्र दस्त क्र.करल-१/१०४४९/२०१६ दि.१३/१०/२०१६ अन्वये क्रॉम्पटन प्रिव्हज लिमिटेड यांनी खरेदीने इवी रियल इस्टेट प्रा.लि.यांना दिलेले खरेदी देनार यांचे नाव कमी करून खरेदी धेनार यांचे नाव दाखल केले.		म इवी रियल इस्टेट प्रा.लि.	फेरफार क्रं.११९७ प्रमाणे सही- ०५/०२/२०२१ न.मु.अ.मुलुंड

हे मालमत्ता पत्रक (दिनांक २/१०/२०२१ ११:१९:१३ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मालमत्ता पत्रिका डाऊनलोड दिनांक १०/१०/२०२१ ९:१८:१५ AM

वैधता पडताळणी साठी <http://appleabhiilekh.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२१०९८०४ हा क्रमांक वापरावा.



करल - २

२२२५५ १२० २१०  
२०२४

महाराष्ट्र शासन

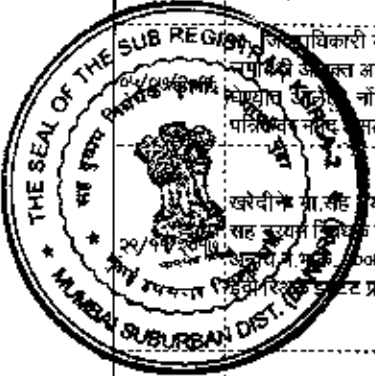
मालमत्ता पत्रक

९४१७

गाव/पठ : कांजूर		तालुका/न.सू.का. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारभाषिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१००४			४९६०.३०	सी	सि.स.न.१००५ पहा.

सुविधाधिकार	
हक्काचा मुल धारक H	
वर्ष:	सर महंमद युसुफ खोत
पट्टेदार	[ लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे. ]
इतर भार	
इतर शीरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्कन
०३/०४/१९७६	वि.शे.आदेश सि.स.न.१००५ पहा.			सही- ०३/०४/१९७६ न.सू.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे.		[ क्रॉम्टन गिळज लिमिटेड. [ ४०७९.१५ चौ.मी ]	सही- ३०/०६/९४ न.सू.अ. मुलुंड
१२/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (न.शे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यू.एल.सी./६५१ एस.आर./X/३८४ DV दि. ३०/५/२००५ नुसार सदर मिळकती पंकी क्षेत्र ना.ज.क.म. अधिनियम १९७६ चे कलम १०(३) चे अधिसूचने प्रमाणे संपादीत झालेने सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करण्याबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२५१ प्रमाणे सही- २६/०४/२००५ न.सू.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (न.शे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी/यू.एल.सी./३-५६(१)/एस.आर.१०/३८४ दि. ५/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.सू.अ. मुलुंड
१२/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.सू.कांजूर/के.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी चार हजार आठशे सदासीस पूर्णांक चार दशांश चौ.मी. दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २७/०४/२०१५ न.सू.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. जि.भू.अ./३/ न.सू.कांजूर / शे. दु. / एस. आर. १६/१४/२०१५/१००९ दि. ०४/४/२०१६ अन्वये व इकडील मो. र. नं. ११९/२०१२ दि.३०/३/२०१२ अन्वये न.सू. क्र. १००४ चे क्षेत्र ४८३७.४ चौ.मी. एवजी ४९६०.३ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्रं.१७३ प्रमाणे सही- १६/०५/२०१६ न.सू.अ. मुलुंड
०५/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेने मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रकानुसार दि. १५/१२/२०१५ रोजी क्षेत्रात नोंद रद्द करून क्षेत्राची दि.१६/५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नोंद घेतलेले अंकी क्षेत्र अक्षरी चार हजार नऊशे सात पूर्णांक तीन दशांश चौ.मी. दाखल केले.			फेरफार क्रं.९८४ प्रमाणे सही- ०५/०४/२०१६ न.सू.अ. मुलुंड
२४/१०/२०१५	खरेदीने मा.सि.एम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१७३२/२०१५ दि. २४/१०/२०१५. सह सयम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचेकडील मुक दुरुस्ती दस्त क्र. १०५५/२०१६ दि. १३/१०/२०१६ अन्वये न.सू. क्र. १००७ क्षेत्र ८८१.१५ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून पट्टेदार सदरील क्षेत्रात प्रो.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इवी रिअल इस्टेट प्रा.लि. [ ८८१.१५ चौ.मी ] २५०.३५ चौ.मी	फेरफार क्रं.१०२९ प्रमाणे सही- २५/११/२०१७ न.सू.अ. मुलुंड
२८/०५/२०२१	ताबापावती नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्रं. ८७८५/२०२१ दिनांक २८/०५/२०२१ अन्वये इवी रिअल इस्टेट प्रा.लि. यांनी ताबापावती दिल्याने ताबापावती क्षेत्रासाठी ताबापावती देणार यांचे नाव कमी करून ताबापावती देणार यांचे नाव दाखल केले.		L सह दु.नि. कुर्ला ३ ८७८५/२०२१ २८/०५/२०२१ ६३०.८० चौ.मी	फेरफार क्रं.१२१३ प्रमाणे सही- २८/०५/२०२१ न.सू.अ., न.सू.अ. मुलुंड
२४/०३/२०२२	खरेदी नोंद - सह दु.नि. कुर्ला ४ यांचेकडील र.द.क्रं. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे, क्रॉम्टन गिळज लिमिटेड. यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.		L सह दु.नि. कुर्ला ४ २३०८०२/२०२१ ३०/१२/२०२१ इवी रिअल इस्टेट प्रा लि ४०७९.१५ चौ.मी	फेरफार क्रं.१२५७ प्रमाणे सही- २४/०३/२०२२ न.सू.अ., न.सू.अ. मुलुंड





करल - २  
२१२५५ १११ २१०  
२०२४

१. कर्नाटक सरकार डिजिटल नॉन फिजिकल डॉक्युमेंट्स

हे मिल्कत पत्रिका (दिनांक ३/२१/२०२२ २:५२:५१ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.  
मिल्कत पत्रिका डाऊनलोड दिनांक ३/२८/२०२२ १०:५६:५४ AM  
वेधता पडतालणी साठी <http://aapleabhiaktumahabhumi.gov.in/DSL/R/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२३४०६८१ हा क्रमांक वापरावा.



**करल - २**

२२५५ १२२ २१०

२०२४

**महाराष्ट्र शासन**

**मालमत्ता पत्रक**

१४१३

गाव/पठ: कांजूर	तालुका/न.मु.का.: नगर सुभाषन अधिकारी, मुलुंड	जिल्हा: मुंबई उपनगर
नगर सुभाषन क्रमांक	शिफ्ट नंबर	फ्लॉट नंबर
१००४/१		५२३६.९०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपक्रिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.न.१००५ पहा

<b>सुविधाधिकार</b>
हक्काचा मूळ धारक H
शर्त: सर महंमद युसूफ खोत
पट्टेदार
सि.स.न. १००५ प्रमाणे
इतर शार
-
इतर शेर
-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा शार	साधारण न.मु.अ. मुलुंड
०३/०४/१९७६	मि.जे.आदेश सि.स.न.१००५ पहा.			सही- ३/४/७६ न.मु.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे		L [क्रॉम्टन प्रिन्सिपल लिमिटेड]	सही- ३०/११/१९९३ न.मु.अ. मुलुंड
१२६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यू.एल.सी./६५ एस्.आर. /X/ ३८४ DV दि. ३०/५/२००५ नुसार सदर मिळकती पैकी क्षेत्र ना.ज.क.म. अधिनियम १९७६ चे कलम १०(३) चे अधिनियम प्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाणे दाखल करणेबाबत नोंद घेतली.यांत सामील: सि.स.नं. १००५/१,१००४/१,१००४/२ ते ४, १००८, १००८/१, १०१०, १०११, १०१६, १०१६/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		M महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी/यू.एल.सी./६-५/६(५)/एस.आर.१०/३८४/वि.५/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.६५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुलुंड
१२७/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ याकडील आदेश क्र.न.मु.कांजूर/फे.क्र.८०९ दिनांक २४/४/२०१५ अन्वये केयळ चौकशी नोंदवही यरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी पाच हजार सहाशे एकाहत्तर पूर्णांक सहा वशांश चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. जि.मु.अ/३/ न.मु.कांजूर / क्षे. दु. / एस. आर. १६/४/२०१५/१०७२ दि. १६/४/२०१६ अन्वये व इकडील मो. र. नं. ११९/२०१२ दि.३०/३/२०१२ अन्वये न.मु.क्र. १००४/१ चे ५६७१.६ चौ.मी. एवजी ५२३६.९ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्रं.९७३ प्रमाणे सही- १६/०५/२०१६ न.मु.अ. मुलुंड
०५/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख ( म.राज्य ) पुणे यांचेकडील परिपत्रकानुसार दि. २७/४/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून क्षेत्राची दि.१६/५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नोंद असलेले अंकी क्षेत्र अक्षरी पाच हजार दोनशे छत्तीस पूर्णांक नऊ वशांश चौ.मी.दाखल केले.			फेरफार क्रं.९८४ प्रमाणे सही- ०५/०४/२०१६ न.मु.अ. मुलुंड
१५/०३/२०२२	कुर्ला ४ यांचेकडील रु.द.क्रं. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये क्रॉम्टन प्रिन्सिपल लिमिटेड कंपनी खरेदी करून घ्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल		सह बु.नि. कुर्ला ४ L २३०८०२/२०२१ इवी रिअल इस्टेट प्रा ३०/१२/२०२१ लि ५२३६.९० चौ.मी	फेरफार क्रं.१२५७ प्रमाणे सही- २५/०३/२०२२ न.मु.अ. न.मु.अ. मुलुंड



हे मालमत्ता पत्रक सि.स.न. १००५ प्रमाणे भरलेले आहे.



हे मालमत्ता पत्रक सि.स.न. १००५ प्रमाणे भरलेले आहे. (२०२२ २:५२:५१ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.  
 मालमत्ता पत्रक सि.स.न. १००५ प्रमाणे भरलेले आहे. दिनांक ३/२८/२०२२ १०:५०:५४ AM  
 वेबसाइट: <http://eapleabhi.mahabhumi.gov.in/DSLAF/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२३४०६८२ हा क्रमांक वापरवा.

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महाराष्ट्र शासन

मालमती पत्रक

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गाव/पेठ : कांजूर	तालुका/न.शु.का. : नगर भूमापन अधिकारी, मुलूंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१००७२		
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपकितल आणि त्याच्या फेरतपासणीची नियत वेळ
२०२.००	सी	सि.स.न.१००५ पहा.

सुविधाधिकार	हक्काचा मुल धारक H
वर्ष:	सर महंमद युसुफ खेत
पट्टेदार	L [ लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे ]
इतर मार	-
इतर शिरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षात्केन
०३/०४/१९७६	मि.शे.आदेश सि.स.न.१००५ पहा.			सही- ३/४/७६ न.शु.अ. मुलूंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे		L [ कॉम्पन गिळज लिमिटेड ]	सही- ३०/६/९४ न.शु.अ. मुलूंड
२६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यू.एल.सी/६(१) एरर आर /X/ ३८४ DV दि. ३०/४/२००५ नुसार सधर मिळकती पैकी क्षेत्र ना.ज.क.म. अधिनियम १९७६ चे कलम १०(३) चे अधिसूचने प्रमाणे संपादीत झालेले सधर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली.यास सामील सि.स.न. १००५, १००५/१, १००७, १००७/१, ३, ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्र.२५१ प्रमाणे सही- २६/०४/२००५ न.शु.अ. मुलूंड
०५/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील क.सी/युएलसी/डे-५/६(१)/एरर.आर.१०/३८४/दि.१/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०५/०३/२०१० न.शु.अ. मुलूंड
२७/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक मूभि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.शु.४/मि.५/२०१५ नोंद/२०१५ पुणे दिनांक १६/२/२०१५ यदकडील आदेश क्र.न.शु.कांजूर/फे.क.८०९ दिनांक २७/७/२०१५ अन्वये किर्कि चौकशी नोंदवही वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्रावरील दोन्ही दोन पूर्णांक शून्य दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०४/२०१५ न.शु.अ. मुलूंड
२५/०३/२०२२	खरेदी नोंद - सह टु.नि. कुर्ला ४ यांचेकडील र.व.क. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे, कॉम्पन गिळज लिमिटेड यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार याचे नाव कमी करून खरेदी देणार याचे नाव दाखल केले.			फेरफार क्र.१२४७ प्रमाणे सही- २५/०३/२०२२ न.शु.अ. न.शु.अ. मुलूंड



हे मिळकत पत्रिका (दिनांक ३/२१/२०२२ २:५२:५२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ३/२८/२०२२ १०:५८:५४ AM  
संपत्ती पडताळणी साठी <http://aspiaabhilekhi.mahabhumi.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२३७०६८३ हा क्रमांक वापरावा.



कार्ड - २

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महाराष्ट्र शासन

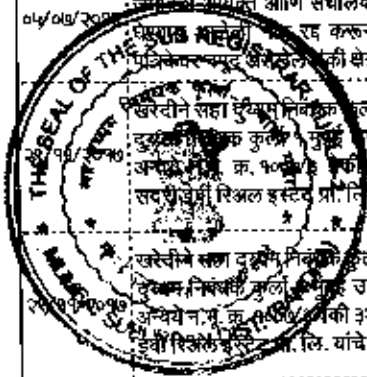
मालमत्ता पत्रक

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नगर भूपापन क्रमांक	विट्टा प्लॉट नंबर	खेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
9000/3		95968.80	सी	सि.स.न.१००५ पहा.

सुविधाधिकार	हक्काचा मूळ धारक H	वर्ष:	सर महंमद युसुफ खॉत
पट्टेदार	लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे	इतर मार	-
इतर अरें	-	इतर अरें	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्करण	
०३/०४/१९७६	वि.हो.आदेश सि.स.न.१००५ पहा.			सही- ३/४/७६ न.भू.अ. मुलुंड	
३०/११/१९९३	सि.स.न.१००५ प्रमाणे.		L कॉन्टिन ग्रिडज लि/पेटेड	सही- ३०/०६/१९९४ न.भू.अ. मुलुंड	
१२/०४/२००५	मा.अपर जिल्हाधिकारी व सख्खम प्राधिकारी (ना.शे.क.म.) बृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यु.एल.सी/६५१ एस. आर. १/४/३८४ DV दि. ३०/५/२००५ नुसार खालिल मिल्कती पैकी क्षेत्र ना. ज.क.म. अधिनियम १९७६ चे कलम १०४३ चे अधिसूचने प्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली. यांत सामील सि.स.नं. १००५, १००५/१, १००७, १००४/१, २, ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ६ क्षेत्र ३६०३.७७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.भू.अ. मुलुंड	
०२/०३/२०१०	मा.अपर जिल्हाधिकारी व सख्खम प्राधिकारी (ना.शे.क.म.) बृहन्मुंबई यांचेकडील क्र.सी/यु.एल.सी/६-५६१/एस.आर. १०/३८४ दि. १/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०२/०३/२०१० न.भू.अ. मुलुंड	
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक मुनि अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./असरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ यांचेकडील आदेश क्र.न.भू.कांजूर/फे.फा.क्र.८४४/२०१५ दिनांक १५/१२/२०१५ अन्वये मिल्कत पत्रिकेवर नमुद असलेले अंकी क्षेत्र असरी पंधरा हजार तीनशे सत्स पुर्णक आठ दशांश चौ.मि.दाखल केले.			फेरफार क्रं.८४४ प्रमाणे सही- १५/१२/२०१५ न.भू.अ. मुलुंड	
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. जि.भू.अ./३/ न.भू.कांजूर / के.दु. / एस. आर. १६/०५/२०१६ दि. १६/५/२०१६ अन्वये व इकडील मों. र. नं. ११९/२०१२ दि.३०/३/२०१२ अन्वये न.भू.क्र. १००७/३ चे १५३१७.८ चौ.मी. एवजी १६१६४.४ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्रं.९७३ प्रमाणे सही- १६/०५/२०१६ न.भू.अ. मुलुंड	
०५/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिल्कत पत्रिकेवर क्षेत्र दुरुस्ती झालेले मा. जमाबंदी आयुक्त आणि संचालक मुनि अभिलेख (म.रा.पुणे) पुणे यांचेकडील परिपत्रकानुसार दि. १५/१२/२०१५ रोजी रद्द करून क्षेत्राची दि.१६/५/१६ ची नोंद मिल्कत पत्रिकेवर घेण्यात आली असून मिल्कत पत्रिकेवर नमुद अंकी क्षेत्र असरी सोळा हजार एकशे चौसष्ट पुर्णक चार दशांश चौ.मि.दाखल केले.			फेरफार क्रं.९८४ प्रमाणे सही- ०५/०४/२०१६ न.भू.अ. मुलुंड	
१५/१०/२०१६	खरेदीने सहा दुर्गम मिल्कत पत्रिका क्र. २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १९३२/२०१६ दि. २७/१०/२०१५, सहा दुर्गम मिल्कत पत्रिका क्र. १ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६, अन्वये न.भू.क्र. १००७/३ चे १५३१७.८ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून पट्टेदार सदरी इपी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इपी रिअल इस्टेट प्रा. लि. १३२२.९६ चौ.मी	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१७ न.भू.अ. मुलुंड	
२९/११/२०१७	खरेदीने सहा दुर्गम मिल्कत पत्रिका क्र. २ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १२७७/२०१४ दि. १४/१०/२०१४, सहा दुर्गम मिल्कत पत्रिका क्र. १ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र. १०४४९/२०१६ दि. १३/१०/२०१६, अन्वये न.भू.क्र. १००७/३ चे ३२०५.६२ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून पट्टेदार सदरी इपी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इपी रिअल इस्टेट प्रा. लि.	फेरफार क्रं.१०३० प्रमाणे सही- २९/११/२०१७ न.भू.अ. मुलुंड	
२८/०९/२०२१	ताबापावती नोंद - सह दु.नि. कुला ३ यांचेकडील र.द.क्रं. ८७८५/२०२१ दिनांक २८/०५/२०२१ अन्वये इपी रिअल इस्टेट प्रा. लि. यांनी ताबापावती दिल्याने ताबापावती क्षेत्रासाठी ताबापावती देणार यांचे नाव कमी करून ताबापावती देणार यांचे नाव दाखल केले.		सह दु.नि. कुला ३ ८७८५/२०२१ २८/०५/२०२१	L बृहन्मुंबई महानगर पालिका ८७९४.४० चौ.मी	फेरफार क्रं.१२१३ प्रमाणे सही- २८/०९/२०२१ न.भू.अ., न.भू.अ. मुलुंड



करल - २		
२०२५५	१२५	२१०
२०२४		

३. महाराष्ट्र शासनाच्या वेबसाईटवर जाऊन तक्रार करावी.

हे मिळकत पत्रिका (दिनांक १/२८/२०२१ ५:१३:३२ PM रोजी) डिजिटल स्वाक्षरीत केलेली असल्यामुळे न्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२५ ९:१९:१७ AM

वैधता पडद्यावरील साठी <http://eapleabhiekh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२३२७३३२ हा क्रमांक वापरावा.



करल - ३

३१२५५ १२६ २१०

महाराष्ट्र शासन

मालमत्ता पत्रक

9421

तालुका/न.भु.का. : नगर भूमापन अधिकारी, मुलुंड

जिल्हा : मुंबई उपनगर

२ १००५४ कांजूर

नगर भूमापन क्रमांक

शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ

१००५४

४२.५०

सी

सि.स.न.१००५ पहा.

सुविधाधिकार

हक्काचा मुळ धारक H

वर्ष: सर महंमद युसूफ खोत

पट्टेदार

लेखी (पट्टेदार) सि.स.न.१००५ प्रमाणे

इतर भाग

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
०३/०५/१९९६	सि.जे.आदेश सि.स.न.१००५ पहा.			सही- ३/४/९६ न.भु.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे.		[ कॉन्टन ग्रिडज लिमिटेड ]	सही- ३०/०६/१९९३ न.भु.अ. मुलुंड
१२६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यु.एल.सी/६५१ एस्.आर./X/ ३८४ DV दि. ३०/५/२००५ नुसार खालिल मिळकती पैकी क्षेत्र ना.ज.क.म. अधिनियम १९६६ चे कलम १०(३) येथे अधिसूचने प्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली.यांत सामील सि.स.नं. १००५, १००५/१, १००५/१ ते ३, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.भु.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी/यु.एल.सी/के-५६९/एस्.आर.१०/३८४/दि.५/४/०९ व दिनांक ४/३/१० चे आदेशानुसार दि.२६/०५/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.भु.अ. मुलुंड
२४/०४/२०१५	मा. जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.कांजूर/फे.क्र.८०९ दिनांक २४/४/२०१५ अन्वये केवळ चौकडी नोंदवही वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी बेचाळीस पूर्णांक पास दर्शास चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २४/०४/२०१५ न.भु.अ. मुलुंड
०४/०२/२०२१	खरेदीने सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१७३२/२०१५ दि.२४/१०/२०१५ सह दुय्यम निबंधक कुर्ला-१ मुंबई उपनगर जिल्हा यांचेकडील बुकदुकरती दस्त क्र.१०४५०/२०१६ दि.१३/१०/२०१६ अन्वये न.भू.क्र.१००५/४ चे संपुर्ण क्षेत्र कॉन्टन ग्रिडज लिमिटेड यांनी खरेदीने इवी रियल इस्टेट प्रा.लि.यांना दिलेले खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव पट्टेदार सदरी दाखल केलेची नोंद दाखल केली.इकडील आदेश क्र./न.भू.अ.मु./न.भू.कांजूर/हरकत अर्ज/अपील/२०१७ दि.२९/११/२०१७ अन्वये घ्यावयाची नजर चुकीने राहिलेली नोंद घेणेत आली.		L [ इवी रियल इस्टेट प्रा.लि. ]	फेरफार क्रं.११९९ प्रमाणे सही- ०४/०२/२०२१ न.भू.अ. मुलुंड
२८/०५/२०२१	ताबापावती नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्रं. ८७८५/२०२१ दिनांक २८/०५/२०२१ अन्वये इवी रियल इस्टेट प्रा.लि.यांना ताबापावती दिल्याने ताबापावती क्षेत्रासाठी ताबापावती देणार यांचे नाव कमी करून ताबापावती देणार यांचे नाव दाखल केले.		सह दु.नि. कुर्ला ३ L वृहन्मुंबई महानगर पालिका ४२.५० चौ.मी.	फेरफार क्रं.१२५३ प्रमाणे सही- २८/०५/२०२१ न.भू.अ. न.भू.अ. मुलुंड



महाराष्ट्र शासन, मुंबई उपनगर जिल्हा



दि. निबंधक पत्रिका दिनांक ९/२८/२०२१ ५:१३:३२ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
 मालमत्ता पत्रिका डाऊनलोड करा: [www.mahabhumi.gov.in/DSLIP/propertycard](http://www.mahabhumi.gov.in/DSLIP/propertycard) या संकेत स्थळावर जाऊन २२०९१०००२३२७२३३ हा क्रमांक वापरावा.

महाराष्ट्र शासन

करल - २  
२२५१ २२७ २१९  
२०२४

मालमत्ता पत्रक

१५२२

गाव/पेठ : कांजूर	तालुका/न.शु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१००८		२४५४.१०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.न.१००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	सर महंमद युसूफ
पट्टेदार	[ लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे ]
इतर भाग	-
इतर शरें	--

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
०३/०४/१९७८	वि.शे.आदेश सि.स.न.१००५ पहा.			सही- ०३/०४/१९७८ न.शु.अ. मुलुंड
३०/११/१९९३	सि.स.नं.१००५ प्रमाणे		L [ क्रॉम्टन ग्रिड ज लिमिटेड ]	सही- ३०/०६/१९९४ न.शु.अ. मुलुंड
२६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) मुहम्मद मुंबई यांचेकडील पत्र क्रमांक सी/यू.एल.सी/६(५) एच/आर/४/३८४ DV दि. ३०/५/२००५ नुसार सदर मिळकती पैकी क्षेत्र ना.ज.क.म. अधिनियम १९७६ चे कलम १०(३) चे अधिसूचने प्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली.यांत सामील सि.स.नं. १००५, १००५/१, १०००४, १००४/१ ते ४, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६.०३.४४ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.शु.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) मुहम्मद मुंबई यांचेकडील क्र.सी/युएलसी/६-५/६(५)/एच.आर.१०/३८४/दि.५/१/०९ दिनांक ५/२/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.शु.अ. मुलुंड
२६/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/३/२०१५ व इकडील आदेश क्र.न.शु.कांजूर/फे.क्र.८०९ दिनांक २६/४/२०१५ अन्वये केवळ चौकशी नोंदवही) यरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी दोन हजार एकशे चौन्हा इतर पूर्णांक एक दशांश चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २६/०४/२०१५ न.शु.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले सहा जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रकानुसार दि. १५/१२/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून क्षेत्राची दि.१६/५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी दोन हजार चारशे चौदा पूर्णांक एक दशांश चौ.मी.दाखल केले.			फेरफार क्रं.९७३ प्रमाणे सही- १६/०५/२०१६ न.शु.अ. मुलुंड
०५/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले सहा जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रकानुसार दि. १५/१२/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून क्षेत्राची दि.१६/५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी दोन हजार चारशे चौदा पूर्णांक एक दशांश चौ.मी.दाखल केले.			फेरफार क्रं.९८४ प्रमाणे सही- ०५/०४/२०१६ न.शु.अ. मुलुंड
२१/०३/२०२२	खरेदी नोंद - सह दु.नि. कुर्ला ४ यांचेकडील र.व.क्रं. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे, क्रॉम्टन ग्रिड ज लिमिटेड यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.	सह दु.नि. कुर्ला ४ २३०८०२/२०२१ ३०/१२/२०२१	L इवी रिअल इस्टेट प्रा लि २४५४.१० चौ.मी	फेरफार क्रं.१२५७ प्रमाणे सही- २१/०३/२०२२ न.शु.अ. न.शु.अ. मुलुंड



हे मिळकत पत्रिका (दिनांक ३/२५/२०२२ २:५२:५२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ३/२८/२०२२ १०:५९:५३ AM  
वेब: पडताळणी साठी <http://aapkaabhi.com/mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२३७०६८४ हा क्रमांक वापरावा.



करल - २

२२२५५ १२८ २१०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रके

१४२३

गाव/पठ : कांजूर

तालुका/न.पू.क्र. : नगर मूसापन अधिकारी, मुलुंड

जिल्हा : मुंबई उपनगर

नगर मूसापन क्रमांक १००८/१	शिट नंबर	प्लॉट नंबर ५७.००	क्षेत्र चौ.मी. सी	धारणाधिकार	मासनाला दिलेल्या आकारणाचा किंवा माझ्याचा संपादन आणि त्याच्या फेरतपासणीची नियत वेळ सि.स.न.१००५ प्रमाणे
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सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ग: सर महमद युसुफ खोत	
पट्टेदार सि.स.न. १००५ प्रमाणे	
इतर मार	
इतर शिरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साद्यांकन
०३/०४/१९७६	वि.श्री.आदेश सि.स.न.१००५ घटा.			सही- ०३/०४/१९७६ न.पू.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे.		क्रांमत्ता ग्रीडज लि.	सही- ३०/११/१९९३ न.पू.अ. मुलुंड
१२/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी/यू.एल.सी./६(१) एस.आर./X/३८४ DV दि. ३०/५/२००५ नुसार सदर भिळकती पैकी क्षेत्र ना.ज.क.म. अधिनियम १९७६ चे कलम १०(३) चे अधिसूचने प्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली.यांत सामील सि.स.नं. १००५,१००५/१, १००७,१००७/१ ते ४,१००८, १०१०, १०११, १०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्रशासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.पू.अ.मुलुंड
०१/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबईयांचेकडील क.सी/युएलसी/६-५/६(१)/एस.आर.१०/३८४/दि.५/५/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचेनावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०१/०३/२०१० न.पू.अ.मुलुंड
२७/०४/२०१५	ना.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (स.रा.प.प.) पुणे यांचेकडील परिपत्रक क्र.ना.पू.५/नि.प./अपारी/नॉद/२०१५ पुणे दिनांक १६/३/२०१५ व इकडील जावेस क्र.न.पू.कांजूर/क.क्र.८०९ दिनांक २४/४/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व भिळकत पत्रिकेवरील क्षेत्र मेळात असलेने भिळकत पत्रिकेवर नमुद अंकी क्षेत्र अपारी सत्तावन्न पुर्णक शुन्य दशांश चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २७/०४/२०१५ न.पू.अ. मुलुंड
२१/०३/२०२२	खरेदी नोंद - सह दु.नि. कुर्ला ४ यांचेकडील र.व.क्रं. २३०८०३/२०२१ दिनांक ३०/१२/२०२१ अन्वये क्रांमत्ता ग्रीडज लि. यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि. कुर्ला ४ २३०८०३/२०२१ ३०/१२/२०२१ लि ५७.०० चौ.मी	L ३मी रिअल इस्टेट प्रा	फेरफार क्रं.१२५७ प्रमाणे सही- २१/०३/२०२२ न.पू.अ., न.पू.अ. मुलुंड

हे आदेशक पत्रक डिजिटल करित केलेले आहे

हे मालमत्ता पत्रके (पत्रके क्र. २२२ २:५२:५३ एम रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही किंवाची आवश्यकता नाही.  
 मालमत्ता पत्रके (पत्रके क्र. २२२ ११:००:३० AM  
 वेबसाईट: <http://mahahml.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२३०६८५ हा क्रमांक वापरावा.





करल - २  
 २२२५५१२६२०  
 २०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४२४

गाव/पेट : कांजूर	तालुका/न.पू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१००९	-	-
क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या अकारणाचा किंवा साह्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
६९९६९.७०	सी	सि.स.नं.१००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक म
वर्ग:	[ मेसर्स क्रॉम्पटन पार्किंग (पब्लिस) लिमिटेड ]
पट्टेदार	
इतर गार	-
इतर गारे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(पा) किंवा गार	साक्षात्कन
०३/०४/१९७६	वि.जे.आदेश सि.स.न.१००५ पहा.			सही- ०३/०४/१९७६ न.पू.अ.मुलुंड
३०/११/१९९३	सि.स.नं.१००६ प्रमाणे.		म [ क्रॉम्पटन पार्किंग लिमिटेड ]	सही- ३०/११/१९९३ न.पू.अ.मुलुंड
१५/१२/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक क्र.ना.पू.४/मि.प./अधारी नोंद/२०१५ पुणे दिनांक १६/१२/२०१५ व इकडील आदेश क्र.न.पू./कांजूर/फे.फा.नं.८४४/२०१५ दिनांक १०/१२/२०१५ अन्वये मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी एक लाख तेरा हजार सहाशे एकोणत्तर पुर्णांक धाच दशांश चौ.मि.दाखल केले.			फेरफार क्र.८४३ प्रमाणे सही- १५/१२/२०१५ न.पू.अ.मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.पि.अ.पू.अ./३/न.पू. कांजूर/ क्षेत्र.दु/ एस आर १६/१४/२०१५/१०७२ दि. ०९/०४/२०१६ अन्वये व इकडील मो.र.नं. १११/२०१२ दि. ३०/०३/२०१२ अन्वये न.पू.क्र. १००९ चे ११३६६९.५ चौ.मी. ऐवजी ६९९६९.७ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्र.९७३ प्रमाणे सही- १६/०५/२०१६ न.पू.अ.मुलुंड
०५/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेने मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक नुसार दि. १५/१२/२०१५ रोजी घेण्यात आलेली नोंद रद्दचल करून नविन क्षेत्राची दि. १६/०५/२०१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी एकोणसत्तर हजार नऊशे एकसष्ट पुर्णांक सात दशांश चौ.मी. दाखल केले.			फेरफार क्र.९८४ प्रमाणे सही- ०५/०४/२०१६ न.पू.अ.मुलुंड
२९/११/२०१७	सह दुय्यम निबंधक कुर्ला -२ मुंबई उपनगर यांचेकडील दस्त क्र. १७३२/२०१५ दि. २४/१०/२०१५ सह दुय्यम निबंधक कुर्ला -१ मुंबई उपनगर जिल्हा यांचेकडील धुक दुरुस्ती दस्त क्र.१०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.पू.क्र. १००९ पैकी १००९९.१३ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केल्याची नोंद दाखल केली.			फेरफार क्र.१०२९ सही- २९/११/२०१७ न.पू.अ.मुलुंड
२९/११/२०१७	सह दुय्यम निबंधक कुर्ला -१ मुंबई उपनगर यांचेकडील दस्त क्र. ९३७७/२०१४ दि. १७/१०/२०१४ सह दुय्यम निबंधक कुर्ला -१ मुंबई उपनगर जिल्हा यांचेकडील धुक दुरुस्ती दस्त क्र.१०४४१/२०१६ दि. १३/१०/२०१६ अन्वये न.पू.क्र. १००९ पैकी २२९२९.२५ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे नाव कायम ठेवून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केल्याची नोंद दाखल केली.		इवी रिअल इस्टेट प्रा. लि.	सही- २९/११/२०१७ न.पू.अ.मुलुंड
२१/०१/२०१९	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.पू.४/अपील/ एस आर ६५९/२०१८/५९९७ दि. ६/१२/२०१८ अन्वये फेरफारकीअली न.पू.क्र.१०१३,१०१४ या मिळकत पत्रिकेवरील दि.१७/१७/२०१५ ची नोंद कमी करून मा.उप जिल्हाधिकारी(भूसंपादन) क्र.४, मुंबई उपनगर जिल्हा यांचेकडील क्र.उपजिपू ४/क.जा.प/एल.ए.व्यु/एस.आर.-२९१/क-४/दि.१३/५/२०१५ चे पत्र व त्यासोबत जोडलेल्या अर्थात च्या आधाराने २७८२.२ चौ.मी. क्षेत्रास संक्रमण देणो ग्राह्य पद्धते रेल्वे कामी भूसंपादन झाले बाबत न.पू.क्र.१००९ या मिळकत पत्रिकेवर नोंद दाखल केली.			फेरफार क्र.१११० प्रमाणे सही- २१/०१/२०१९ न.पू.अ.मुलुंड
१२/०९/२०२१	ताबापावती नोंद - सह दु.नि. कुर्ला ३ यांचेकडील र.द.क्र. ८७८१/२०२१ दिनांक २८/०५/२०२१ अन्वये इवी रिअल इस्टेट प्रा.लि. यांनी ताबापावती दिल्याने ताबापावती क्षेत्रासाठी ताबापावती देणार यांचे नाव कमी करून ताबापावती देणार यांचे नाव दाखल केले.		सह दु.नि. कुर्ला ३ ८७८१/२०२१ २८/०५/२०२१	फेरफार क्र.१२१३ प्रमाणे सही- २८/०५/२०२१ न.पू.अ., न.पू.अ. मुलुंड



**करल - २**  
**२९/१२/२०२१**  
**२०२४**

आदेशाने नोंद घेतून नगर भूमापन अधिकारी, मुलुंड यांचे कडील आदेश क्र. : न.भू.अ.मु./न.मु.कांजुर/१००९,१००९/५ दि. ३०/१२/२०२१ अन्वये क्र.१००९ या मिल्कत पत्रीकेवर दि.२८/०९/२०२१ रोजी नगर चुकीने पट्टेदार सदरी दाखल झालेले महानगर पालिका क्षेत्र १०२८६.३० चौ.मी.क्षेत्रास घेण्यात आलेली नोंद रद्द करून त्या ऐवजी धारक सदरी बुहन्मुंबई महानगर पालिका क्षेत्र १०२८९.३० चौ.मी.क्षेत्राची नोंद दाखल केली. व न.भू.अ. १००९/५ या मिल्कत पत्रीकेवर दि.२८/०९/२०२१ रोजी नगर चुकीने पट्टेदार सदरी दाखल झालेले बुहन्मुंबई महानगर पालिका क्षेत्र ३२.८० चौ.मी.क्षेत्रास घेण्यात आलेली नोंद रद्द करून त्या ऐवजी धारक सदरी बुहन्मुंबई महानगर पालिका क्षेत्र ३२.८० चौ.मी.क्षेत्राची नोंद दाखल केली.

H  
 बुहन्मुंबई महानगर पालिका  
 १०२८९.३० चौ.मी.  
 फेरफार क्र. १२३५  
 प्रमाणे  
 सही-  
 ०२/११/२०२१  
 न.भू.अ. मुलुंड

खरेदी नोंद - सह दु.नि. कुलां ४ यांचेकडील र.द.क्र. २३८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये मेसर्स क्रॉम्पटन पार्किंग (वर्ल्स) लिमिटेड, क्रॉम्पटन प्रिव्हज लिमिटेड, यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.

सह दु.नि. कुलां ४  
 २३८०२/२०२१  
 ३०/१२/२०२१  
 H  
 इवी रियल ईस्टेट प्रालि  
 २७१५१.१२ चौ.मी.  
 फेरफार क्र. १२५८  
 प्रमाणे  
 सही-  
 २२/०३/२०२२  
 न.भू.अ. न.भू.अ. मुलुंड

हे मल्लिका कार्यालयीन मॉडेल केवळ सूचना आहे

हे मिल्कत पत्रिका (दिनांक ३/१२/२०२२ ११:४१:४४ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक ३/१२/२०२२ १०:४३:२५ AM वेळता परतलाकणी साठी <http://appleabhi.in/mahabhum.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२३७०९६९ हा क्रमांक वापरावा.



करल - २  
२२४४ १३१ २१०  
२०२४

महाराष्ट्र शासन

मालमती पत्रक

9430

गाव/पेठ : कांजूर	तालुका/न.भू.का. : नगर सुमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर सुमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या क्रेरतपासणीची नियत वेळ
१००६/६		१२७९.१०	सी	सि.स.न.१००५ पहा.

<b>सुविधाधिकार</b>				
हक्काचा मुळे धारक H				
वर्ष: मेसर्स क्रॉन्टन पार्किंगन (वॅक्स) लिमिटेड				
पट्टेदार				
इतर भाग				
इतर श्रे				

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भाग	साबाकन
०१/०२/१९९९	वि.जे.आदेश सि.स.न.१००५ पहा.			सही- ०१/०२/१९९९ न.भू.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००६ प्रमाणे		H क्रॉन्टन ग्रिडज लिमिटेड	सही- ३०/११/१९९३ न.भू.अ. मुलुंड
२७/०७/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.४/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.भू.कांजूर/फे.क्र.८०९ दिनांक २७/७/२०१५अन्वये केवळ चौकशी नोंदवशी वरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मैळत असलेने मिल्कत पत्रिकेवर नमुद अक्षरी एक हजार दोनशे एकोणद्वीशी पुर्णांक एक दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०७/२०१५ न.भू.अ. मुलुंड
२९/११/२०१७	खरेदीने सहा मुख्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. ९७३२/२०१६ दि. २७/१०/२०१५, सहा मुख्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुस्तती दस्त क्र. १०७५०/२०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १००९/६ चे क्षेत्र १२७९.१ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव फर्मी करून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इवी रिअल इस्टेट प्रा. लि.	सही- २९/११/२०१७ न.भू.अ. मुलुंड

हे मिल्कत पत्रिका (दिनांक १०/३०/२०१९ १२:००:०० AM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक १०/३०/२०२१ १३:२२:४९ PM वेळता पडताळणी साठी <http://appleabhishek.mahabhim.gov.in/DSLPR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८७००७० हा क्रमांक वापरावा.

हे मिल्कत पत्रिका डिजीटल स्वाक्षरीत केली आहे



**करल - २**

२२५५ १३३ २९०

२०२४

**महाराष्ट्र शासन**

**मालमत्ता पत्रक**

१४३१

तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शाखनाला दिलेल्या आकारणा या किंवा भांड्या या तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१०			३३११.००	सी	सि.स.न.१००५ पहा.

**सुविधाधिकार**

हक्काचा मुळ धारक H

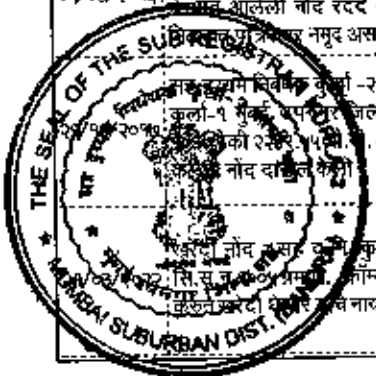
वर्ग: सर महमद युसूफ खान

पट्टेदार L  
[ लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे. ]

इतर भार -

इतर शिरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कृत
०३/०४/१९७६	वि.शे.आदेश सि.स.न.१००५ पहा.			सही- ०३/०४/१९७६ न.भू.अ. मुलुंड
३०/१४/१९९३	सि.स.न.१००५ प्रमाणे.		L [ कॉन्स्टन ग्रिडज लिमिटेड. [ १०६१.४५ चौ.मी ]	सही- ३०/१४/१९९३ न.भू.अ. मुलुंड
२६/०४/२००५	मा.अपर जिल्हाधिकारी व ससन प्राधिकारी (ना. भो. क. म.) मुहम्मद चौबेकडील पत्र क्रमांक सी / यु एल सी / ६१९ एस आर/४/ ३८४ DV दि. ३०/५/०५ नुसार सदर मिळकती पैकी क्षेत्र नं. ज. क. म. अधिनियम १९७६ चे कलम १५(३) चे अधिसूचने प्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणे बाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००५/१ ते ४, १००८, १००८/१, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		M महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.भू.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व ससन प्राधिकारी (ना.भो.क.म.) मुहम्मद चौबेकडील क.सी/युएलसी/डे-५/६१९ एस.आर.१०/३८४, दि.११/१/०९ व दि.३१/२/१०चे आदेशानुसार दिनांक २६/०४/०५ची महाराष्ट्र शासनाचे नावाची नोंद कमी करणेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.भू.अ. मुलुंड
२४/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू. कांजूर / फे.क्र. ८०९ दिनांक २४/०४/२०१५ अन्वये फेब्रुवारी चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तीन हजार चारशे पन्नासपुणे पुर्णक सहा दशांश चौ.मी दाखल केले			फेरफार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.भू.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.भू.अ/३/न.भू. कांजूर/सो.दु./एस आर १६/१४/२०१५/१०७२ दि.०४/०४/२०१६ अन्वये व इकडील मो.र.नं. ११९२/२०१२ दि. ३०/०३/२०१२ अन्वये न.भू.क्र. १०१० ये ३४९५.६ चौ.मी. ऐजळी ३३११.० चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली			फेरफार क्र.९७३ प्रमाणे सही- १६/०५/२०१६ न.भू.अ. मुलुंड
०५/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदर मिळकत पत्रिकेवरचे क्षेत्र दुस्तती झालेले मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.) पुणे यांचेकडील परिपत्रक नुसार दि. २४/०४/२०१६ रोजी घेण्यात आलेली नोंद रद्द करून नवीन क्षेत्राची दि. १६/०५/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी तीन हजार तिनशे आकरा पुर्णक विसरो दशांश चौ.मी दाखल केले			फेरफार क्र.९८४ प्रमाणे सही- ०५/०४/२०१६ न.भू.अ. मुलुंड
२३/१०/२०१५	मा.अपर जिल्हाधिकारी मुंबई उपनगर यांचेकडील दस्त क्र. १७३२/२०१५ दि. २४/१०/२०१५ सह दुय्यम निमंत्रक कला-१ मुळ उपनगर जिल्हा यांचेकडील मुळ दुस्तती दस्त क्र.१०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१० ये ३४९५.६ चौ.मी. क्षेत्र खरेदीने दिल्याने खरेदी देणार यांचे माव कायम ठेवून खरेदी घेणार यांचे नोंद दाखल केली		L इवी रिजल इस्टेट प्रा.लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१५ न.भू.अ. मुलुंड
२३/०८/२०२१	मा.अपर जिल्हाधिकारी मुंबई उपनगर यांचेकडील र.व.क्र. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये लेसी (पट्टेदार) कॉन्स्टन ग्रिडज लिमिटेड. यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करणेची नोंद घेतली. नवीन नाव दाखल केले.	सह दु.नि. कुर्ला ४ २३/०८/२०२१	L इवी रिजल इस्टेट प्रा लि ३०/१२/२०२१	फेरफार क्र.१२१७ प्रमाणे सही- २५/०८/२०२१ न.भू.अ. न.भू.अ. मुलुंड



करल - २		
२१२५७	१३३	२१०
२०२४		

हे कळ्यावर कळ्या डिजिटली सत्यापित केलेले आहे

हि मिल्कत पत्रिका (दिनांक ३/२५/२०२२ २:५२:५४ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिफ्याची आवश्यकता नाही.

मिल्कत पत्रिका डाऊनलोड दिनांक ३/२८/२०२२ ११:०१:३३ AM

वेबला पडताळणी साठी <http://aapleatbhikh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळीवर जाऊन २२०९१०००२३७०६८६ हा क्रमांक वापरावा.



करल - २  
 २२५५ १३४ २९०  
 २०२४ काजूर

महाराष्ट्र शासन

मालमत्ता पत्रक

१४३२

वालुका/न.मु.का. : नगर भुमापन अधिकारी, मुलुंड

जिल्हा : मुंबई उपनगर

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	आसनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०११			६३८४.५०	सी	सि.स.न.१००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक :- वर्ष: सर महमंद युसूफ खोत
पट्टेदार	[ लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे. ]
इतर भार	-
इतर बरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
०३/०४/१९७६	वि.शे.आदेश सि.स.न.१००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुलुंड
३०/११/१९९३	सि.स.न.१००५ प्रमाणे.		[ क्रॉम्टन ग्रिडज लिमिटेड. ]	सही- ३०/११/१९९३ न.मु.अ. मुलुंड
१२६/०४/२००५	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ला.शे.क.म.) मुहम्मदई यांचेकडील पत्रक्रमांक सी / यु.एल.सी. / ६(१) एर आर/४/३८४ DV दिनांक ३०/५/२००५नुसार सदरमिळकती पैकी क्षेत्र ना. ज.क.म. अधिनियम१९७६ चे कलम १०(३) चे अधिसूचनेप्रमाणेसंपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचेनावे दाखल करणे बाबत नोंद घेतली. यातसाभिल सि. स. नं. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४९ चौ.मी.		M महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुलुंड
०९/०३/२०१०	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ला.शे.क.म.) मुहम्मदई यांचेकडील क्र.सी/युएलसी/डे-५/६(१)/एस.आर.१०/३८४/दि.१/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचेनावची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुलुंड
२४/०४/२०१५	मा.जभाबंदी आयुक्त आणि संचालक भूवि अगिलेअ (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/वि.५/अमारी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील अधिसू.क्र.म.सू.काजूर/फे.क्र.८०१ दिनांक २४/४/२०१५अन्वये केवळ चौकशी नोंदवही यरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी सहा हजार तीनशे चौब्याऐशी पुर्णक पाच दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुलुंड
२४/०३/२०२२	खरेदी नोंद - सह दु.नि. कुर्ला ४ यांचेकडील र.व.क्र. २३०८०२/२०२१ दिनांक ३०/१२/२०२१ अन्वये लेसी (पट्टेदार) सि.स.न.१००५ प्रमाणे, क्रॉम्टन ग्रिडज लिमिटेड, यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.		सह दु.नि. कुर्ला ४ २३०८०२/२०२१ इवी रिजल इस्टेट प्रा ३०/१२/२०२१ लि ६३८४.५० चौ.मी	फेरफार क्र.१२५९ प्रमाणे सही- २४/०३/२०२२ न.मु.अ., न.मु.अ. मुलुंड

महाराष्ट्र शासन (महाराष्ट्र शासन मंत्रालय)

हि मिळकत पत्रिका (दिनांक ३/२१/२०२२ २:५२:५५ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
 मिळकत पत्रिका डारुनलोड दिनांक ३/२८/२०२२ ११:०२:२२ AM  
 वैधता पडताळणी साठी <http://app.eabh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१०००२३४०६८९ हा क्रमांक वापरावा.



करल - २  
 २११५५ १३५ २०  
 २०२४

महाराष्ट्र शासन

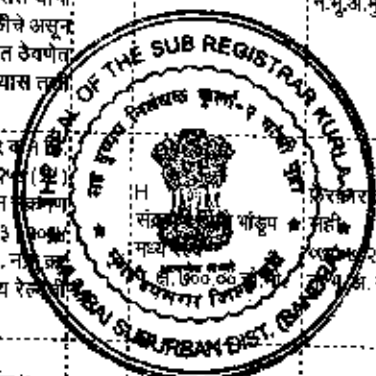
मालमत्ता पत्रक

१५६०

गाव/पेठ : कांजूर	तालुका/न.मु.का. : नगर भुमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१३		४६१२.८०
	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	मेसर्स क्रॉम्पटन पार्किंगन (व्हक) लिमिटेड.
पट्टेदार	
इतर मार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा मार	साबाकेन
०३/०४/१९७६	वी.जे.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुलुंड
१३/०१/१९९३	सि.स.नं. १००६ प्रमाणे.	H	क्रॉम्पटन गिऱ्ज लिमिटेड.	सही- ३०/११/१९९३ न.मु.अ. मुलुंड
३०/०५/२००८	दुय्यम निबंधक कुर्ला ४ यांचेकडील र.द.क्र.वदर-१४/२३०२ धा२००५ र.र.१३४००००० दि.१५/४/२००५ अन्वये न.मु.क्रं १०१३ येथी ११४२.९ चौ.मी.क्षेत्रास खरेदी घेणार भे.सी.लेन्स शिर्पींग सर्व्हिसेस यांचे नांव दाखल केले.	H	मे.सी.लेन्स शिर्पींग सर्व्हिसेस क्षेत्र ११४२.९ चौ.मी.	फेरफार क्रं.३४१ प्रमाणे सही- ३०/०५/२००८ न.मु.अ. मुलुंड
३०/०५/२००८	विवाद प्रस्त नोंद क्रं.२ व फेरफार नोंद क्रं.३४१ बाबत स्वयंसुविधाधिकारीला आदेश पहा.हरकतदार यांचे म्हणणे अंशतः मान्य करून नोंद क्रं.३४१ मंजूर करणेत येत आहे. आदेशातील अटी खालील प्रमाणे: १) खरेदी दिलेला लिज होल्ड प्लॉट व फ्रीहोल्ड प्लॉट यांचे एकूण क्षेत्र २२६३.८ चौ.मी.असून त्यावर सध्या आस्तित्वाव असलेली बेसमेंट +तळमजला+ पहिला मजला यांचे वाढीव क्षेत्र १११९.० चौ.मी.सध्याचे क्रॉम्पटन गिऱ्जने बांधलेल्या भिंतीचे आतील क्षेत्र खरेदीदार यांना दिले आहे. २) भिंतीचे कपावुडने बांधिलेले उपरोक्त क्षेत्र वगळता उर्वरित क्षेत्र हे मे. क्रॉम्पटन गिऱ्जने मालकीचे राहिले. ३) सदर कपावुड बॉलचे क्षेत्रांमध्ये १ बोरवेअर असून सदर बोरवेअरवेलचे पाणी घेण्याचा हक्क दोघांनाही असून त्याची देखभालमे.क्रॉम्पटन गिऱ्ज कंपनी करेल व त्यासाठी जागे येणेचा हक्क मे.क्रॉम्पटन गिऱ्ज कंपनीला राहिले. ४) मे.सी.लेन्स शिर्पींग सर्व्हिसेस यांना खरेदी दिलेल्या प्लॉटचे दक्षिणेकडील त्रिकोणाकृती ३३४.० चौ.मी.मोकळे क्षेत्र हे क्रॉम्पटन गिऱ्ज कंपनीचे असून सदर क्षेत्र मे.सी.लेन्स शिर्पींग सर्व्हिसेस व क्रॉम्पटन गिऱ्ज या दोघांनाही बहिष्वादीसाठी /जागेयेणेसाठी समाईकात ठेवणेत आलेले आहे. सदर क्षेत्र हे खरेदीखताचा भाग नाही. ५) मे.सी.लेन्स शिर्पींग यांना सध्याचा प्रवेश बदलावयाचा असल्यास त्या त्यांनी मे.क्रॉम्पटन गिऱ्ज लि.यांची परवानगी घ्यावी.			सही- ३०/०५/२००८ न.मु.अ. मुलुंड
१०/०५/२०१५	मा. उपजिल्हाधिकारी ( भूसंपादन ) क्र. ४ मुंबई उपनगर जिल्हा क्र. उपजिभू - ४ / कजाप / एकपत्रपु / एसआर ३९९ व १२५/५/२०१५ चे पत्र व त्या सोबत जोडलेल्या अॅवॉर्ड ची प्रत पाहता सीजे कांजूर ता. कुर्ला येथील सर्वे नं ५३ जुना २०१५ ( ३ ) ०-३-० मुळे आणि सर्वे नं ५३ जुना २०१५ ( १ पै. ) ०-२४-८ गुटे ३३२०.५/२ चौ. मी. वार म्हणजेच २७८२.२० चौ.मी. एवढी जमीन क्षेत्रात देण्यात आलेला आहे. अर्दी मधील धारकांचे नांव य.सी. प. धारकाचे नाव समान असलेले संपादित क्षेत्राची नोंद केली. न.मु.क्रं १०१३ या मिल्कतीस ७००.० चौ. मी. आणि १०१४ या मिल्कतीस २०८२.२० चौ.मी. क्षेत्रास संकमण वीपीए मॉड्युल मध्य रेल्वे नोंद केली.	H	मे.सी.लेन्स शिर्पींग सर्व्हिसेस क्षेत्र ११४२.९ चौ.मी.	फेरफार क्रं.८०६ प्रमाणे सही- २७/०५/२०१५ न.मु.अ. मुलुंड
१२/०५/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख ( म.राज्य ) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र.न.मु.कांजूर /फे.क्र.८०९ दिनांक २७/७/२०१५ अन्वये केसल चौकची नोंदवही वरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळान असलेले मिल्कत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी चार हजार चारशे एकोणसत्तर पुर्णांक नऊ दशांश चौ.मी.दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २७/०५/२०१५ न.मु.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. जि.नि.मु.अ. / ३ / न.मु.कांजूर / शे.दु./एस.आर.१६१४/२०१५/१०१० दि.१६/५/२०१६ अन्वये व इकडील मो.र.नं. १११/२०१२ दि.३०/३/२०१२ अन्वये न.मु.क्रं.१०१३ चे क्षेत्र ४४६९.९ चौ.मी. ऐवजी ४६१२.८ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्रं.१७३ प्रमाणे सही- १६/०५/२०१६ न.मु.अ. मुलुंड
०५/०५/२०१६	अन्य रितीने/ आदेशां न्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिल्कत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले मा. जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख ( म.राज्य ) पुणे यांचेकडील परिपत्रकानुसार दि. २७/७/२०१५ रोजी घेण्यात आलेली नोंद रद करून नवीन क्षेत्राची दि.१६/५/१६ रोजी नोंद मिल्कत पत्रिकेवर घेण्यात आली असून मिल्कत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी चार हजार सहाशे बारा पुर्णांक आठ दशांश चौ.मि.दाखल केले.			फेरफार क्रं.२८४ प्रमाणे सही- ०५/०५/२०१६ न.मु.अ. मुलुंड



करल - २  
 २१२५५ १३६ २१०  
 २०२४

<p>२१/०२/२०२४</p>	<p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील जादेश क्र/न.शु.७ /अपील/ एस आर ६५९ /२०१८ /५९९७ दि. ६/१२/२०१८ अन्वये घेतलेली अंती न.शु.क्र.१०१३,१०१४ या मिल्कत पत्रिकेवरील दि.७/७/२०१५ ची नोंद कमी करून घेतल्या जाणाऱ्या जिल्हाधिकारी(भूसंपादन) क्र.४, मुंबई उपनगर जिल्हा यांचेकडील क्र.उपजिमु ४ /क.जा.५/एल.ए.व्यु./एस.आर.-३९९/क-५/दि.१२/५/२०१५ चे पत्र व त्यासोबत जोडलेल्या अर्बाई च्या आधारे २७/८/२०२४ ची.सी. क्षेत्रास संक्रमण देणे बांधूय मध्ये रेल्वे कामी भूसंपादन झाले बाबत न.शु.क्र.१००९ या मिल्कत पत्रिकेवर नोंद दाखल केली.</p>	<p>फेरफार क्र.१११०          प्रमाणे          सही-          २१/०५/२०१९          न.शु.अ.मुलुंड</p>
<p>२०/१५/२०२०</p>	<p>खरेदीने, सह दुय्यम निबंधक कुर्ला यांचे कडील नोंदनीकृत आग्निहस्तांतरण दस्त क्र.९७३२/२०१५ दि.१०/०२/२०१५ व सह दुय्यम निबंधक कुर्ला-१ यांचे कडील नोंदनीकृत चुक दुरुस्ती पत्र दस्त क्र.१०४५०/२०१६ दि.१३/१०/२०१६अन्वये न.शु.क्र.१०१३ या मिल्कतीपैकी ३४३९.९ चौ.मी.क्षेत्र मे.क्रॉन्टन प्रिव्हीज लि.चे सी.एफ.ओ.श्री.माधव अर्बाई यानी मे.इ.सी.रियल इस्टेट प्रा.लि.चे घैरमन श्री.सुभाष रनवाल याना खरेदी दिलेले खरेदी देनांर यांचे नांव कमी करून खरेदी देनांर याचे नाव दाखल केलेची नोंद दाखल केली.</p>	<p>फेरफार क्र.११७३          प्रमाणे          सही-          २०/१५/२०२०          न.शु.अ.मुलुंड</p>

हि मिल्कत पत्रिका दिनांक १२/३०/२०२० १२:५३:२४ PM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे तयार कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
 मिल्कत पत्रिका डाऊनलोड दिनांक १०/२७/२०२१ १२:२४:५४ PM  
 वेधता पडताळणी साठी <http://appleabhiakh.mahabharati.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१९५८१०३ हा क्रमांक वापराया.





महाराष्ट्र शासन

मालमत्ता पत्रक

१५६१

गाव/पेठ : कांजूर	तालुका/न.मु.क्र. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट.प्लॉट नंबर/नेबर क्षेत्र चौ.मी.	शासनाला दिलेल्या आकारपेक्षा किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१४	१६१४४.५०	सि.स.ने. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H वर्ष:	सर महंमद युसूफ खोत
पट्टेदार	L सि.स.ने. १००५ प्रमाणे.	
हतर मार	-	
इतर शेर	-	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(चा) पट्टेदार(म) किंवा मार	साक्षात्कन
०३/०४/१९७६	सी.जे.आदेश सि.स.ने. १००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुलुंड
३०/१५/१९९३	सि.स.ने. १००५ प्रमाणे.	L	क्रॉम्टन ग्रिडज लिमिटेड.	सही- ३०/१५/१९९३ न.मु.अ. मुलुंड
३२६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) बृहन्मुंबई यांचेकडील पत्र क्रमांक सी / यु.एल.सी./६५/१ एस.आर./X/३८४ DV दिनांक ३०/५/२००५ नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ चे अधिसूचनेप्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करणेबाबत नोंद घेतली.याच सामील सि.स.ने. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४६ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्र. २४१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुलुंड
३०/०५/२००८	अर्ज, जबाब व दुय्यम निबंधक कुर्ला-४ यांचेकडील नोंदणीकृत भाडेपट्टा बदर-१४/२३०३/२००५ दि. १५/४/२००५ ने १९९ वर्षे कालावधीसाठी (herpetual lease) मे.क्रॉम्टन ग्रिडज यांनी भाडेपट्ट्याने मे.सी.लेन्स शिपींग सर्व्हिसेस यांना दिलेले न.मु.क्र. १०१४ पैकी १०१०.९ चौ.मी. क्षेत्रास सबलेसी म्हणून नांव दाखल केले. [एडमोबदला १४००००००]	L	सबलेसी मे.सी.लेन्स शिपींग सर्व्हिसेस क्षेत्र १०१०.९ चौ.मी.	फेरफार क्र. ३४२ प्रमाणे सही- ३०/०५/२००८ न.मु.अ. मुलुंड
३०/०५/२००८	विषय प्रस्त क्र.२ व फेरफार नोंद क्र. ३४२ बाबत स्वयंचुचि धारिकेतील आदेश पहावेत. अपिलदार यांचे म्हणणे अंशतः मान्य करून नोंद क्र. ३४२/०८ मंजूर करण्यात येत आहे. आदेशातील अटी खालील प्रमाणे १) खरेदी दिलेला लिज होल्ड प्लॉट व फ्रीहोल्ड प्लॉट यांचे एकूण क्षेत्र २२६३.८ चौ. मी. असून त्यावर अस्तित्वात असलेली वेसमेंट +तलमजला+ पहिला मजला यांचे बांधीय क्षेत्र १११९९.० चौ.मी. सध्याचे क्रॉम्टन ग्रिडजने बांधलेल्या भिंतीचे आतील क्षेत्र खरेदीदार यांना दिले आहे. २) भिंतीचे कंपावडने नोंदित उपरोक्त क्षेत्र वगळता उर्वरित क्षेत्र हे मे. क्रॉम्टन ग्रिडजचे मालकीचे राहिल. ३) सदर क्वांटिटी वॉलचे क्षेत्राकडे १ बोअरवेल असून सदर बोअरवेलचे पाणी घेण्याचा हक्क दोघांनाही असून त्याची देखभालमे क्रॉम्टन ग्रिडज कंपनी करेल व त्यासाठी जागे येणेचा हक्क मे.क्रॉम्टन ग्रिडज कंपनीला राहिल. ४) मे.सी.लेन्स शिपींग सर्व्हिसेस यांना खरेदी दिलेल्या प्लॉटचे दक्षिणेकडील त्रिकोणाकृती ३३४.० चौ.मी.मोकळे क्षेत्र हे क्रॉम्टन ग्रिडज कंपनीचे मालकीचे असून सदर क्षेत्र मे.सी.लेन्स शिपींग सर्व्हिसेस व क्रॉम्टन ग्रिडज या दोघांनाही बांधिवादीसाठी /जागेयेणेसाठी वापरासाठी देवणेत आलेले आहे. सदर क्षेत्र हे खरेदीकर्ताचा भाग नाही. ५) मे.सी.लेन्स शिपींग यांना सध्याचा प्रवेश बदलण्यासाठी असल्यास तशी त्यांनी मे.क्रॉम्टन ग्रिडज लि.यांची परवानगी घ्यावी.	L	सबलेसी मे.सी.लेन्स शिपींग सर्व्हिसेस क्षेत्र १०१०.९ चौ.मी.	फेरफार क्र. ३४२ प्रमाणे सही- ३०/०५/२००८ न.मु.अ. मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.) बृहन्मुंबई यांचेकडील क्र.सी/युएल.सी./६५/१ एस.आर./१०३४/१ दि. १५/०९ व दिनांक ४/२/१० चे आदेशानुसार दि. २६/०५/१० महाराष्ट्र शासनाचे नावाची नोंद कमी केलेली नोंद घेतली.			फेरफार क्र. ४५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुलुंड
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र. न.मु.सं.-४/अपील एस.आर.-८४३/१३ बांद्रा (मु.) दिनांक ३१/५/२०१४ अन्वये न.मु.कांजूर ता.कुर्ला येथिल न.मु.क्र. १२१८, १२५४, १०१९, १०१४, ६१०४ ते ६१०४, ६१०४/१३, ६१०४, ६१०४/१४, ६१०४/१५, ६१०४/१६, ६१०४/१७, ६१०४/१८, ६१०४/१९, ६१०४/२०, ६१०४/२१, ६१०४/२२, ६१०४/२३, ६१०४/२४, ६१०४/२५, ६१०४/२६, ६१०४/२७, ६१०४/२८, ६१०४/२९, ६१०४/३०, ६१०४/३१, ६१०४/३२, ६१०४/३३, ६१०४/३४, ६१०४/३५, ६१०४/३६, ६१०४/३७, ६१०४/३८, ६१०४/३९, ६१०४/४०, ६१०४/४१, ६१०४/४२, ६१०४/४३, ६१०४/४४, ६१०४/४५, ६१०४/४६, ६१०४/४७, ६१०४/४८, ६१०४/४९, ६१०४/५०, ६१०४/५१, ६१०४/५२, ६१०४/५३, ६१०४/५४, ६१०४/५५, ६१०४/५६, ६१०४/५७, ६१०४/५८, ६१०४/५९, ६१०४/६०, ६१०४/६१, ६१०४/६२, ६१०४/६३, ६१०४/६४, ६१०४/६५, ६१०४/६६, ६१०४/६७, ६१०४/६८, ६१०४/६९, ६१०४/७०, ६१०४/७१, ६१०४/७२, ६१०४/७३, ६१०४/७४, ६१०४/७५, ६१०४/७६, ६१०४/७७, ६१०४/७८, ६१०४/७९, ६१०४/८०, ६१०४/८१, ६१०४/८२, ६१०४/८३, ६१०४/८४, ६१०४/८५, ६१०४/८६, ६१०४/८७, ६१०४/८८, ६१०४/८९, ६१०४/९०, ६१०४/९१, ६१०४/९२, ६१०४/९३, ६१०४/९४, ६१०४/९५, ६१०४/९६, ६१०४/९७, 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६१०४/३९८, ६१०४/३९९, ६१०४/४००, ६१०४/४०१, ६१०४/४०२, ६१०४/४०३, ६१०४/४०४, ६१०४/४०५, ६१०४/४०६, ६१०४/४०७, ६१०४/४०८, ६१०४/४०९, ६१०४/४१०, ६१०४/४११, ६१०४/४१२, ६१०४/४१३, ६१०४/४१४, ६१०४/४१५, ६१०४/४१६, ६१०४/४१७, ६१०४/४१८, ६१०४/४१९, ६१०४/४२०, ६१०४/४२१, ६१०४/४२२, ६१०४/४२३, ६१०४/४२४, ६१०४/४२५, ६१०४/४२६, ६१०४/४२७, ६१०४/४२८, ६१०४/४२९, ६१०४/४३०, ६१०४/४३१, ६१०४/४३२, ६१०४/४३३, ६१०४/४३४, ६१०४/४३५, ६१०४/४३६, ६१०४/४३७, ६१०४/४३८, ६१०४/४३९, ६१०४/४४०, ६१०४/४४१, ६१०४/४४२, ६१०४/४४३, ६१०४/४४४, ६१०४/४४५, ६१०४/४४६, ६१०४/४४७, ६१०४/४४८, ६१०४/४४९, ६१०४/४५०, ६१०४/४५१, ६१०४/४५२, ६१०४/४५३, ६१०४/४५४, ६१०४/४५५, ६१०४/४५६, ६१०४/४५७, ६१०४/४५८, ६१०४/४५९, ६१०४/४६०, ६१०४/४६१, ६१०४/४६२, ६१०४/४६३, ६१०४/४६४, ६१०४/४६५, ६१०४/४६६, ६१०४/४६७, ६१०४/४६८, ६१०४/४६९, ६१०४/४७०, ६१०४/४७१, ६१०४/४७२, ६१०४/४७३, ६१०४/४७४, ६१०४/४७५, ६१०४/४७६, ६१०४/४७७, ६१०४/४७८, ६१०४/४७९, ६१०४/४८०, ६१०४/४८१, ६१०४/४८२, ६१०४/४८३, ६१०४/४८४, ६१०४/४८५, ६१०४/४८६, ६१०४/४८७, ६१०४/४८८, ६१०४/४८९, ६१०४/४९०, ६१०४/४९१, ६१०४/४९२, ६१०४/४९३, ६१०४/४९४, ६१०४/४९५, ६१०४/४९६, ६१०४/४९७, 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14/12/2014	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा) पुणे यांचेकडील परिपत्रक क्र.ना.भू.अ/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १८/१२/२०१५ यांचेकडील आदेश क्र.न.भू.कांजूर/फे.फा.क्र.८४४/२०१५ दिनांक १५/१२/२०१५ अन्वये मिल्कत पत्रिकेवर नमूद असलेले अंकी क्षेत्र असलेले सोळा हजार नऊशे पुर्णांक सह दशांश चौ.मी. दाखल केले.	फेरफार क्र.८४४ प्रमाणे सही- १५/१२/२०१५ न.भू.अ. मुलुंड
२०/१२/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. जि.भू.अ/३/ न.भू.कांजूर / शे. दु. / एस. आर. दि. ७/४/२०१६ अन्वये नमूद कडील मो. र. नं. ११९/२०१२ दि.३०/३/२०१२ अन्वये न.भू. क्र. १०१४ चे नमूद मा.भा. एयजो १६५७४.५ चौ. मी. क्षेत्र कायम केलेची नोंद दाखल केली.	फेरफार क्र.९७३ प्रमाणे सही- १६/०५/२०१६ न.भू.अ. मुलुंड
०५/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदरच्या मिल्कत पत्रिकेवरचे क्षेत्र दुस्तरी झालेले मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख ( म.राज्य ) पुणे यांचेकडील परिपत्रकानुसार दि. १५/१२/२०१५ सेजी घेण्यात आलेली नोंद रद्द करून क्षेत्राची दि. १६/५/१६ चौ नोंद मिल्कत पत्रिकेवर घेण्यात आली असून मिल्कत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी सोळा हजार एकशे चौन्वाहत्तर पूर्णांक पाच दशांश चौ.मी. दाखल केले.	फेरफार क्र.२८४ प्रमाणे सही- ०५/०४/२०१६ न.भू.अ. मुलुंड
२१/०१/२०१९	मा. जिल्हा अधिक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.न.भू.अ/अपील एस आर ६५९/२०१८/५९९७ दि.६/१२/२०१८ अन्वये फेरफारशी अंती न.भू.क्र.१०१३, १०१४ या मिल्कत पत्रिकेवरील दि.७/७/२०१५ ची नोंद कमी करून मा.उपजिल्हाधिकारी (भूसंपादन) क्र.४ मुंबई उपनगर जिल्हा यांचेकडील क्र.उपजिभू-४/क.जा.प./एलएययु/एस.आर/३९९/क-१ दि.१२/०५/२०१५ चे पत्र व त्या सोबत जोडलेल्या अॅग्यारच्या आधारे २७८२.२ चौ.मी. क्षेत्रास संक्रमण देणे म्हणून मध्ये रेलवा कामी भूसंपादन झाले बाबत न.भू.क्र.१००९ या मिल्कत पत्रिकेवर नोंद दाखल केली.	फेरफार क्र.१११० प्रमाणे सही- २५/०५/२०१९ न.भू.अ. मुलुंड
२०/११/२०२०	भाडेपट्ट्याने, सह दुय्यम निबंधक कुर्ला यांचे कडील नोंदनीकृत अमिहस्तांतरण दस्त क्र.९७३३/२०१५ दि.१०/०२/२०१५ व सह दुय्यम निबंधक कुर्ला-१ यांचे कडील नोंदनीकृत चुक दुस्तरी दस्त क्र.१०४५०/२०१६ दि.१३/१०/२०१६ अन्वये न.भू.कांजूर ता.कुर्ला येथील न.भू.क्र.१०१४ या मिल्कतीपैकी १४५०१.४ चौ.मी.क्षेत्र पट्टेदार ये.क्रॉम्टन प्रिंसीपल लि.चे सी.एफ.ओ.श्री.माधव अचार्य सानी मे.इन्ही रियल इस्टेट प्रा.लि.ये.शेरमन श्री.सुर्माव रुनवाल याना भाडेपट्ट्याने दिलेले धारक व भाडेपट्टेदार यांचे नांव कायम ठेवून भाडेपट्टा घेणार यांचे नाव पट्टेदार सदरी १४५०१.४ चौ.मी.क्षेत्रास दाखल केलेची नोंद दाखल केली.	मे.इन्ही रियल इस्टेट प्रा.लि.क्षेत्र १४५०१.४ चौ.मी. फेरफार क्र.११७४ प्रमाणे सही- २०/११/२०२० न.भू.अ. मुलुंड

हे मल्लकत पत्रिका डिजिटली तयार केलेले आहे

हि मिल्कत पत्रिका (दिनांक २/२५/२०२१ ६:०९:४७ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १२:२५:३९ PM वेव्हा पडताळणी साठी <http://asp.abhi.kh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००२१६७९७३ हा क्रमांक वापरावा.



करल - २  
२१२५५ १३२ ३१०  
२०२४

महाराष्ट्र शासन

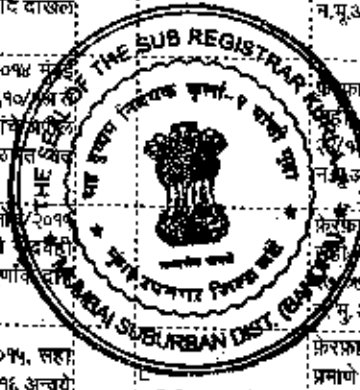
मालमत्ता पत्रक

१५६२

गाव/पेट : कांजूर	तालुका/न.शु.का. : नगर भूमापन अधिकारी, मुंबई	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१४/१		२९.२०
		धारणाधिकार
		सी
		सासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल अर्षि त्याच्या फेरतपासणीची नियत वेळ
		सि.स.नं. १००५ पहा.

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष:
संर मह पद सुसुफ खात
पट्टेदार
लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर प.र
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इतर तरे
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा धार	साक्षात्कन
०३/०४/१९७६	बी.जे.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.शु.अ. मुंबई
१३/०१/१९९३	सि.स.नं. १००५ प्रमाणे.		L कॉन्टिन शिफ्ट ज लिमिटेड.	सही- ३०/११/१९९३ न.शु.अ. मुंबई
१३/०३/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) मुंबई यांचेकडील पत्र क्रमांक सी / यु.एल.सी / ६५१ एस.आर./५ / ३८४ DV दिनांक ३०/५/२००५ नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९६६ चें कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करण्याबाबत नोंद घेतली.यात सामील सि.स.नं.१००५,१००५/१,१००५/१,१००५/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.७४ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.शु.अ.मुंबई
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुंबई यांचेकडील क्र.सी/पुरलसी/टे-५/६(१)/एस.आर.१०/३८४/दि.५/५/०९ दिनांक ४/३/१० चे आदेशानुसार दि.२६/०५/०५ ची महाराष्ट्र शासनाचेनावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.शु.अ.मुंबई
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र.न.शु.सं.-७/अपील एस.आर.-८४३/१३ बांद्रा (पु.) दिनांक ३१/५/२०१४ अन्वये न.शु.कांजूर ता.कुर्ला येथील न.शु.क्र.१२१८,१२१९,१०१९,१०१४, ६१०३,६१०/१अ,६१०ब,६१०क,६१०/१अ,६१०क, ६१०/४अ,६१०/४ब,६१०/४क,६१०/४द,६१०/४६,६१०/४७,७९६,९०१,९००, ९०३,६७२ ते ७१० या मिळकतीबाबत अपीलदार यांचे अपील महाराष्ट्र जमिन महयुल अधिनियम १९६६ कलम २५(१) अन्वये अमान्य करून फेटाळणेत येत असलेबाबत नोंद दाखल करण्यात आली.			फेरफार क्र.७४२ प्रमाणे सही- २०/०६/२०१४ न.शु.अ.मुंबई
२४/१२/२०१४	मा.अन्यरिताने /आदेशान्वये मा.उपसंचालक भूमि अभिलेख कोकण प्रदेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ नं.६ दि.१८/११/२०१४ अन्वये नगर भूमापन-कांजूर ता.कुर्ला येथील न.शु.क्र. १२१८, १२१९, १०१९,१०१४, ६१०अ ते क, ६१०/१अ ते क, ६१०/४अ ते क, ६१०/४ब, ६१०/४क, ६१०/४द, ६१०/४६, ६१०/४७, ७९६, ९०१, ९००, ९०३, ६७२ ते ७१० या मिळकतीबाबत अपीलदार यांचे अपील संचालक बाबीची पूर्तता करून शकल्याने खारीज करण्यात येत असलेबाबत आदेश पारीत झालेने फेटाळणेत येत असलेबाबत नोंद दाखल केली.			फेरफार क्र.७७३ प्रमाणे सही- २४/१२/२०१४ न.शु.अ.मुंबई
२४/०६/२०१५	मा. जमाबंदी आयुक्त अर्षि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.शु.५/सि.प./अक्षरी नं.२/२०१५ पुणे दिनांक १६/२/२०१५ वडकडील आदेश क्र.न.शु.कांजूर /फे.क्र.८०९ दिनांक २४/७/२०१५अन्वये केवळ चौकशी करून घेतली वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एकोणतीस पुणाव दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०६/२०१५ न.शु.अ.मुंबई
२९/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. ९७३२ /२०१६ दि. २७/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील शुक्र दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.शु. क्र. १०१४/१ ये क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इवी रिअल इस्टेट प्रा लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.शु.अ.मुंबई



हे मिळकत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नही.  
मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १२:२६:३६ PM  
वेधता पडताळणी साठी <http://aplabhalekh.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३८९७ हा क्रमांक वापरावा.





करल - २  
 २९२५१ १४९ ३१०  
 २०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५६५

गाव/पेठ : कांजूर	तालुका/न.भू.को. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१०१४/३			२९.२०	सी
शासनाला दिलेल्या आकारणाचा किंवा बाजूबाजूचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ				
सि.स.नं. १००५ प्रमाणे.				

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	सर महमंद युसुफ खोत
पट्टेदार	लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर मार	-
इतर शेर	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षात्कृत
०३/०४/१९७६	बी.डी.आदेश सि.स.नं. १००५ प्रमाणे.			सही- ०३/०४/१९७६ न.भू.अ. मुलुंड
१३/०५/१९९३	सि.स.नं. १००५ प्रमाणे.	L	कॉन्टिन शिफ्टज लिमिटेड.	सही- ३०/११/१९९३ न.भू.अ. मुलुंड
१६/०४/२००५	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील पत्र क्रमांक सी / यु.एल.सी./६१/एस.आर./X/३८४DV दिनांक ३०/५/२००५ नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ चे कलम १०(३) चे अधिसूचनेप्रमाणे संपादीत झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नावे दाखल करण्याबाबत नोंद घेतली.यात समाील सि.स.नं.१००५,१००५/१,१००७,१००७/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४५८ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.भू.अ.मुलुंड
०९/०३/२०१०	मा.अपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.) वृहन्मुंबई यांचेकडील क्र.सी/युएलसी/डे-५/६१/एस.आर.१०/३८४/दि.५/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.भू.अ.मुलुंड
२०/०६/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचेकडील अपील आदेश क्र.न.भू.सी.-४/अपील एस.आर.-८४३/१३ बांद्रा (पु.) दिनांक ३१/५/२०१४ अन्वये न.भू.कांजूर ता.कुर्ला येथील न.भू.क्र.१२१८, १२५४, १०१९, १०१४, ६१०३, ६१०/४अ, ६१०/४ब, ६१०/४क, ६१०/४द, ६१०/४ख, ६१०/४ग, ६१०/४घ, ६१०/४च, ६१०/४द, ६१०/४३, ६१०/४४, ६१०/४५, ६१०/४६, ६१०/४७, ६१०/४८, ६१०/४९, ६१०/५०, ६१०/५१, ६१०/५२, ६१०/५३ या मिळकतीबाबत अपीलदार यांचे अपील महाराष्ट्र जमिन महसूल अधिनियम १९६६ कलम २५(५) अन्वये अमान्य करून फेटाळणेत येत असलेबाबत नोंद दाखल करण्यात आली.			फेरफार क्रं.४४२ प्रमाणे सही- २०/०६/२०१४ न.भू.अ.मुलुंड
२४/१२/२०१४	मा.अन्वयितीने /आदेशान्वये मा.उपसंचालक भूमि अभिलेख कोकण प्रदेश मुंबई यांचेकडील आदेश क्र. २६५/२०१४ मुलुंड दि.१८/११/२०१४ अन्वये नगर भूमापन -कांजूर ता.कुर्ला येथील न.भू.क्र. १२१८, १२५४, १०१९, १०१४, ६१०३ ते क, ६१०/४अ ते ६१०/४ख, ६१०/४क, ६१०/४द, ६१०/४ख, ६१०/४ग, ६१०/४घ, ६१०/४च, ६१०/४द, ६१०/४३, ६१०/४४, ६१०/४५, ६१०/४६, ६१०/४७, ६१०/४८, ६१०/४९, ६१०/५०, ६१०/५१, ६१०/५२, ६१०/५३ या मिळकतीबाबत अपीलदार यांचे अपील तांत्रिक बाबीची पूर्तता करून झाल्याने खारीज करण्यात येत असलेबाबतचे आदेश पारित झालेले फेटाळणेत येत असलेबाबतची नोंद दाखल केली.			फेरफार क्रं.४७३ प्रमाणे सही- २४/१२/२०१४ न.भू.अ.मुलुंड
२४/०४/२०१५	मा. जमाबंदी आमुक्त आणि संचालक भूमि अभिलेख (म.राज्य) मुणे यांचेकडील परिपत्रक क्र.ना.भू.५/सि.प./असरी नं.१०/२०१५ मुणे दिनांक १६/२/२०१५ वृहन्मुंबई आदेश क्र.न.भू.कांजूर /फे.क्र.८०९ दिनांक २४/४/२०१५अन्वये केवळ चौकशी करून वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र वेळोवेळ असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एकोणतीस पुर्णांक दाखल झालेले नोंद दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २४/०४/२०१५ न.भू.अ. मुलुंड
२९/११/२०१४	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १४३२/२०१६ दि. २४/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील वृक दुकस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.भू. क्र. १०१४/३ चे क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.	L	इवी रिअल इस्टेट प्रा. लि.	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१४ न.भू.अ. मुलुंड



हे मिळकत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
 मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १२:३५:१५ PM  
 वैधता पडताळणी साठी <http://appleabhiakh.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३८९९ हा क्रमांक वापरावा.











करल - २  
२१२५५ १४५ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५७७

गाव/पेट : कांजूर	तालुका/न.पू.का. : नगर भूमापन अधिकारी, मुलुंड			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा वपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१७		१०५६.७०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	मेसर्स कॅम्पटन पार्किंगन (वॅक्स) लिमिटेड.
पट्टेदार	
इतर शार	-
इतर शरें	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा शार	साक्षात्कन
०३/०४/१९७६	बी.जे.आदेशा सि.स.नं. १००५ पहा.			सही- ३/४/७६ न.पु.अ. मुलुंड
१३/०१/१९९३	सि.स.नं. १००६ प्रमाणे.		H कॉन्टिन मिल्कज लिमिटेड.	सही- ३०/१४/१९९३ न.पु.अ. मुलुंड
२७/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.पू.कांजूर/फे.क्र.८०९ दिनांक २७/०४/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्रअक्षरी नकाशे अडतीस पूर्णांक धार दशांश चौ.मी दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०४/२०१५ न.पु.अ. मुलुंड
१६/०५/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील आदेश क्र. जि.नि.पू.अ. / ३ / न.पू.कांजूर / से.दु/एस.ओ. १६१४/२०१५/१०१७ दि. १७/४/२०१६ अन्वये व इकडील मो.र.नं. १०१७ चे १३.८.४ चौ.मी. रेषजी १०५६.७ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्र.९७३ प्रमाणे सही- १६/०५/२०१६ न.पु.अ. मुलुंड
०५/०४/२०१६	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सधरच्या मिळकत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेले मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रकानुसार दि. २७/७/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नवीन क्षेत्राची दि. १६/४/१६ ची नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी एक हजार छपन्न पूर्णांक सात दशांश चौ.मि.दाखल केले.			फेरफार क्र.९४८ प्रमाणे सही- ०५/०४/२०१६ न.पु.अ. मुलुंड
२९/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१५ दि. २७/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.पू. क्र. १०१७ चे क्षेत्र १०५६.७ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून धारक सदरी हवी रिजल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H हवी रिजल इस्टेट प्रा. लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.पु.अ. मुलुंड

हे मिळकत पत्रिका (दिनांक १२/२८/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १०/२७/२०२५ १२:३९:३५ PM  
वेधता पडताळणी साठी <http://appleabhishek.mahabharati.gov.in/DSL/R/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८७०१०९ हा क्रमांक वापरावा.



करल - २		
२१२५५	१/६	२१०
२०	१६	२१०

महाराष्ट्र शासन  
मालमत्ता पत्रक

१४७८

तालुका/न.मु.का. : नगर भूमापन अधिकारी, भुलूड

जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	खंड नं. पी.	धारणाधिकार	शासनाला दिलेल्या आकारमाना किंवा भाड्याचा तपशिल आणि त्याच्या केरतपासणीची नियत वेळ
१०१४१/१			२१, २०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	
हक्काचा मुळ धारक	
वर्ष:	
पट्टेदार	
इतर भार	-
इतर शेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(घ) किंवा भार	साक्षात्केन
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इ-कॉपीचा एक डिजिटरी साईन केलेले आहे

हि मालमत्ता पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मालमत्ता पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:०३:०१ PM वेळता पडताळणी साठी <http://aep1eeabhilekh.mahabhumi.gov.in/DSLIP/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८३४९३८ हा क्रमांक वापरावा.



करल - २  
२१२५५ ४७ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५११

गाव/पेट : कांजूर	वाळुका/न.मु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट/फ्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१४/२		२९.२०
		धारणाधिकार
		सी
शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या क्रेरतपासणीची नियत वेळ		
सि.स.नं. १००५ पहा.		

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	मेसर्स क्रॅम्पटन पार्किंग्स (वॅक्स) लिमिटेड.
पट्टेदार	
इतर धार	-
इतर शरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा धार	साक्षात्करण
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सही- ३४/७६ न.मु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		H क्रॅम्पटन पार्किंग लिमिटेड.	सही- ३०/०६/१९९४ न.मु.अ. मुलुंड
२७/०४/२०१५	मा. जमावंची आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अधारी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ याकडील आदेश क्र.न.भू.कांजूर /के.क्र.८०९ विनांक २७/४/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळ.त असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अधारी एकोपतीस पुर्णक दोन दशांश चौ.मी.दाखल केले.			क्रेरकार क्र.८०९ प्रमाणे सही- न. भु. अ. मुलुंड
२७/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१६ दि. २७/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये; न.मु. क्र. १०१७/२ ये क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इवी रिअल इस्टेट प्रा. लि.	क्रेरकार क्र.१०२९ प्रमाणे सही- २९/१४/२०१७ न. भु. अ. मुलुंड

हे मालमत्ता पत्रक डिजिटल स्वरुपात केले आहे

हे मालमत्ता पत्रक (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वरुपात केले असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:०३:४४ PM

वेबसाईट पडताळणी साठी <http://appleabhishek.mahakul.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००९८४३९९८ हा क्रमांक वापरावा.



करल - २  
२१२५५ १५८ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४८०

तालुका/न.मु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शासनाला दिलेल्या आकारमाचा किंवा भाऊचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१७/३	सि.स.ने. १००५ पहा.
शिट नंबर	प्लॉट नंबर
	क्षेत्र चौ.मी.
	धारणाधिकार
	२९.२०
	सी

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: मेसर्स कॅम्पटन पार्किंगन (वॅक्स) लिमिटेड.
पट्टेदार
इतर भार
इतर अरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षाकेन
०३/०४/१९७६	बी.जे.आदेश सि.स.ने. १००५ पहा.			सही- ३/४/७६ न.मु.अ. मुलुंड
१३०/११/१९९३	सि.स.ने. १००६ प्रमाणे.		H कॉम्पटन प्रिन्सिपल लिमिटेड.	सही- ३०/०६/१९९४ न.मु.अ. मुलुंड
२४/०४/२०१५	मा. जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.प/मि.प/अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ वडकडील आदेश क्र.न.मु.कांजूर/फे.क्र.८०९ दिनांक २४/४/२०१५अन्वये केवळ चौकशी नोंदवही धरील क्षेत्र व भिन्नकत पत्रिकेवरील क्षेत्र मेल्लत असलेने भिन्नकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी एकोणतीस पुर्णांक दोन दर्शावा चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुलुंड
२९/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१६ दि. २४/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.मु. क. १०१७/३ चे क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेली नोंद दाखल केली.		H इवी रिअल इस्टेट प्रा. लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.मु.अ. मुलुंड

३. असाधारण पत्रक किंवा इतर काहीच नसले तरी

हे भिन्नकत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
भिन्नकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:०८:२१ PM  
वेधता पडताळणी साठी <http://eapleabhiabhkh.mahabhumi.gov.in/DSLRF/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९९९ हा क्रमांक वापरावा.



करल - २  
२१२५५ १४८ १०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४४३

गाव/पैठ : कांजुर	तालुका/न.सू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	खेट क्षेत्र चौ.मी.	धारणाधिकार
१०१४४/४	२३.७०	सी
शासनाला दिलेल्या आकाराचा किंवा माझ्या हातपडिल आणि त्याच्या फेरतपासणीची नियत वेळ		
सि.स.नं. १००५ पहा.		

सुविधाधिकार	हक्काचा मूल धारक H
वर्ष:	मैसर्स क्रॉम्टन पार्किंगन (वॅकस) लिमिटेड.
पट्टेदार	
इतर शार	
इतर शीरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा शार	साक्षरकन
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सही- ३/४/७६ न.सु.अ. मुलुंड
१३/०१/१९९३	सि.स.नं. १००६ प्रमाणे.		H क्रॉम्टन प्रिन्सिपल लिमिटेड.	सही- ३०/०६/१९९३ न.सु.अ. मुलुंड
२७/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि जमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दिनांक १६/३/२०१५ व इकडील आदेश क्र. न.सु.कांजुर/फे.क्र.८०९ दिनांक २७/७/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळत असलेने मिल्कत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी तेषीस पुर्णक सात वशांत चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०४/२०१५ न.सु.अ. मुलुंड
२९/११/२०१७	खरेदीने सहा दुय्यम निर्बंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१६ दि. २७/१०/२०१५, सहा दुय्यम निर्बंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील नूफ दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये न.सु. क्र. १०१४४/४ चे क्षेत्र २३.७ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून धरक सदरी इपी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इपी रिअल इस्टेट प्रा. लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.सु.अ. मुलुंड

हे मालमत्ता पत्रक डिजिटल रिकॉर्ड केलेले आहे

हि मित कत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

मिल्कत पत्रिका खालील दिनांक १०/३०/२०२१ १:०९:५२ PM

वेधता पडताळणी साठी <http://aapleabhiyakh.mahabhumi.gov.in/DSLAR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९२० हा क्रमांक वापरावा.



करल - २

२९२५५ १५० २१०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५४३

गाव/पेठ : कांजूर	तालुका/न.मु.का. : नगर भुमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१०१७/५		
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा वाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
२९.२०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: मेसर्स क्रॉम्टन पार्किंगन (वॅक्स) लिमिटेड.
पट्टेदार
इतर मार
इतर बरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारका(या) पट्टेदार(य) किंवा मार	साक्षाकंन
०३/०४/१९९६	बी.ओ.आदेश सि.स.नं. १००५ पहा.			सही- ३४/७६ न.मु.अ. मुलुंड
१३/११/१९९३	सि.स.नं. १००६ प्रमाणे.		H क्रॉम्टन प्रिन्सिपल लिमिटेड.	सही- ३०/०६/१९९४ न.मु.अ. मुलुंड
२७/०७/२०१५	सा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.५/मि.५/अक्षरी नोंद/२०१५ पुणे दिनांक १६/२/२०१५ वडकडील आदेश क्र.न.मु.कांजूर /फे.क्र.८०९ दिनांक २७/७/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व भिळकत पत्रिकेवरील क्षेत्र मेल्यात असलेले भिळकत पत्रिकेपर नमुद अंकी क्षेत्र अक्षरी एकोणतीस पुर्णक दोन-दशांश चौ.मी.दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०७/२०१५ न.मु.अ. मुलुंड
२९/११/२०१९	खरेदीने सहा दुय्यम निर्बंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. ९७३२ /२०१९ दि. २७/१०/२०१५, सहा दुय्यम निर्बंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील धुक दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. १३/१०/२०१६ अन्वये; न.मु. क्र. १०१७/५ चे क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		H इवी रिअल इस्टेट प्रा. लि	फेरफार क्र. १०२९ प्रमाणे सही- २९/११/२०१९ न.मु.अ. मुलुंड

३. आकारण पत्रक डिजिटली स्वाक्षरीत केले जाई

हि मिल्कत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिल्कत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ ९:१०:०५ PM  
वैयक्त पडताळणी साठी <http://eapleabharati.mahatani.gov.in/DSP/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९२१ हा क्रमांक वापराया.



करल - २  
२२२५५ १५१ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५४३

गाव/पेठ : कांजूर	तालुका/न.मु.का. : नगर मुमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर मुमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१०१७६		१२.१०
सारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ	सि.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुल धारक म	वर्ष:
	मेसर्स क्रॅम्पटन पार्किंगन (वॅकर्स) लिमिटेड.	
पट्टेदार	इतर धार	इतर जेरे
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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा धार	साक्षात्करण
०३/०४/१९७६	बी.श्री.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुलुंड
१३०/११/१९९३	सि.स.नं. १००६ प्रमाणे.		म क्रॅम्पटन ग्रिडज लिमिटेड.	सही- ३०/०६/१९९४ न.मु.अ. मुलुंड
२४/०४/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/पि.प/अक्षरी नोट/२०१५ पुणे दिनांक १६/२/२०१५ वडकडील आदेश क्र.न.मु.कांजूर/फे.क्र.८०९ दिनांक २४/४/२०१५अन्वये केवळ चौकशी नोंदवही वरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी बारा पुर्णांक एक दर्शावणेची नोंद दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुलुंड
२९/११/२०१७	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. ९७३२/२०१६ दि. २४/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील चूक दुरुस्ती दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.मु. क्र. १०१७/६ वे क्षेत्र १२.१ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नय कमी करून धारक सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		म इवी रिअल इस्टेट प्रा. लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.मु.अ. मुलुंड

हे मिळकत पत्रिका (दिनांक २/४/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:११:०९ PM  
वैधता पडताळणी साठी <http://aapleabhbhkh.maharashtra.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१५८९३५२ हा क्रमांक वापरावा.



करल - २

२१२५५ १५२ २१०

२०२४

महाराष्ट्र शासन

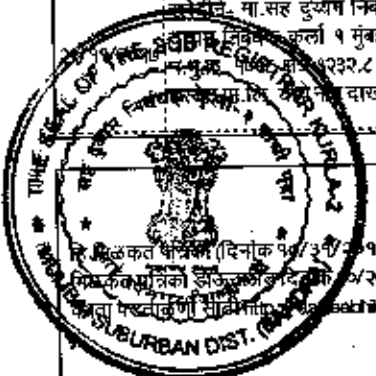
मालमत्ता पत्रक

१४४४

तालुका/न.शु.का. : नगर मूमापन अधिकारी, मुंबई	जिल्हा : मुंबई उपनगर			
नगर मूमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारशाच किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१८		१२२२.८०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	सर महमंद युसूफ खोत
पट्टेदार	L
इतर भार	लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर खेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(सा) पट्टेदार(प) किंवा भार	साक्षात्कन
०३/०४/१९७६	सी.स.नं. आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.शु.अ. मुलुंड
१३/१५/१९९३	सि.स.नं. १००५ प्रमाणे.		L कॉम्टन ग्रिफिन लिमिटेड.	सही- ३०/१५/१९९३ न.शु.अ. मुलुंड
१२६/०४/२००५	मा.अप्यर जिल्हाधिकारी व सक्षम प्राधिकारी (मा.क्षे.क.म.)मुंबई यांचेकडील पत्र क्र.सी/युएलसी/६१५ एस.आर./X/३८४ DV दि.३०/५/०५ नुसार सदर मिल्कतीपिकी क्षेत्र वा.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १०००९, १००४५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.७ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.शु.अ. मुलुंड
०९/०३/२०१०	मा.अप्यर जिल्हाधिकारी व सक्षम प्राधिकारी (मा.क्षे.क.म.)मुंबई यांचेकडील क्र.सी/युएलसी/डे-५/६५/एस.आर.१०/३८४/दि.५/४/०९म दिनांक ४/३/१० चे आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचेनावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.शु.अ. मुलुंड
१२२/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.शु.प/भि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.शु.कॉजूर / फे.क्र.८०९ दिनांक २४/०४/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मैलात असलेले मिल्कत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी नऊसे बावीस पुर्णाक पाच दशांश चौ.मी. दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २२/०४/२०१५ न.शु.अ. मुलुंड
१६/०५/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र.जि.अ.मु.अ./३/न.शु. कॉजूर/क्षे.दु./ एस आर १६/१४/२०१५/१०४२ दि.०४/०४/२०१६ अन्वये व इकडील मो.र.नं. ११४/२०१२ दि. ३०/०३/२०१२ अन्वये न.शु.क. १०१८ चे १२२.५ चौ.मी. ऐवजी १२२.८ चौ.मी. क्षेत्र कायम केलेची नोंद दाखल केली.			फेरफार क्र.९७३ प्रमाणे सही- १६/०५/२०१६ न.शु.अ. मुलुंड
०५/०४/२०१६	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सदर मिल्कत पत्रिकेवरचे क्षेत्र दुरुस्ती झालेने मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परीपत्रकानुसार दि. २४/०४/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून नवीन क्षेत्राची दि. १६/०५/२०१६ ची नोंद मिल्कत पत्रिकेवर नमुद असलेने अंकी क्षेत्र अक्षरी एक हजार दोनसे बत्तीस पुर्णाक आठ दशांश चौ.मी. दाखल केले			फेरफार क्र.९८४ प्रमाणे सही- ०५/०४/२०१६ न.शु.अ. मुलुंड
१६/०५/२०१६	खेरेदीने मा.सर दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील वस्त क्र.९७३२/२०१५ दि. २४/१०/२०१५, सह निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुरुस्ती वस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.शु.क. १०१८ चे १२२.८ चौ.मी. क्षेत्र खेरेदीने दिल्याने खेरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इवी रिअल्टी प्रा.लि. नोंद दाखल केली		L इवी रिअल इस्टेट प्रा.लि	फेरफार क्र.१०२९ प्रमाणे सही- २५/११/२०१६ न.शु.अ. मुलुंड



हे आदेश ठरवून दिल्याची नोंद घेतली आहे



मिल्कत पत्रिका (दिनांक १५/३/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.  
मिल्कत पत्रिका अंतर्गत दिनांक ०५/२०/२०२१ १:१३:५९ PM  
महाराष्ट्र शासनाच्या वेबसाइट [www.maharashtra.gov.in](http://www.maharashtra.gov.in) व [www.mahabhumi.gov.in/DSLIP/propertycard](http://www.mahabhumi.gov.in/DSLIP/propertycard) या संकेत स्थळावर जाऊन २२०९१०००१८४३९२२ हा क्रमांक वापरावा.



करल - २  
२२५५ १५३ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४६५

गाव/पेठ : कांजूर	तालुका/न.पु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शि.प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१८/१	१७.१०	सी
सासनाला दिलेल्या आकाराचा किंवा बाळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ		सा.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	सर महमंद युसूफ खोत
पट्टेदार	लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर शेर	-

दिनांक	व्यावहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा भार	साक्षात्करण
०३/०४/१९७६	सी.ओ.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.पु.अ. मुलुंड
३३/११/१९९३	सि.स.नं. १००५ प्रमाणे.		L क्रॉम्टन ग्रिडज लिमिटेड.	सही- ३०/११/१९९३ न.पु.अ. मुलुंड
२६/०४/२००५	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुहम्मद मुंबई यांचेकडील पत्रक्र.सी/पुएलसी/३१एसआर/३८४०/दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०३(अ) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं.१००५,१००५/१,१००७,१००७/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६,०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.पु.अ.मुलुंड
०९/०३/२०१०	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुहम्मद मुंबईयांचेकडील क.सी/पुएलसी/डे-५/६/१/एस.आर.१०/२८४/दि.१/१/०९ दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ सी महाराष्ट्र शासनाचेनावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.पु.अ.मुलुंड
२७/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पु.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.पु.कांजूर / फे.क्र.८०९ दिनांक २७/०४/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अक्षरी सतरा पुर्णक एक दर्जाश चौ.मी दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०४/२०१५ न.पु.अ. मुलुंड
२९/११/२०१७	खरेदीने- मा.सह दुय्यम निर्बंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.१७३२/२०१५,सह दुय्यम निर्बंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचेकडील बुक दुस्त क्र. १०४५०/२०१६दि. १३/१०/२०१६ अन्वये न.पु.क. १०१८/१ क्षेत्र ५७.१ चौ.मी. क्षेत्र खरेदी देणार यांचे नायकमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इवी रिअल इस्टेट प्रा.लि.	फेरफार क्र.१०३९ प्रमाणे सही- २९/११/२०१७ न.पु.अ. मुलुंड

हे मिळकत पत्रिका (दिनांक २/७/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:१४:३२ PM  
विधता पडताळणी साठी <http://aaplabank.mahaburml.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१०००१५८९३५३ हा क्रमांक यापरावा.



करल - २

२१२५५ १५४ २१०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४६६

गाव/पेट : कांजूर


तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड

जिल्हा : मुंबई उपनगर


नगर भूमापन क्रमांक	सिट.प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या अकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१८/२		२९.२०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	सर महमंद युसुफ खोत
पड्डेदार	L लेसी (पड्डेदार) - सि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर खेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नयिन धारक(धा) पड्डेदार(प) किंवा भार	साक्षात्कन
०३/०४/१९७६	सी.सि.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.भू.अ. मुलुंड
१३/०५/१९९३	सि.स.नं. १००५ प्रमाणे.		L क्रॉम्टन ग्रिफिन लिमिटेड.	सही- ३०/०५/१९९३ न.भू.अ. मुलुंड
२६/०४/२०१०	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुह.मुंबई यांचेकडील पत्रक सी/युएलसी/६/१/एसआर/३८४D.V दि.३०/५/२००५नुसार सदर मिल्कतीषेकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. याचे सामील सि.स.नं.१००५,१००५/१,१००५/१,१००५/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.७७ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२०१० न.भू.अ. मुलुंड
०९/०३/२०१०	मा.अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुह.मुंबईयांचेकडील क्र.सी/युएलसी/डे-५/६/१/एस.आर.१०/३८४/दि.१५/०९ दिनांक ४/३/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचेनावची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.भू.अ. मुलुंड
२२/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक मुंबि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.१/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.कांजूर / फे.क्र.८०९ दिनांक २४/०४/२०१५ अन्वये केवळ नोकरी नोंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मेळात असलेले मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणतीस पुर्णक दोन दशांश चौ.मी दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २२/०४/२०१५ न.भू.अ. मुलुंड
२९/११/२०१७	खरेदीने- मा.सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.९७३२/२०१५ दि. २४/१०/२०१५, सह दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुरुस्ती दस्त क्र. १०४५०/२०१६दि. १३/१०/२०१६ अन्वये न.भू.क्र. १०१८/२ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करुन घट्टेदार सदरी इवी रिअल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.	L	इवी रिअल इस्टेट प्रा.लि.	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१७ न.भू.अ. मुलुंड



डिजिटल पत्रिका दिनांक २०/११/२०२१ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिल्कत पत्रिका डाऊनलोड दिनांक २०२१ ११:५५:५२ PM  
मूळ पत्रिका क्रमांक १०१८/२ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करुन घट्टेदार सदरी इवी रिअल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.  
www.mahabhumi.gov.in/DLSR/propertycard या संकेत स्थळावर जाऊन २२०९१०००१५८९३५४ हा क्रमांक वापरावा.





करल - २

२०२४ १५६ २०

महाराष्ट्र शासन

मालमत्ता पत्रक

१४४४

२०२४ कांपुर

वाळुका/न.मु.का. : नगर भुमापन अधिकारी, मुंबई

जिल्हा : मुंबई उपनगर

नगर भुमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०१८/४			४५.७०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	सर महंमद युसुफ खान
पट्टेदार	L लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर जॉर	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
०३/०४/१९७६	बी.जे.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुंबई
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		L कॉम्टन रिजर्व लिमिटेड.	सही- ३०/११/१९९३ न.मु.अ. मुंबई
२६/०४/२००५	मा.अध्यक्ष जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.)मुंबई यांचेकडील पत्रक.सी/युएलसी/६/१/एसआर/३८४२/दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुंबई
०९/०३/२०१०	मा.अध्यक्ष जिल्हाधिकारी व सहाय्य प्राधिकारी (ना.क्षे.क.म.)मुंबई यांचेकडील क्र.सी/युएलसी/डे-५/६/१/एस.आर.१०/३८४/दि.१५/०९/१० दिनांक ४/२/१० चे आदेशानुसार दि.२६/०४/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुंबई
२३/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमी अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मु.कां/पुर / फे.क्र.८०९ दिनांक २७/०४/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी पंचेचाळीस पूर्णांक रीत दशांश चौ.मी दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २३/०४/२०१५ न.मु.अ. मुंबई
२९/११/२०१७	खरेदीने- मा.सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील दस्त क्र.९७३२/२०१५ दि. २७/१०/२०१५, सह; दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचेकडील चुक दुकस्ती दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये; न.मु.क्र. १०१८/४ क्षेत्र ४५.७ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इपी रिजर्व इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली	L	इपी रिजर्व इस्टेट प्रा.लि.	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१७ न.मु.अ. मुंबई

हे करल पत्रक डिजिटली जाहीर केलेले आहे

हे करल पत्रक डिजिटल स्वरूपात २०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
 मालमत्ता पत्रक खालील दिनांक १०/२०/२०२१ १:२२:१२PM  
 वेबसाईट <http://www.mahatrust.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१५८९३५६ हा क्रमांक वापरावा.



करल - २

२१२५५ १५७ २१०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४४१

गाव/पेट : कांजूर	तालुका/न.मु.का. : नगर नुमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर नुमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१८/५		२९.२०
	धारणाधिकार	सासनाला दिलेल्या आकाराचा किंवा शाख्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	
ठिकाणाचा मुळ धारक H	
वर्ष:	सर महमंद युसुफ खोत
पट्टेदार	L लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर मार	-
इतर शेर	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा मार	साक्षात्करण
०३/०४/१९७६	वी.शे.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.मु.अ. मुलुंड
३०/१४/१९९३	सि.स.नं. १००५ प्रमाणे.		H [ कॉन्ट्रिब्युशन लिमिटेड. ]	सही- ३०/११/१९९३ न.मु.अ. मुलुंड
२६/०४/२००५	मा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुहम्मद मुंबई यांचेकडील पत्रक.सी/युएलसी/६५९एसआर/३८४DV दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००५, १००५/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१३, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.मु.अ. मुलुंड
०९/०३/२०१०	मा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)मुहम्मद मुंबई यांचेकडील क्र.सी/युएलसी/६-५/६५९एसआर/१०/३८४/दि.१/१/०९ व दिनांक ४/२/१० ये आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचेनायाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.मु.अ. मुलुंड
२४/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मु.१/मि.प./अखरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.मु. कांजूर / फे.क्र. ८०९ दिनांक २४/०४/२०१५ अन्वये केयल चौकसी नोंदयहीचरील क्षेत्र प मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद जमी क्षेत्र अक्षरी एकोणतीस पुर्णक दोन दशांश चौ.मी दाखल केले			फेरफार क्रं.४५३ प्रमाणे सही- २४/०४/२०१५ न.मु.अ. मुलुंड
२९/११/२०१७	सह दुय्यम निबंधक कुर्ला -२ मुंबई उपनगर यांचेकडील दस्त क्र. १७३२/२०१५ दि. २४/१०/२०१५ सह दुय्यम निबंधक कुर्ला-२ मुंबई उपनगर जिल्हा यांचेकडील चुक दुरुस्ती दस्त क्र.१०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.मु.क्र. १०१८/५ क्षेत्र २९.२ चौ.मी. क्षेत्र खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इवी रियल इस्टेट प्रा.लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L इवी रियल इस्टेट प्रा.लि.	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१७ न.मु.अ. मुलुंड

हे मिळकत पत्रक (दिनांक १२/२८/२०१८ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
मिळकत पत्रका डाऊनलोड दिनांक १०/२०/२०२१ १:२३:०३ PM  
वैधता पडताळणी साठी <http://eapleabhikri.mahabhikri.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१५४६३३९ हा क्रमांक यापरावा.



करल - २

२०२५ १५८ २०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४१०

गाव/पेठ : कांजूर	तालुका/न.शु.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शि.प्लॉट नंबर/नंबर	क्षेत्र चौ.मी.
१०१८/६		२९.२०
	वारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष:	सर महमंद युसुफ खोते
पट्टेदार	लेखी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर शरें	-

दिनांक	व्यवहार	खंड क्रमांक	नविन वारक(धा) पट्टेदार(म) किंवा भार	साक्षात्कृत
०३/०४/१९७६	बी.शे.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.शु.अ. मुलुंड
३०/१५/१९९३	सि.स.नं. १००५ प्रमाणे.		कॉम्टन ग्रिडज लिमिटेड.	सही- ३०/१५/१९९३ न.शु.अ. मुलुंड
१२/०४/२००५	भा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)बृहन्मुंबई यांचेकडील पत्रक सी/युएलसी/६/१९९५/३८४०/४ दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं. १००५, १००५/१, १००७, १००७/१ ते ४, १००८, १००८/१, १०१०, १०११, १०१४, १०१४/१ ते ६, १०१८, १०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.	M	महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.शु.अ. मुलुंड
०९/०३/२०१०	भा.अपपर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)बृहन्मुंबईयांचेकडील क्र.सी/युएलसी/६-५/६/१/एस.आर.१०/३८४/दि.५/१/०९व दिनांक ४/२/१० चे आदेशानुसार दि.२६/०४/०५ ची महाराष्ट्र शासनाचेनावची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.शु.अ. मुलुंड
२७/०४/२०१५	भा.जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पु.१/मि.प./अखरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.शु.कांजूर/फे.क्र.८०९ दिनांक २७/०४/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळास असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अखरी एकोणतीस पुर्णक दोन दर्शावा ची.मी दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २७/०४/२०१५ न.शु.अ. मुलुंड
२२/११/१९७९	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१६ दि. २७/१०/२०१५, सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील वूक दुरुस्ती दस्त क्र. १०४१० / २०१६ दि. १३/१०/२०१६ अन्वये न.शु. क्र. १०१८/६ चे क्षेत्र २९.२० चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करण पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		इवी रिअल इस्टेट प्रा. ली.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१७ न.शु.अ. मुलुंड

अधिकृतपणे सिग्नेचर केलेले आहे

हि मिळकत पत्रिका दिनांक १०/३१/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका तपसवीर दिनांक १०/२७/२०२१ १:२४:०० PM  
वेबसाईट [www.mahabhumi.gov.in/DSLR/propertycard](http://www.mahabhumi.gov.in/DSLR/propertycard) या संकेत स्थळावर जाऊन २२०९१००००१८४३९२३ हा क्रमांक वापरावा.



करल - २  
 २९२५५ १९९८ २१०  
 २०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१५११

गाव/पेट : कांजूर	तालुका/न.भू.का. : नगर भूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट.प्लॉट नंबर	क्षेत्र चौ.मी.
१०१८/७		२९.२०
	वारणाधिकार	शासनाला दिलेल्या आकारवाचा किंवा भाज्याचा तपशिल आणि त्याच्या केरतपासणीची नियत वेळ
	सी	शि.स.नं. १००५ पहा.

सुविधाधिकार	
हक्काचा मुळ धारक H वर्ष:	सर महमंद युसूफ खोत
पट्टेदार	L लेसी (पट्टेदार) - शि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर शेरें	--

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा भार	साक्षात्कन
०३/०४/१९७६	बी.डी.आदेशा शि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.भू.अ. मुलुंड
३०/११/१९९३	शि.स.नं. १००५ प्रमाणे.		L क्रॉन्टन ग्रिडज लिमिटेड.	सही- ३०/११/१९९३ न.भू.अ. मुलुंड
२६/०४/२००५	मा.अप्यर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.)मुहम्मद मुंबई यांचेकडील पत्रक.सी/युएलसी/६११/एसआर/३८४०४ दि.३०/४/२००५नुसार सदर मिल्कतीपैकी क्षेत्र ना.ज.क.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सानील: शि.स.नं.१००५,१००५/१,१००७,१००४/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.	H	महाराष्ट्र शासन	फेरफार क्र.२४१ प्रमाणे सही- २६/०४/२००५ न.भू.अ. मुलुंड
०९/०३/२०१०	मा.अप्यर जिल्हाधिकारी व सक्षम प्राधिकारी (ना.शे.क.म.)मुहम्मद मुंबई यांचेकडील क्र.सी/युएलसी/६-५/६११/एस.आर.१०/३८४/दि.१४/०९/१० दिनांक ४/२/१० ये आदेशानुसार दि.२६/४/०५ ची महाराष्ट्र शासनाचे नावाची नोंद कमी केलेची नोंद घेतली.			फेरफार क्र.४५३ प्रमाणे सही- ०९/०३/२०१० न.भू.अ. मुलुंड
२४/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/दि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.कांजूर/के.क.८०९ दिनांक २२/७/१५अन्वये केवळ धोक्याची नोंदवहीपरील क्षेत्र ५ मिल्कत पत्रिकेपरील क्षेत्र मेळात असलेले मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र लष्मरी एकोणतीस पूर्णांक दोन दशांश चौ.मी. दाखल केले.			फेरफार क्र.८०९ प्रमाणे सही- २४/०४/२०१५ न.भू.अ. मुलुंड
२९/११/१९७१	खरेदीने सहा दुय्यम निबंधक कुला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२ /२०१६ दि. २४/१०/२०१५, सहा दुय्यम निबंधक कुला १ मुंबई उपनगर जिल्हा यांचे कडील मूळ दुरुस्ती दस्त क्र. १०४५० / २०१६ दि. ५३/१०/२०१६ अन्वये: न.भू. क्र. १०१८/७ चे क्षेत्र २९.२ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी इवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.	L	इवी रिअल इस्टेट प्रा. लि.	फेरफार क्र.१०२९ प्रमाणे सही- २९/११/२०१६ न.भू.अ. मुलुंड

हे मिल्कत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
 मिल्कत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:२५:३१ PM  
 वैधता पडताळणी साठी <http://eapleabhillekh.mahabhumi.gov.in/DSLFR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९२४ हा क्रमांक वापरावा.



करल - २

२१२५५ १६० २१०

२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४१२

गाव/पेत : कांजूर	तालुका/न.सु.का. : नगर मूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
१०१८/८		
क्षेत्र चौ.मी.	सारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा माळ्याचा संपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
२१.२०	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष:

पट्टेदार

इतर भार

इतर जेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्कृत
०३/०४/१९७६				सही- ०३/०४/१९७६ न.सु.अ. मुलुंड
३०/११/१९९३				सही- ३०/११/१९९३ न.सु.अ. मुलुंड
१२६/०९/२००५				फेरफार क्र. २४५ प्रमाणे सही- २८/०९/२००५ न.सु.अ. मुलुंड
०९/०३/२०१०				फेरफार क्र. ४५३ प्रमाणे सही- ०९/०३/२०१० न.सु.अ. मुलुंड
२७/०९/२०१५				फेरफार क्र. ८०९ प्रमाणे सही- २७/०९/२०१५ न.सु.अ. मुलुंड
२९/११/१९७९				फेरफार क्र. १०२९ प्रमाणे सही- २९/११/२०१९ न.सु.अ. मुलुंड

हि मिककत पत्रिका दिनांक १०/३१/२०१९ १२:००:०० AM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिककत पत्रिका ऑनलाइन दिनांक १०/२०/२०२१ १:२५:५९ PM  
वेधता पत्रकावणी साठी <http://aaaleabhiksh.mahabhumi.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८३७९३९ हा क्रमांक वापरावा.





करल - २  
२०२४ १६ २१०  
२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

१४९३

गाथ/पेट : कांजूर	तालुका/न.शु.का. : नगर मूमापन अधिकारी, मुलुंड	जिल्हा : मुंबई उपनगर
नगर मूमापन क्रमांक	सिट/प्लॉट नंबर/नेबर	क्षेत्र चौ.मी.
१०१८/९		५.५०
	धारयाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माळवाशा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	सि.स.नं. १००५ पहा.

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	सर महंमद युसूफ खोत
पट्टेदार	L लेसी (पट्टेदार) - सि.स.नं. १००५ प्रमाणे.
इतर भार	-
इतर खरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदाराचा किंवा भार	साक्षात्केन
०३/०४/१९७६	बी.ओ.आदेश सि.स.नं. १००५ पहा.			सही- ०३/०४/१९७६ न.शु.अ. मुलुंड
३०/११/१९९३	सि.स.नं. १००५ प्रमाणे.		L कॉम्प्लेक्स लिमिटेड.	सही- ३०/११/१९९३ न.शु.अ. मुलुंड
२६/०४/२००५	मा.अध्यापक जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)बृहन्मुंबई यांचेकडील पत्रक.सी/युरलसी/६१/एसआर/३८४०/ दि.३०/५/२००५नुसार सदर मिळकतीपैकी क्षेत्र ना.ज.फ.म.अधिनियम १९७६ कलम १०(३) चे अधिसूचनेप्रमाणे संपादित झालेले सदर क्षेत्र महाराष्ट्र शासनाचे नाव दाखल करणेबाबत नोंद घेतली. यात सामील सि.स.नं.१००५,१००५/१,१००५/१,१००५/१,१००५/१ ते ४,१००८,१००८/१,१०१०,१०११,१०१४,१०१४/१ ते ६,१०१८,१०१८/१ ते ९ क्षेत्र ३६०३.४७ चौ.मी.		H महाराष्ट्र शासन	फेरफार क्रं.२४१ प्रमाणे सही- २६/०४/२००५ न.शु.अ.मुलुंड
०९/०३/२०१०	मा.अध्यापक जिल्हाधिकारी व सक्षम प्राधिकारी (ना.क्षे.क.म.)बृहन्मुंबईयांचेकडील क्र.सी/युरलसी/डे-५/६/५/एस.आर.१०/३८४/दि.१/१/०९ व दिनांक ४/२/१० चे आदेशानुसार दि.२६/७/०५ ची महाराष्ट्र शासनाचेनावची नोंद कमी केलेची नोंद घेतली.			फेरफार क्रं.४५३ प्रमाणे सही- ०९/०३/२०१० न.शु.अ.मुलुंड
२४/०४/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.शु.१/मि.प./अधारी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.शु.कांजूर/फे.क्र.८०९ दिनांक २४/०४/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमुद अंकी क्षेत्र अधारी पाच पूर्णांक पाच दशांश चौ.मी. दाखल केले.			फेरफार क्रं.८०९ प्रमाणे सही- २४/०४/२०१५ न.शु.अ.मुलुंड
२९/११/१९७९	खरेदीने सहा दुय्यम निबंधक कुर्ला २ मुंबई उपनगर जिल्हा यांचे कडील दस्त क्र. १७३२/२०१६ दि. २४/१०/२०१५. सहा दुय्यम निबंधक कुर्ला १ मुंबई उपनगर जिल्हा यांचे कडील घुक दुकस्ती दस्त क्र. १०४५०/२०१६ दि. १३/१०/२०१६ अन्वये न.शु. क्र. १०१८/९ चे क्षेत्र ५.५ चौ.मी. खरेदीने दिल्याने खरेदी देणार यांचे नाव कमी करून पट्टेदार सदरी हवी रिअल इस्टेट प्रा. लि. यांचे नाव दाखल केलेची नोंद दाखल केली.		L हवी रिअल इस्टेट प्रा. लि.	फेरफार क्रं.१०२९ प्रमाणे सही- २९/११/२०१७ न.शु.अ.मुलुंड

हे मिळकत पत्रिका (दिनांक १०/३१/२०१९ १२:००:०० AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १०/२०/२०२१ १:२६:५५ PM  
वेबसाइट: इतालणी साठी <http://appleabhi1ekh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०९१००००१८४३९२५ हा क्रमांक वापरावा.







SIGNED AND DELIVERED  
By the within named  
SUSHEM INFRA PARK PRIVATE LIMITED,  
Through its Director

*Mr. Ramesh Parroo*  
Mr. Ramesh Parroo

In the presence of

1) *[Signature]*  
2) *[Signature]*

We Accept and confirm  
authorized signatures of  
SUSHEM INFRA PARK PRIVATE LIMITED  
Signature of Attorney's

*[Signature]*

(1) Abhishek Kumar Jain  
Asst. Man. General Manager / Company Secretary

*[Signature]*  
(2) Chander Prakash Jagan  
Manager - Company Secretary

*[Signature]*  
(3) Pooja Bharti Lal Yadava  
Assistant General Manager - Finance

*[Signature]*  
(4) Raghavendra Mahabain Popary  
Assistant Manager - Accounts

करल ४  
२२२५ ४ ३६  
२०२४

करल ४  
२२२५ ४ ३६  
२०२४

THE SEAL OF THE SUB REGISTRAR KURLA  
(MUMBAI) (BANDRA)

Page 3 of 5

करल ४  
२२२५ ४ ३६  
२०२४

*[Signature]*  
(1) *[Signature]*  
Assistant General Manager - Marketing

*[Signature]*  
(7) Manoj Sant Sharma  
Deputy General Manager - Legal

*[Signature]*  
(8) Omaya Ravindra Joshi  
Assistant Vice President - IT - Strategy

*[Signature]*  
(9) Chetankumar Bhalerao  
Assistant General Manager - Accounts

*[Signature]*  
(10) Akash Hemant Patel  
Deputy General Manager - Accounts

In the presence of  
1) *[Signature]*  
2) *[Signature]*

THE SEAL OF THE SUB REGISTRAR KURLA  
(MUMBAI)

Page 4 of 5

करल - २  
२२२५ ४ ३६ २१०  
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Asst Adnlr Ka Adnlr

करल - २		
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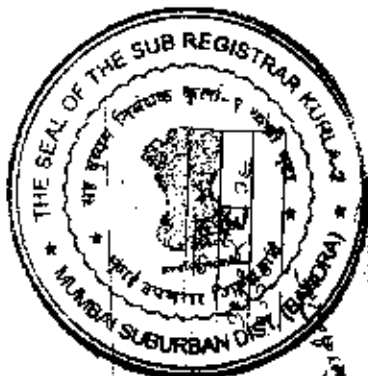
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करल - २		
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२०२४		

RECEIVED  
 DEPT. OF INDIA  
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 INDUSTRIAL  
 AND TRADE PROMOTION  
 AUTHORITY  
 NEW DELHI

करल ५
२१/०५/२४
२०२४



RECEIVED  
 THE REGISTRAR  
 KURLA-2  
 MUMBAI SUBURBAN DIST.  
 (MAHARASHTRA)

RECEIVED  
 THE REGISTRAR  
 KURLA-2  
 MUMBAI SUBURBAN DIST.  
 (MAHARASHTRA)







करल - २  
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 २०२४

करल x  
 २९२५५ १७७ २९०  
 २०२४



D H C

Receipt of Document Mending Charge

Doc No: 02240858182780

Received from: SUKNEH INFRAARK PVT. LTD. Mumbai

Registered on Document No. 3137 dated 04/02/2024 at the Sub Registrar's Office, Kurla, Mumbai Suburban District.

Payment Details

Bank Name: SBIN  
 Payment Date: 04/02/2024  
 Bank CN: 15904158034027618264  
 Ref No: 403866013074  
 Branch No: 02240858182780  
 Debit Date: 04/02/2024

Transaction generated using the official system.

करल x  
 २९२५५ १७७ २९०  
 २०२४







करल - २  
 २०२४ १० २०  
 २०२४

Date: 10/10/2024

SUNSHINE INFRASTRUCTURE DEVELOPMENT LIMITED.  
 Through its Director Mr. Ramesh Patil

- (1) Saubhik Chavan
- (2) Chandan Prakash Jagani
- (3) Pawan Kishor Ladhikar
- (4) Abhishek Kumar Jais
- (5) Sahil Bhanu Kumar Rajpal
- (6) Nishant Sunil Sharma
- (7) Anshu Kumar Jais
- (8) Deepak Mahesh Phogat
- (9) Rajesh Kumar Patil
- (10) Rajivendra Mishra

SPECIAL POWER OF ATTORNEY

Page 1 of 5



1. I, Mr. Ramesh Patil, Director of the Company, do hereby certify that the above named persons are the authorized signatories of the Company and are entitled to execute the documents on behalf of the Company.

1. Mr. Saubhik Chavan, Director, is authorized to execute the documents on behalf of the Company.
2. Mr. Chandan Prakash Jagani, Director, is authorized to execute the documents on behalf of the Company.
3. Mr. Pawan Kishor Ladhikar, Director, is authorized to execute the documents on behalf of the Company.
4. Mr. Abhishek Kumar Jais, Director, is authorized to execute the documents on behalf of the Company.
5. Mr. Sahil Bhanu Kumar Rajpal, Director, is authorized to execute the documents on behalf of the Company.
6. Mr. Nishant Sunil Sharma, Director, is authorized to execute the documents on behalf of the Company.
7. Mr. Anshu Kumar Jais, Director, is authorized to execute the documents on behalf of the Company.
8. Mr. Deepak Mahesh Phogat, Director, is authorized to execute the documents on behalf of the Company.
9. Mr. Rajesh Kumar Patil, Director, is authorized to execute the documents on behalf of the Company.
10. Mr. Rajivendra Mishra, Director, is authorized to execute the documents on behalf of the Company.

10/10/2024  
 10/10/2024  
 10/10/2024

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Sl. No.	Particulars	Amount	Debit	Credit	Balance
1	Balance Brought Forward				
2	By Cash	1000000			1000000
3	To Cash		1000000		0
4	By Cash	1000000			1000000
5	To Cash		1000000		0
6	By Cash	1000000			1000000
7	To Cash		1000000		0
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96	By Cash	1000000			1000000
97	To Cash		1000000		0
98	By Cash	1000000			1000000
99	To Cash		1000000		0
100	By Cash	1000000			1000000

10/10/2024

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 2028

CHALLAN  
 NTR Form Number 4

LAND REGISTRATION NO. / SUB-DIVISION / DISTRICT / TALEUK / VILLAGE / PLOT NO. / ROAD NO. / AREA / CATEGORY	CHALLAN NO. / DATE OF ISSUANCE / YEAR
NAME OF THE APPLICANT / ADDRESS / CONTACT NO.	AMOUNT PAID / RECEIPT NO. / DATE
TYPE OF DOCUMENT / VALUE / TAX / FEE	REMARKS / OFFICIAL USE
DATE OF RECEIPT / SIGNATURE OF OFFICER / SEAL	OFFICIAL USE / SIGNATURE



CHALLAN NO. 2024  
 DATE OF ISSUANCE: 19/09/2024  
 AMOUNT PAID: ₹ 1,00,000  
 RECEIPT NO. / DATE: /

REMARKS: / OFFICIAL USE

1) RECEIPT NO. / DATE / AMOUNT  
 2) RECEIPT NO. / DATE / AMOUNT  
 3) RECEIPT NO. / DATE / AMOUNT













करल - २  
 २०२४ १८७ २१०  
 २०२४

Page 1 of 2

कर्ल - २  
 २०२४ १८७ २१०  
 २०२४

THE SEAL OF THE SUB REGISTRAR KURLA-2  
 THE STATE OF KERALA  
 SUBURBAN DIST. (BANDRA)

1. Name of the person: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date: \_\_\_\_\_  
 4. Signature: \_\_\_\_\_  
 5. Stamp: \_\_\_\_\_

कर्ल - २  
 २०२४ १८७ २१०  
 २०२४

THE SEAL OF THE SUB REGISTRAR KURLA-2  
 THE STATE OF KERALA  
 SUBURBAN DIST. (BANDRA)

1. Name of the person: \_\_\_\_\_  
 2. Address: \_\_\_\_\_  
 3. Date: \_\_\_\_\_  
 4. Signature: \_\_\_\_\_  
 5. Stamp: \_\_\_\_\_









करल - २  
 २०२५ १९९ २१०  
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करल ४  
 २०२४ १९९ २१०  
 २०२४



*Handwritten signature*

REGISTRAR  
 KURLA-2  
 DISTRICT RAJASTHAN  
 JALMER

REGISTRAR  
 KURLA-2  
 DISTRICT RAJASTHAN  
 JALMER

REGISTRAR  
 KURLA-2  
 DISTRICT RAJASTHAN  
 JALMER

REGISTRAR  
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 JALMER

REGISTRAR  
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REGISTRAR  
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करल - २  
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*Handwritten notes or signatures.*



SUBREGISTRAR  
 DISTRICT OF MUMBAI  
 CIVIL SUPPLY  
 DEPARTMENT  
 4106 3422 9269

4106 3422 9269  
 9888 1628 8013  
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करल - २  
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करल ४  
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STATE BANK OF INDIA  
 HOOD DIXITE COLONY  
 5377 4587 7938

5377 4587 7938  
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STATE BANK OF INDIA  
 HOOD DIXITE COLONY  
 5377 4587 7938

करल ४  
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STATE BANK OF INDIA  
 HOOD DIXITE COLONY  
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करल - २  
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भारतीय रिजर्व  
 फंड्स अलुमिनेशियम  
 गारंटी ऑफिस  
 २९२५५ १९४ २००  
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भारतीय रिजर्व  
 फंड्स अलुमिनेशियम  
 गारंटी ऑफिस  
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भारतीय रिजर्व  
 फंड्स अलुमिनेशियम  
 गारंटी ऑफिस  
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भारतीय रिजर्व  
 फंड्स अलुमिनेशियम  
 गारंटी ऑफिस  
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**D H C**

**Receipt of Document Handling Charges**

Sl. No. 02240885192175  
 Received On: 09/02/2024  
 The above sum SUSHRER INFRA PARK PVT LTD, Mobile Number: 9000000000, an applicant of the 201- Document Document Handling Charges for the Document to be registered on Document No. 3158 dated 09/02/2024 at the Sub Registrar Office, Kuria-2, Mumbai Suburban District.

20

**Payment Details**

Bank Name	SOIN	Payment Date	08/02/2024
Bank Code	10004152024020818207	Ref No.	02240885192175
Branch No.	02240885192175	Debit Date	08/02/2024

This is to certify that the above sum has been received from the applicant.

अर्थी ₹  
 २०१९३३३३  
 रकम



करता - २  
 २०२४  
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Sl. No. 02240885192175  
 Received On: 09/02/2024  
 The above sum SUSHRER INFRA PARK PVT LTD, Mobile Number: 9000000000, an applicant of the 201- Document Document Handling Charges for the Document to be registered on Document No. 3158 dated 09/02/2024 at the Sub Registrar Office, Kuria-2, Mumbai Suburban District.

अर्थी ₹  
 २०१९३३३३  
 रकम





कराज - २  
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करल - २		
2024	900	200
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क्र. सं.	प्लॉट नं.	अवकाश नं.	अवकाश क्षेत्र	अवकाश क्षेत्र	अवकाश क्षेत्र	अवकाश क्षेत्र
1	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100
2	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100
3	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100	100/100/100

REGISTRAR GENERAL OF REGISTRATION  
MUMBAI SUBURBAN DISTRICT (REGISTRATION)

2024/900/200

Handwritten notes and signatures in the center of the page.



कार्ड - २

“कुलमुखत्यारधारकाचे घोषणापत्र”

२०२५ २००१०

२०२४

मी श्री. गणेश आर शेड्डी याद्वारे घोषित करते की, दुय्यम निबंधक कुर्ला - २ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. सुस्नेह इन्फ्रापार्क प्रायव्हेट लिमिटेड तर्फे प्राधिकृत व्यक्ती श्री. अमेय रविंद्र जोशी यांनी दि. ०८/०२/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी कोणीही व्यक्ती मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



*(Signature)*

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : १०/१०/२०२४

ठिकाण : मुंबई



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
ADLPA8448N

पति का नाम / FATHER'S NAME  
VARGHESE PARAPPUKKARAKARAN PAULOSE

जन्म तिथि / DATE OF BIRTH  
23-03-1974

संकेत / SIGNATURE  
*Shajjan*

सिस्टम निदेशक (परमि) / DIRECTOR OF INCOME TAX (SYSTEMS)

कर - 2  
2024 209 390

आयकर विभाग / INCOME TAX DEPARTMENT  
भारत सरकार / GOVT OF INDIA

SHAJAN TA  
ANTHONY PAULOSE TREKKUMPEEDIKA  
25/05/1969

स्थायी खाता संख्या / Permanent Account Number  
AAPPS3668F

संकेत / Signature  
*Shajjan*

*Jenny p.v.*

भारत सरकार / Government of India

आधार / AADHAAR

भारतीय विशिष्ट ओळख प्राधिकरण / Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2006/60083/18112

श.ज. थ.क. / श्री.श्री.क. अंथोनी  
Shajjan Thakkumpeediika Anthony  
S/O  
Sachin Guravara  
Eun Villa, A B Compound, Khurana Road  
Sakinaka S/O  
Mumbai Maharashtra - 400078  
9659278706

THE SUB REGISTRAR MUMBAI  
THE SUB REGISTRAR (MUMBAI)  
MUMBAI SUBURBAN DIST. (MUMBAI)

आपला आधार क्रमांक / Your Aadhaar No. :  
XXXX XXXX 0732  
VID : 9130 9767 9531 7332

माझे आधार, माझी ओळख

भारत सरकार / Government of India

श.ज. थ.क. / श्री.श्री.क. अंथोनी  
Shajjan Thakkumpeediika Anthony  
जन्म तारीख / DOB: 25/05/1969  
पुरुष / MALE

XXXX XXXX 0732  
VID : 9130 9767 9531 7332

माझे आधार, माझी ओळख

*Shajjan*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT. OF INDIA**  
**SAGAR VILAS CHAVAN**  
**VILAS GANGARAM CHAVAN**  
**11/08/1988**  
 Permanent Account Number  
**AKGPC4056C**  
 Signature

*[Handwritten signature]*


  
**भारत सरकार**  
 Government of India

**करल - २**  
**२०२५ २०२ २१०**  
**०२४**

Enrollment No. 2006/60320/22983  
 For  
**Thekkumpeedika Ina Shajan**  
 Thekkumpeedika Ina Shajan  
 D/O Shajan T Anthony  
 Behind Gunpowder  
 Ina Villa, A B Compound, Kherani Road  
 V/10, Sakinaka S/O  
 District Mumbai  
 State Maharashtra, PIN Code: 400072  
 Mobile: 7506077998

2006/60320/22983



KR3484481945H



आपका आधार क्रमांक / Your Aadhaar No.

**5504 3311 0191**

मेरा आधार, मेरी पहचान



Thekkumpeedika Ina Shajan  
 Thekkumpeedika Ina Shajan  
 D/O Shajan T Anthony  
 Behind Gunpowder  
 Ina Villa, A B Compound, Kherani Road  
 V/10, Sakinaka S/O  
 District Mumbai  
 State Maharashtra, PIN Code: 400072  
 Mobile: 7506077998

5504 3311 0191

मेरा आधार, मेरी पहचान

*[Handwritten mark]*



**CHALLAN**  
MTR Form Number-6

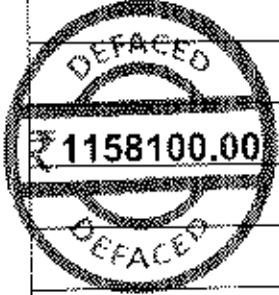


GRN	MH009524062202425E	BARCODE		Date	09/10/2024-15:40:21	Form ID	23.7
-----	--------------------	---------	--	------	---------------------	---------	------

Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	PAN No.(If Applicable)					
		Full Name	SHAJAN THEKKUMPEEDIKA ANTHONY AND OTHER				

Location	MUMBAI	Flat/Block No.	FLAT NO. TM-403, 44TH FLOOR TOWER M				
Year	2024-2025 One Time	Premises/Building	(MANHATTAN), RUNWAL AVENUE				
Account Head Details		Amount In Rs.	Premises/Building	C G COMPOUND			
0030045501	Stamp Duty	1126100.00	Road/Street				
0030063301	Registration Fee	30000.00	Area/Locality	KANJURMARG EAST MUMBAI			
			Town/City/District				
			PIN	4	0	0	0
				4	2		

Remarks (If Any)		Second Party Name = SUSNEH INFRA PARK PRIVATE LIMITED -					
Total	11,58,100.00	Amount In Words	Eleven Lakh Fifty Eight Thousand One Hundred Rupee				
		Words	s Only				



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN	Ref. No.	69103332024100916922	2693297241		
Cheque/DD No.		Bank Date	RBI Date	09/10/2024-15:41:30	Not Verified with RBI		
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Mobile No. 7030411234

Department ID:   
 NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.   
 याच्ये चालन असा दस्तावेज निलंबित करण्यासाठी किंवा काढण्यासाठी वापरला जाऊ शकतो. नोंदणी व निलंबितपणा नोंदणीदाराच्या कार्यालयीन वेळीच करावा.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-370-21255	000000193202425	10/10/2024-11:23:35	IGR198	30000.00

*Signature*

*Jenhu, p.v.*

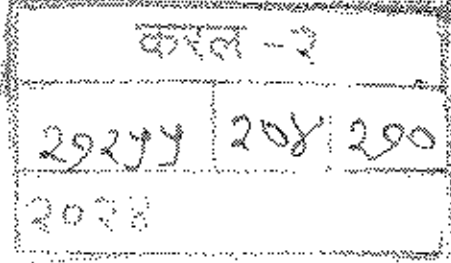
GRN : MH009524882202425E

Amount : 11,58,100.00

Bank : IDBI BANK

Date : 09/10/2024-15:40:21

2	(SI)-370-21255	0005263153202425	10/10/2024-11:23:35	IGR198	1128100.00
Total Deafacement Amount					11,58,100.00



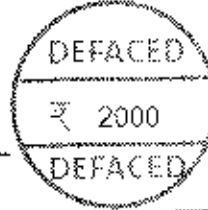


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

<b>PRN</b> 1024098517714	<b>Receipt Date</b> 10/10/2024
--------------------------	--------------------------------

Received from DHC, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 21255 dated 10/10/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



**Payment Details**

<b>Bank Name</b> SBIN	<b>Payment Date</b> 09/10/2024
<b>Bank CIN</b> 10004152024100916688	<b>REF No.</b> CHR3140437
<b>Deface No</b> 1024098517714D	<b>Deface Date</b> 10/10/2024

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

करल - २		
२०२४	२०४	२००
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1024093617779	Receipt Date	10/10/2024
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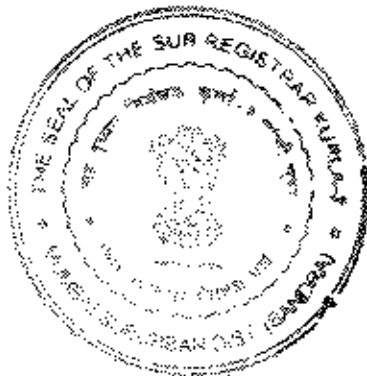
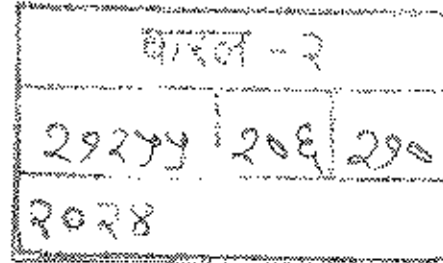
Received from DHC, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 21255 dated 10/10/2024 at the Sub Registrar office Joint S.R. Kuria 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	09/10/2024
Bank CIN	10004152024100916748	REF No.	CHR3140847
Deface No	1024093617779D	Deface Date	10/10/2024

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



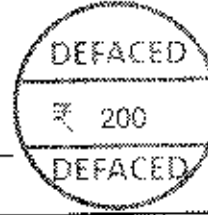


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1024091117838	Receipt Date	10/10/2024
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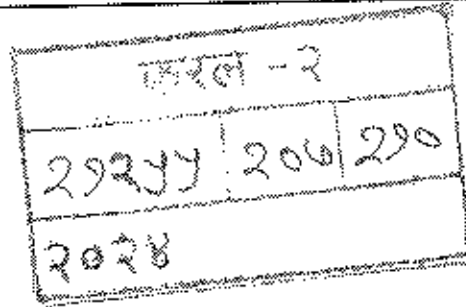
Received from DHC, Mobile number 7039411234, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 21255 dated 10/10/2024 at the Sub Registrar office Joint S.R. Kurla 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	SBIN	Payment Date	09/10/2024
Bank CIN	10004152024100916794	REF No.	CHR3141359
Deface No	1024091117838D	Deface Date	10/10/2024

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









10/10/2024 11:29:45 AM

रकम गोप्यता मार्ग-2

करल-2  
रकम क्रमांक: 21255/2024

रकम क्रमांक: 21255/2024

रकमाचा प्रकार: -करल/भावा

क्र.सं.	पड्याकाराचे नाव व पत्ता	पड्याकाराचा पत्ता	हस्ताक्षरित	रकम प्रमाणात	
1	भावा मूळद्रु उपकाराचे पापभेद निविदेचे वे प्राधिकृत अर्थी अर्पण रविंद्र जेजी मर्दि कवुपीजकाराकरिता मुंबयपुन म्हापुन मणजे चाण जेटी पत्ता:प्लॉट नं. -, माळगा नं. -, उमागरीचे भावा: आर्यमट्ट विंलिंवि, क्रांति नं. कांयपुन वेन्कम कंपनी, गौड नं. कांयुगमारे पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नं: ABCCS6245F	विठ्ठल वेणार वय :-64 प्याधरी:-			
2	भावा:आयजन वेककुमपीदीका अंथोनी पत्ता:प्लॉट नं. -, माळगा नं. -, उमागरीचे भावा: आयजीम विंल, क्रांति नं. कांयुगमारे पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नं: AAPPS3068F	विठ्ठल वेणार वय :-55 प्याधरी:-			
3	भावा:जेडी आयजन टी पत्ता:प्लॉट नं. -, माळगा नं. -, उमागरीचे भावा: आयजीम विंल, क्रांति नं. कांयुगमारे पुर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नं: ADLPA8446N	विठ्ठल वेणार वय :-50 प्याधरी:-			

शुद्धी रकमपेय्य करम वेणार क्वाथरीत करमनामा चा रकम पंचन करम वेिंयवे कवुन रकमपेय्य.  
शिक्रा क्र.3 ची वेळ: 10 / 10 / 2024 11 : 28 : 48 AM

शेळयः-  
भावीत शकम अर्पे निवेदीत करमनाम की वे रकमपेय्य करम वेणार-भावा क्वाथरीत. शेळयकरम, व क्वाथरी शेळयय पदवेिंयवे

क्र.सं.	पड्याकाराचे नाव व पत्ता	हस्ताक्षरित	रकम प्रमाणात	
1	भावा:भावा विंययय म्हाळगा वय:33 पत्ता:वचिंय करमनामो,आंय व-6,एवजीम विंल,मुंबूत गौरेभावा विंल कोर,मुंबूत पश्चिम मुंबई पिन कोड:400080			
2	भावा:आयजीम . आयजन वय:26 पत्ता:आर्यमट्ट विंलिंवि, क्रांति नं. कांयपुन वेन्कम कंपनी, गौड नं. कांयुगमारे पुर्व, मुंबई, महाराष्ट्र पिन कोड:400072			

शिक्रा क्र.4 ची वेळ: 10 / 10 / 2024 11 : 29 : 19 AM

सद. इययय विंययय कुर्ला -2  
मुंबई उपनगर विंययय  
Payment Details.

करल - 2		
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२०२४		

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHAJAN THEKKUMPEEDIKA ANTHONY AND OTHER	eChallan	69103332024100916922	MH009524862202425E	1128100.00	SD	0005263193202425	10/10/2024
2		DHC		1024091117838	200	RF	1024091117838D	10/10/2024
3		DHC		1024093617779	2000	RF	1024093617779D	10/10/2024
4		DHC		1024098517714	2000	RF	1024098517714D	10/10/2024
5	SHAJAN THEKKUMPEEDIKA ANTHONY AND OTHER	eChallan		MH009524862202425E	30000	RF	0005263193202425	10/10/2024

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

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करल - २		
२१२५५	२१०	२१०
२०२४		



प्रमाणित करण्यात येते की या दस्त्यामध्ये  
एकूण (दोनशे) दहा (२१०) माने आहेत.  
पुस्तक क्रमांक-१/करल-२/२१२५५/.../२०२४  
क्रमांकावर नोंदला.

दिनांक: १०/१०/२०२४

सह दुय्यम निबंधक (वर्ग-२)  
कुर्ला क्र.-२