Azad Nagar Excel

AGREEMENT FOR SALE

BETWEEN

DEV LAND & HOUSING PRIVATE LIMITED

(DEVELOPER)

AND

INDMAN MARINE MANAGEMENT PRIVATE LIMITED

UNIT / OFFICE NO. 1001 /B on the 10th Floor

401/195 पावती Original/Duplicate
Friday,January 05 ,2024 नोंदणी क्रं. :39म
2:25 PM Regn.:39M

पावती क्रं.: 219 दिनांक: 05/01/2024

गावाचे नाव: आंबिवली
दस्तऐवजाचा अनुक्रमांक: वदर15-195-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अली शेख

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्ठांची संख्या: 90	
एकूण:	रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:45 PM ह्या वेळेस मिळेल.

सह.दु.नि.अंधेरी-4

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.28637556.84 /-
मोबदला रु.28700000/-
भरलेले मुद्रांक शुल्क : रु. 1722000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013502237202324E दिनांक: 05/01/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.1800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124058207305 दिनांक: 05/01/2024
बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 05 JAN 2024

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202401037190 03 January 2024,05:01:35 PM

मूल्यांकनाचे वर्ष	2023
जिल्हा	मुंबई(उपनगर)
मूल्य विभाग	47-आंबिवली (अंधेरी)
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा, पश्चिमेस लिंक रोड.
सर्व्हे नंबर /न. भू क्रमांक :	सि.टी.एस. नंबर#838

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
112550	209630	241080	262040	209630	चौरस मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	122.67चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	14 वर्ष	बांधकामाचा दर -	Rs.30250/-
उद्वाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		

रस्ता सन्मुख -

संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No

Sale Type - First Sale

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

मजला निहाय घट/वाढ	= 105% apply to rate= Rs.253134/-
रस्ता सन्मुखनुसार मूल्यदर	= 105% apply to rate = Rs.253134/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((253134-112550) * (86 / 100))+112550) = Rs.233452/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 233452 * 122.67 = Rs.28637556.84/-
Applicable Rules	= ,10,9 ब,4
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 28637556.84 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.28637556.84/-

Home Print

बदर-१५
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 2 सह. दुय्यम निबंधक, अंधेरी क्र. २ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURB DIST. (BANDRA)

CHALLAN
MTR Form Number-6

GRN	MH013502237202324E	BARCODE		Date 05/01/2024-12:13:44	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAFCI0980H
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	INDMAN MARINE MANAGEMENT PRIVATE LIMITED
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	OFFICE/UNIT NO 1001,10TH FLOOR,WING B,NEW EXCEL OF AZAD NAGAR EXCEL CHSL
Account Head Details	Amount In Rs.	Premises/Building	
0030045501 Stamp Duty	1722000.00	Road/Street	BUILDING NO. 41, AZAD NAGAR, VEERA DESAI ROAD
0030063301 Registration Fee	30000.00	Area/Locality	ANDHERI WEST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	PAN2=AACCD3656L~SecondPartyName=DEVELAND AND HOUSING PRIVATE LTD~CA=28700000
Total	17,52,000.00	Amount In Words	Seventeen Lakh Fifty Two Thousand Rupees Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 49103832024010513620 2846929432
Cheque/DD No.		Bank Date	RBI Date 05/01/2024-12:14:46 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

DEFACED ₹1752000.00 DEFACED

2 co 2028

Department ID : Mobile No. : 0000000000

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

हा चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-401-195	0007123608202324	05/01/2024-14:25:15	IGR189	30000.00

GRN : MH013502237202324E **Amount :** 17,52,000.00 **Bank :** IDBI BANK **Date :** 05/01/2024-12:13:44

2	(iS)-401-195	0007123608202324	05/01/2024-14:25:15	IGR189	1722000.00
			Total Defacement Amount		**17,52,000.00**

बदर-१५

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THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124058207305	**Receipt Date**	05/01/2024

Received from dhc, Mobile number 0000000000, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 195 dated 05/01/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 1800
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	05/01/2024
Bank CIN	10004152024010506961	**REF No.**	2878856604
Deface No	0124058207305D	**Deface Date**	05/01/2024

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

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THE SEAL OF THE SUB-REGISTRAR ANDHERI
उप. मुख्य निबंधक, अंधेरी क्र.
मुंबई उपनगर जिल्हा (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१५

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CHALLAN

MTR Form Number-6

GRN	MH013502237202324E	BARCODE	Date 05/01/2024-12:13:44	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAECI0980H
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4	Full Name	INDIAN MARINE MANAGEMENT PRIVATE LIMITED
Location	MUMBAI		
Year	2023-2024 One Time	Flat/Block No.	OFFICE/UNIT NO 1001,10TH FLOOR,WING
Account Head Details	Amount In Rs.	Premises/Building	B,NEW EXCEL OF AZAD NAGAR EXCEL CHSL
0030045501 Stamp Duty	1722000.00	Road/Street	BUILDING NO. 41, AZAD NAGAR, VEERA DESAI ROAD
0030063301 Registration Fee	30000.00	Area/Locality	ANDHERI WEST, MUMBAI
		Town/City/District	
		PIN	4 0 0 0 5 3
		Remarks (If Any)	PAN2=AACCD3656L~SecondPartyName=DEV LAND AND HOUSING PRIVATE LTD~CA=28700000
		Amount In Words	Seventeen Lakh Fifty Two Thousand Rupees Only
Total	17,52,000.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024010513620	2846929432
Cheque/DD No.		Bank Date	RBI Date	05/01/2024-12:14:46	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

012040582073 05

Print Date 05-01-2024 12:14:58

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** is made and executed at Mumbai on this 5th day of Jan, 2024

BETWEEN

DEV LAND AND HOUSING PRIVATE LTD., (formerly known as Dev Bhoomi Realtors Private Limited), a Company registered under the Indian Companies Act, 1956, and validly exiting under the provisions of the Companies Act, 2013 and holding CIN U70100MH2006PTC161220, and having its registered office at 10th floor, Dev Plaza, S.V. Road, Andheri (West), Mumbai-400 058, through its Director **Mr. VIJAY T. THAKKAR**, duly authorised vide a Resolution dated 13.10.2023, of the Board of Directors of the Company hereinafter referred to as the **"DEVELOPERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its present Directors, their successors and assigns) of the **"ONE PART"**;

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AND

INDMAN MARINE MANAGEMENT PRIVATE LIMITED, a Company registered under the Indian Companies Act, 2013, under Registration No. U74999MH2018PTC318250 and having office address at 1st floor, Unit no. 101, New Excel of Azad Nagar CHS Ltd. Azad Nagar, Veera Desai Road, Andheri West, Mumbai – 400 053, hereinafter referred to as the **"PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its present Directors, their successors and assigns) of the **OTHER PART**:

WHEREAS

A. By an Indenture of Lease dated 23rd March, 1999, (hereinafter referred to as the said **"INDENTURE OF LEASE"**) executed between the Maharashtra Housing and Area Development Authority (**MHADA**) the Lessor

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(*therein referred to as the said "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) of the Other Part. The said Authority under the said Indenture of Lease granted to the said Society on lease a piece of Land out of a larger layout a Plot admeasuring **861.45 sq. mts.** lying underneath and appurtenant to Building No. 41 bearing Survey No. 133 and CTS No. 838 (part), lying being and situate at Village: Ambivali, Taluka: Andheri, District Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai - 400 053 (hereinafter referred to as the said **"PLOT"**) for a period of 99 (Ninety Nine) years commencing from 1st April, 1980 on payment of an annual rent of Rs.685/- (Rupees Six Hundred Eighty Five Only) and on the terms and conditions as more particularly set out in the said Indenture of Lease;

B. By a Deed of Sale dated 23rd March, 1999 (hereinafter referred to as the said **"DEED OF SALE"**) executed between the Maharashtra Housing and Area Development Authority the Vendor (*therein referred to as the said "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) of the Other Part. The said Authority under the said Deed of Sale sold to the Society therein all the property being a Building bearing no. 41 and comprising of 32 tenements (hereinafter referred to as the said **"BUILDING"**) and standing on the said Plot, being a piece of Land admeasuring 861.45 sq. mts. lying underneath and appurtenant to Building No.41 and bearing Survey No. 133 and CTS No. 838 (part) situate at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053 at and for a consideration and on the terms and conditions as more particularly set out in the said Deed of Sale;

C. The 32 allottee's of the tenements in the said Building came together and formed a Co-operative Housing Society under the provisions of the Maharashtra Co-

operative Societies Act, 1960 under Serial No. **BOM/HSG/8036/1983** dated 30th July, 1983 and known as Azad Nagar Excel Co-operative Housing Society Ltd. (hereinafter referred to as the said **"SOCIETY"**);

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D. The said Society thus became completely seized and possessed of and is fully well and sufficiently entitled to the said Plot being a piece of Land admeasuring **861.45 sq. mts.** lying underneath and appurtenant to Building No. **41** bearing Survey No. 133 and CTS No. 338 lying being and situate at Village: Ambivali, Taluka: Andheri, District Mumbai and Registration Sub District Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053 and more particularly described in the **FIRST SCHEDULE OF PROPERTY** hereunder written along with the said Building (the said Plot and the said Building hereinafter collectively referred to as the said **"PROPERTY"**). The said Plot of the Society is shown delineated in red colour boundary line on the copy of the Layout Plan and the area of the Larger Layout which contains the said Plot is shown in the copy of the extract of the Property Register Card (hereinafter referred to as the said **"PRC"**) annexed hereto (annexed hereto is a copy of the Layout Plan and the said PRC and marked as **ANNEXURE "1" & "2"**) ;

E. By a Development Agreement dated 2nd February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 dated 2nd February, 2005 (hereinafter referred to as the said **"FIRST DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the One Part and Balaji Developers (*therein referred to as the "Developers"*) of the Other Part. Under the said First Development Agreement the Society therein granted to the Developers therein development rights in respect of the said Property at and for a consideration and on the

terms and conditions as more particularly mentioned therein;

F. By a General Power of Attorney dated 2nd February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01129-2005 dated 2nd February, 2005 (hereinafter referred to as the said **"FIRST POWER OF ATTONEY"**) executed by Azad Nagar Excel Co-operative Housing Society Ltd. in favour of Mr. Pravinbhai Chheda and Jivrajbhai Shah, partners of Balaji Developers. The Society therein granted to the Developers the powers to carry out all acts, deeds, matters and things in connection to the re-development of the said Property of the Society specifically on the terms as set out therein;

G. By a Deed of Cancellation date 25th July, 2007 and duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06807-2007 dated 25th July, 2007 (hereinafter referred to as the said **"DEED OF CANCELLATION"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the One Part and Balaji Developers (*therein referred to as the "Developer"*) of the Other Part. Under the terms of the said Deed of Cancellation the Society therein after coming to an amicable settlement with the Developers therein the Society therein viz. Azad Nagar Excel Co-operative Housing Society Ltd. cancelled, revoked and terminated the said First Development Agreement and the First Power of Attorney, both dated 2nd February, 2005 which were registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 and Serial No. BDR9-01128-2005 respectively on 2nd February, 2005 earlier executed by the Society in favour of the erstwhile Developers therein for the development of the Property of the Society, thereby fully and completely cancelling and terminating all the rights granted by the Society to the M/s Balaji Developers;

H. By a Development Agreement dated 25th July, 2007 and duly registered with the Sub Registrar of Assurances at

Bandra, under Serial No. BDR1-06808-2007 dated 25th July, 2007 (hereinafter referred to as the said **"DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (*therein referred to as the "Developers"*) of the Second Part and Balaji Developers (*therein referred to as the "Confirming Party"*) of the Third Part, the Society in pursuance of the said Deed of Cancellation and pursuant to the Society cancelling, revoking and terminating the earlier Development Agreement and the Power of Attorney executed in respect of the Development Rights granted to the Confirming Party earlier for the development of the said Property of the Society granted unto the Developers herein the development rights in respect of the said Plot by demolishing the existing said Buildings of the Society at and for a consideration and on the terms and conditions as more particularly contained in the said Development Agreement;

I. By virtue of a General Power of Attorney dated 25th July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR1-06809 dated 25th July, 2009 (hereinafter referred to as the said **"POWER OF ATTORNEY"**) by Azad Nagar Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) in favour of Mr. Vijay T Thakkar, Director of M/s Dev Bhoomi Realtors Pvt. Ltd. (*therein referred to as the said "Constituted Attorney"*) The said Society under the said Power of Attorney granted all rights, full and complete power with absolute authority to the said Constituted Attorney therein, to represent the said Society before all concerned Government, Semi-Government Authorities with regards to the re-development of the said Property of the said Society and to do and perform all acts incidental thereto. The said Power of Attorney as on date is fully valid and subsisting and completely binding on the said Society;

J. The said MHADA vide an Offer Letter dated 17th November, 2008 bearing No. CO / MB / Arch / NOC / F-690 / 6061 / 2008 and NOC dated 20th December, 2008 bearing No. CO/ MB/ ARCH/NOC/F-690/6658/2008 addressed to the said Society granted permission for re-development of the said Plot of the Society and further offered to the said Society allotment of additional TDR and change of user from residential to commercial and issued NOC for use and purchase of TDR from the open market on payment of charges and the terms and conditions as mentioned therein. The Developers on behalf of the Society has made payment of Rs. 22,98,890/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs.8,10,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt No. 343470 and 343471 respectively both dated 3rd December, 2008 for the charges as demanded by MHADA;

K. The Developers in pursuance to the said Development Agreement and the said Power of Attorney and the said NOC dated 20th December, 2008 obtained by the said Society from the said MHADA on payment of charges aforementioned thus became fully and completely seized and possessed of development rights and otherwise well and sufficiently entitled to carry out the re-development of the said Property of the Society by demolishing the presently existing buildings/structures standing thereon and constructing on the said Plot a new building comprised of 2 (Two) Wings namely A & B wing of which the A wing having Residential Flats comprised in Ground plus 8 (Eight) Upper Floors and the Ground/Stilt areas in the A Wing to be used for car parking spaces by the members of the Society, the entire A wing being reserved for allocation to the existing members of the said Society (hereinafter referred to as the said **"SOCIETY'S AREAS"**) and the B Wing having Commercial Premises comprised in Ground plus 12 Upper Floors of which the Ground/Stilt areas in the B Wing to be used for car parking spaces by the Purchasers of the Developers Areas, the entire B wing reserved for allocation of the

Developers (hereinafter referred to as the said **"DEVELOPERS AREAS"**) in the Building to be constructed (hereinafter referred to as the said **"BUILDING"**). The Society's areas are more particularly described in the **"SECOND SCHEDULE OF PROPERTY"** hereunder written;

L. The Developers under the terms of the said Development Agreement were entitled to construct the said Building/s by using and consuming all the potential FSI, ~~arms~~, TDR/FSI available to the maximum permissible extent under law in respect of the said Plot under the provisions of the Development Control Regulations 1991 (hereinafter referred to as the said **"DCR"**), and that may become available under any further amendment / notification / modification to the said DCR;

M. The Developers for the construction of the said Building have got approved and sanctioned from the Municipal Corporation of Greater Mumbai (hereinafter referred to as the said **"MCGM"**) the requisite and necessary building plan/s, schemes, specification. The plans/s, schemes, specification for the Building/s shall be amended / altered / modified / changed / varied from time to time by the Developers at their sole discretion;

N. The Developers have obtained Intimation of Disapproval bearing No. **CE/8732/WS/AK** dated 18th October, 2007, (hereinafter referred to as the said **"IOD"**) and further revised IOD dated 24th March, 2009 and Commencement Certificate No. **CE/8732/WS/AK** dated 1st February, 2008 (hereinafter referred to as the said **"CC"**) and further revised on 30th July, 2008 and 2nd April, 2009 for carrying out the construction of the said Building on the said Plot. The Developers have obtained the IOD and CC for construction of a ultramodern commercial building by providing various other additional amenities, (annexed hereto are the copies of the IOD dated 18th October, 2007 and further revised IOD dated 24th March, 2009 and CC dated 30th July, 2008 and 2nd April, 2009 and marked as **ANNEXURES "3" TO "6"** respectively);

O. As a result of the aforesaid the Developers are entitled to and enjoyed upon to construct on the said Plot the Building of which one wing for Commercial User to the allocation of the Developers Areas having Offices / Units / Premises etc. and to deal with and dispose of the same in any manner whatsoever without any reference or recourse to the Society. The Developers commenced the construction work in accordance with the rules and regulation of the said MCGM and/or the terms and conditions incorporated by the concerned authorities while approving and sanctioning the plans.

P. In pursuance to the terms of the said Development and in order to carry out the Development of the said Property the Developers have entered into a standard Agreement prescribed by Council of Architects with the Architect Mr. Parag Mungale of S P Associates registered with the Council of Architects and have also appointed Mr. M P Pandit of M/s M P Pandit and Associates as RCC Consultants and Structural Designers for preparing structural designs and drawings and specifications of the said building and the Purchaser/s accepts the professional supervision of the said Architect and the said structural Engineers till the completion of the said building unless otherwise changed by the Developers;

Q. The Purchaser/s have demanded from the Developers and the Developers have given to the Purchaser/s and/or their Advocates inspection of all the documents relating to the title of the Developers to the said Property, copies of all the sanctions, permissions, approvals obtained from the MCGM, the plans, designs, specifications and schemes as prepared by the Developers' Architects in respect of the B Wing of the said Building and of all such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as **"MOFA"**) and the Rules made thereunder. The Purchaser/s is/are fully satisfied with the title of the Developers in all respects and the Purchaser/s shall

hereafter not raise any requisition or objection in respect of the title, plans, specifications, features, schemes under any guise nor the Developers shall be liable to entertain any such requisitions or objections from the Purchaser/s;

R. The Developers have also given to the Purchaser/s inspection of the Copy of the Certificate of Title issued by Lawful Solutions, Advocates and Legal Consultants to the Advocates of the Developers, annexed hereto is a copy of the Certificate of Title of the Advocates of the Developers and marked as **ANNEXURE "7"**;

S. The Purchaser/s agree and confirm that prior to execution of these presents to have taken inspection of all the hereinbefore recited documents, papers, permissions, approved plans, additional amenities, area features and schemes, title certificate as also all orders, receipts etc. which are either referred to in this Agreement or inspected by the Purchaser/s and the Purchaser/s only after having carried out complete due diligence and being fully and completely satisfied and having full and complete knowledge of all the terms and conditions contained in the documents, papers, plans, orders, scheme of areas etc. as recited hereinabove have entered into this Agreement;

T. While sanctioning the plan/s for the building/s with ultramodern facilities and additional amenities the MCGM and other concerned local authorities and/or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said Property. In accordance therewith the Developers have given written undertaking to the Municipal Corporation of Greater Mumbai for not misusing such area and also confirmed the deficiency of certain open spaces and other against payment of premiums. Upon due observance and performance of which the Full Occupation Certificate in respect of the New Building/s shall be granted by the said MCGM. Such terms and

conditions shall also be fulfilled and/or complied by the Unit/Office Purchaser/s individually and/or jointly;

U. The Developers have procured Occupation Certificate dated 27th July 2009 from the said MCGM Authorities (hereinafter referred to as the said **"OCCUPATION CERTIFICATE"**) in respect of the completion of the works carried out in the said Building and that the said Building is ready for occupation, annexed hereto is a copy of the said Occupation Certificate and marked as **ANNEXURE "8"**

V. The Purchaser/s confirm to have done complete due diligence in respect of the title of the said Developers to the said Property and after having inspected and verified all documents, plans, sanctions, permissions, approvals, schemes etc. and also having physically verified the constructed Building and the said Office/Unit and the areas thereof and upon being fully and completely satisfied in all respects thereto has approached the Developers and entered into this Agreement for Sale for purchase of **Unit/Office No.1001 WING B** admeasuring **1100 sq. ft**. usable carpet area (internal wall to wall) on the **10th (Tenth) floor** being the entire floor in the said Building (hereinafter referred to as the said **"OFFICE/UNIT"**) shown delineated in red colour boundary line on the Typical Floor Plan, annexed hereto is a copy of the Typical Floor Plan and marked as **ANNEXURE "9"** including the ornamental/aesthetic features comprised of AHU, Shaft, ODU, balcony CFO passages and ET Features, which areas are exclusive, appurtenant and restricted to the said Office/Unit.The said Office/Unit shall be a bare bone, shell structure without any amenities or fittings. The Developers have further agreed to allot to the Purchaser/s exclusive user rights of **NIL** car parking space in the Ground Floor level (hereinafter referred to as the said **"CAR PARKING SPACE"**) for parking his/her/their own motor vehicles only. The said Office/Unit and right of user for the said Car Parking Space hereinafter jointly and collectively referred to as the said **"PREMISES"** and more

particularly described in the **THIRD SCHEDULE OF PROPERTY** hereunder written;

W. Under Section 4 of the said Act, the Developers are required to execute a written Agreement for Sale in respect of the said Office with the Purchaser/s being in fact these presents and also to register this Agreement under the Registration Act 1908;

X. Relying upon the said representations, applications, declaration and agreement made by the Purchaser and as herein contained, the Developers agree to sell to the Purchaser and the Purchaser agrees to purchase from the Developers the said Unit/Office/s and also the exclusive right to use and enjoyment of the said Car Parking Space at and for the said Total Sale Consideration and on the terms and conditions hereinafter appearing;

Y. **AND WHEREAS** The Purchaser has agreed to purchase from the Developers and the Developers have agreed to sell to the Purchaser out of the said Developers Areas, the said Office/Unit as shown delineated in red colour boundary line on the Typical Floor Plan annexed hereto alongwith the exclusive right to use the said Car Parking Space/s at and for the said Total Sale Consideration of **Rs.2,87,00,000/- (RUPEES TWO CRORE EIGHTY SEVEN LAKHS ONLY**) hereinafter referred to as the said **"TOTAL SALE CONSIDERATION"** on the terms and conditions as hereinafter appearing:

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

1. The parties hereto agree, confirm and undertake that all the recitals hereinabove shall form an integral part of this Agreement as if the same are set out verbatim in the body of this Agreement.

2. The Developers have constructed upon the said Plot a Building having 2 (Two) Wings namely A & B wing of

which the A wing having Residential Flats comprised in Ground plus 8 (Eight) Upper Floors and the Ground/Stilt areas in the A Wing to be used for car parking spaces by the members of the Society, the entire A wing being reserved for allocation to the existing members of the said Society and the B Wing having Commercial Premises comprised in Ground plus 12 Upper Floors of which the Ground/Stilt areas in the B Wing to be used for car parking spaces by the Purchasers of the Developers Areas, the entire B wing reserved for allocation of the Developers in the Building and constructed in accordance with the plan/s, designs and specifications approved by the said MCGM and other concerned Local Authorities. The plan/s, design/s and specification/s in respect of the said Building and Unit/Office have been seen and approved by the Purchaser/s and as approved by the said MCGM or concerned Local Authority/Government. The Developers shall not make any such variations and/or modifications which may adversely affect the areas of said Unit/Office being purchased by the Purchaser/s under these presents.

3. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s Unit/Office No.**1001 WING B** on the **10th (Tenth)** Floor Level admeasuring **1100 sq. ft.** usable carpet area (internal wall to wall) being the entire floor as shown delineated in red colour boundary line on the Typical Floor Plan thereof and more particularly described in the Third Schedule of Property hereunder written (including the ornamental/ aesthetic features comprised of AHU, Shaft, ODU, balcony CFO passages and ET Features, which areas are exclusive, appurtenant and restricted to the said Office/Unit).The said Unit/Offices shall be a bare shell structure without any Amenities (viz. bare shell, without any internal/interior finishes, fittings and fixtures) at and for the agreed Total Sale Consideration of **Rs.2,87,00,000/- (RUPEES TWO CRORE EIGHTY SEVEN LAKHS ONLY)** including the proportionate price

for the common areas / facilities and other additional amenities appurtenant to the said Unit/Office/s. The percentage and undivided interest of the Purchaser/s in the common areas and facilities is limited to its use and access commonly along with the other occupants of the said Building or otherwise pertaining only to the said Office/Unit shall be in proportion of the area of the Office/ Unit agreed to be sold hereunder to the Total Area of the said Building. The nature, extent and description of the common areas and facilities are more particularly described in **FOURTH SCHEDULE OF PROPERTY** hereunder written. The Purchaser/s have agreed to pay to the Developers the said Total Sale Consideration in the manner as set out in Clause 5 below.

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4. The Developers have agreed to allot to the Purchaser/s said Car Parking Space in the Ground/Stilt area of the said Building and allotment letter in respect thereof shall be handed over to the Purchaser/s at the time of handing over the possession of the said Unit/Office/s to the Purchaser/s.

5. The Purchaser/s hereby agree, confirm, undertake and assure to pay to the Developers the said Total Sale Consideration of **Rs.2,87,00,000/- (RUPEES TWO CRORE EIGHTY-SEVEN LAKHS ONLY)** in the following manner:

Sr. No.	Payment Details	Amount in Rupees	Due on Stage of Development
A	Received Payment	70,00,000/-	09.11.2023
B	Balance Payment	2,14,13,000/-	On and before execution of the agreement
C	TDS @1%	2,87,000/-	

The Purchaser/s hereby agree and undertake to pay to the Developers the balance amount as mentioned in the

Schedule of payment hereinabove at Sr. No. 5(B) & (C) being the balance amount out of the Total Sale Consideration definitely within 7 days from the date of execution hereof but definitely before being handed over the physical possession of the said Office/Unit. The possession of the said Office/Unit shall be deemed to have been handed over only after the receipt of the all the amount/s of payments due and payable to the Developers as mentioned herein. Time for payment mentioned in the payment schedule table in Clause 5 above shall be the essence of this Agreement, in case of delay by the Purchaser/s in making any of the payments mentioned herein within 7 (seven) days from the date of execution hereof, the Purchaser/s shall be liable to pay interest to the Developers @ 24% p.a. on all delayed/deferred payments from its due date till the date of actual realization of the payment into the account of the Developers.

6. The Developers shall be at complete liberty to at its own risk and responsibility avail from banks/financial institutions, loan/financial assistance for the development of the said Property including the said Building in which the said Premises is/are situated and as a security for the payment thereof, the Developers may create security on the said Property together with the said Building constructed thereupon save and except in respect of the Premises contemplated to be sold hereunder. The Purchaser/s hereby consent to the Developers availing such loan/s and/or financial assistance on such terms and conditions as the Developers may deem fit and proper subject to the repayment thereof with interest by the Developers solely at their own risks, costs and consequences thereto.

7. The Developers hereby agrees that they shall before handing over the possession of the said Premises to the Purchaser/s and after the receipt of the Occupation Certificate from the said MCGM authorities in respect of the said Building the Developers shall hand over possession of the said Property to the Society and the

Purchaser/s shall be recommended by the Developers to inducted as a Member of the Society and the Purchaser/s shall take requisite and necessary steps to complete and comply with all the requisitions and formalities as require by the Society mandatorily to become its member under the applicable laws.

8. The Developers has performed and complied with all the terms, conditions, stipulations and restrictions (if any), which have been imposed by the said MCGM and/or any concerned Local Authority at the time of approving and sanctioning the said plan/s or thereafter and shall, before handing over possession of the said Premises to the Purchaser/s, has obtained from the said MCGM and/or the concerned Local Authority, Occupation Certificate in respect of the said Premises.

9. The Purchaser/s agree/s to comply with all the terms and conditions imposed by Municipal Corporation of Greater Mumbai while sanctioning the revised building plan. The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Developers to MCGM while getting the plan of the building sanctioned by MCGM and to contribute proportionate charges if any levied and to keep indemnified the Developers against any breach thereof and/or action which may be taken by MCGM and the consequences thereof.The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Developers to MCGM while getting the plan/s of the said Building sanctioned by MCGM and therefore the Purchaser/s agree/s, undertake/s and assures to comply with the undertakings given to the MCGM in respect thereof and keep indemnified the MCGM and other authorities against any damage, loss, risk caused due to any act of omission or commission on the part of the Purchaser/s.

10. Without prejudice to the rights of the Developers to receive interest @ 24% p.a. on all delayed/deferred

payments, upon the Purchaser/s committing any default in payment on its due date (time always to be deemed to be essence of this contract) of any amount/s due and payable by the Purchaser/s to the Developers under this Agreement (including his/her/their proportionate shares of taxes and/or other outgoings levied by any concerned Local/Government Authority) and on the Purchaser/s committing default or breach in making any such payment or of any of the terms and conditions herein contained the Developers shall be entitled, at its own option, to terminate this Agreement.

Provided always that the power of termination hereinbefore contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser/s 15 (fifteen) days prior notice in writing about its intention to terminate this Agreement and of the specific default/breach or breaches committed by the Purchaser/s in respect of the payment or of any of the terms and conditions herein contained for which the Developers have intended to terminate the Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Developers shall forfeit the earnest money/monies paid by the Purchaser/s hereunder and may refund to the Purchaser/s any such amount of monies at their sole discretion out of the monies which may till then have been paid by the Purchaser/s to the Developers but the Developers shall not be liable to pay to the Purchaser/s any interest on the amount/s so refunded or any other amount/s or compensation/s on any ground whatsoever and upon termination of this Agreement and refund of aforesaid amount/s by the Developers (purely at its sole discretion), the Developers shall be at liberty to dispose of and sell the said Premises to any such person/s and at such price as the Developers may in its absolute discretion think fit and proper. The Purchaser/s agree that receipt of the said refund shall be by cheque/s only from the Developers to be sent to the Purchaser/s by Registered Post Acknowledgement Due or Speed Post Acknowledgement Due or Under Certificate of Posting at

the address given by the Purchaser/s in these presents. However, whether the Purchaser/s accept/s or encash/es the cheque/s or not, the same will be deemed that such amount/s have been refunded to the Purchaser/s.

11. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves about the title of the Developers to the said Property and he/she/they shall not be entitled to further investigate the title or raise any matter relating to the title of the said Property and no requisition or objection shall be raised by the Purchaser/s in any manner relating thereto. A copy of the certificate of title is annexed hereto as Annexure "7".

12. The Developers shall upon receipt of the said Total Sale Consideration in full and the other charges due and payable hereunder shall simultaneously hand over possession of the said Premises to the Purchaser/s without any default, delay or demur.

13. The possession of the said Premises shall be given to the Purchaser/s only after all the amounts due and payable by the Purchaser/s under this Agreement and the Stamp Duty and Registration Charges in respect of the said Premises are duly and fully paid by the Purchaser/s to the Developers. The Developers agree and declare that all its right, title and interest alongwith all incidental benefits in respect of the said Premises are clear and marketable and are free from all encumbrances and there are no outstanding encumbrances or effects by way of lease, lien, charge, mortgage or otherwise howsoever and the Developers are not prevented under any statute or law for the time being in force or by virtue of any Agreement restricting the Developers from dealing with or disposing off the said Premises to the Purchaser/s as contained herein.

14. The Developers shall hand over the possession the said Premises as stated hereinabove. Notwithstanding anything contained to the contrary herein the

Developers hereto shall not incur any liability if it is unable to deliver possession of the said premises by the aforesaid date if the completion of the project is delayed by reason of non availability of steel, cement and other building material and grant of necessary electric and water connections or supply and other building material and also subject to any Force Majeure conditions viz. war, civil commotion, riots or act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and/or enemy action, war, strike or any notice, order, rule, notification of the government and/or other public or competent authority or any cause beyond the control of the Developers or any other reasonable cause and the Purchaser/s agree to ignore the reasonable delay in getting possession due to any of the abovementioned reasons and/or for any reason beyond the control of the Developers as per the provisions of section 8 of the MOFA.

15. Upon the Purchaser/s being handed over the possession of the said Office/Unit the Purchaser/s shall be entitled to the use and occupation of the said Premises and thereafter the Purchaser/s further irrevocably agrees and confirms that he/she/they shall have no claim/s against the Developers in respect of any item/s or work/s in the said Office/Unit or in respect of any item/s or work/s or amenities or facilities to be done/provided or caused to be done/provided in the said Building which may be allegedly not to have been carried out or caused to be carried out or completed or caused to be completed or provided or caused to be provided by the Developers in the Common Areas and/or the said Building. The Developers/Purchaser shall thereafter complete all the requisite and necessary formalities for the Purchaser/s to become the member/s of the said Society.

16. It is hereby expressly clarified, agreed and understood by the Purchaser/s and he/she/they grant irrevocable power and consent to the Developers that :

a. The entire unconsumed and residual FSI/TDR FSI, if any in respect of the said Plot, and the entire increased, additional and extra F.S.I. which may become available in future at any time hereafter in respect thereof for/under any reason whatsoever including because of change/amendment in the status, DP Plans, Rules, Regulations and bye-laws governing the FSI as also the FSI which may be/become available either before or after execution of the Deed of Conveyance or any other vesting document in respect of the said Property or any part thereof, together with the said Building/s, unto and in favour of the said Society / Association as the case may be, or any account or due to any reason whatsoever including on account of handing over to the Government or the MCGM any set back area, and/or due to any change in law/s, rules or regulations, shall absolutely and exclusively belong to and be available to the Developers, free of all costs, charges and payments, and neither the Purchaser/s herein nor the Society / Association shall have any claim or any rights, benefits or interest whatsoever including for use and consumption in respect thereof and/or of inconvenience and/or of light and ventilation and/or density and environment and/or of water and electricity;

b. The Developers alone shall have the full right, absolute authority and unfettered discretion to use, utilise and consume the FSI and TDR FSI in respect of the said Plot or for construction on any property in Greater Mumbai as may be permitted by law, including the said Property, for the purpose of extending the said Building thereon and/or for constructing any new and additional structures and floors thereon, and/or otherwise howsoever as the Developers may desire and deem fit and proper;

c. The Developers alone shall also be entitled to use, utilise and consume the TDR FSI and / or any future FSI obtained or to be obtained by it from any other outside property and/or which may accrue at any time

in future, for construction on the said Plot in any manner it deems fit and proper and as may be legally permitted, whether now or at any time in future, including even after the execution of the Deed of Conveyance or any other vesting document in respect of the said Property or any part thereof; and the Purchaser and/or the said Society shall not be entitled to use or consume the same at anytime thereafter ;

The lift machine room and water tank shall be located on the common terrace above on the topmost floor and/or in the basement and/or any other location (as permissible under law) of the said Building at the sole discretion of the Developers. The common terrace is agreed to be left open to the sky for further and additional constructions thereon by the Developers in future at any stage and/or time in terms of this Clause. The Purchaser/s shall not have any right to use or have any claim any right, title or interest of whatsoever nature in the said common terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks;

e. The said Society as the case may be, shall admit as its members all Purchaser/s of such Office /Unit in the said Building and such Purchasers of the Office/Unit forming part of the Developers Areas constructed in the said Building;

f. All such new and additional Offices/Units/ Premises/Extensions/Structures shall absolutely and exclusively belong to the Developers as the case may be, and neither the Purchaser/s herein, nor the said Society shall have or claim any rights, title, benefits or interests whatsoever in respect thereof, and the Developers shall be entitled to solely and independently deal with, sell, lease, assign, let or otherwise dispose of and transfer the same in any manner, to any person/party of its choice, for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, and neither the Purchaser/s nor the said Society shall raise any dispute or objection thereto and

the Purchaser/s hereby grant/s his/her/their irrevocable consent/s to the same;

g. To not at any time hereafter raise any requisition or objection or dispute any of the rights of the Developers reserved hereunder on any ground whatsoever to the provisions of this Agreement or to the Developers exercising its rights as mentioned herein, nor shall they claim any abatement or reduction in the purchase price due to the same nor shall they claim any compensation or damages from the Developers due to the same on any ground whatsoever, including on the ground of any inconvenience or nuisance which may be caused by the Developers putting up and effecting such new and additional construction as mentioned hereinabove;

h. It is expressly agreed and understood that at any time before handing over the possession of the said Property to the said Society, the Developers shall be entitled to amalgamate the said Property with any other adjacent property which it may have already purchased/acquired, or which it may hereafter purchase /acquire, and to apply for and obtain the necessary sanctions, permissions, orders, NOCs, approvals, etc. for such amalgamation, and to develop the amalgamated Property or any part thereof in accordance therewith. The Purchaser/s shall not raise any objection to or dispute such amalgamation of the said property by the Developers;

i. The provisions of this clause shall always be of the essence of this Agreement and shall run with the land viz. the said Plot;

j. Not to raise any objections or requisitions or interfere with the Developers rights reserved hereunder;

k. To execute, if any further or other writing, documents, consents, etc., as required by the Developers for carrying out the terms hereof and intentions of the parties hereto; and

1. To do all other acts, deeds, things and matters and to sign and execute such papers, deeds, documents, writings, forms, applications, etc., at the costs and expenses of the Purchaser/s which the Developers in its absolute discretion shall deem fit for putting into complete effect the provisions of this Agreement.

The aforesaid consents, agreements and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said premises is handed over to the Purchaser/s and/or possession of the said building is handed over to the Society of the Purchaser/s of the premises and vesting document is executed. The aforesaid covenants or such of them as the Developers may deem fit will be incorporated in the vesting document, they shall run with the Property.

17. The Purchaser/s shall forthwith take possession of the said Premises upon the Developers giving written notice to the Purchaser/s intimating that the said Premises is ready for use and occupation.

Provided that if within a period of one year from the date of handing over the said Premises to the Purchaser/s, the Purchaser/s bring/s to the notice of the Developers any structural defect in the said Premises or the said Building in which the said Premises is situated or the material used therein or any unauthorised change in the construction of the said Building done by the Developers, then, wherever possible such defects or unauthorised changes shall be rectified by the Developers at its own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser/s shall be entitled to receive from the Developers reasonable compensation for such defect or change as decided by the Developers.However, if the Purchaser/s carry out any alteration or addition or change in the said Premises and/or in the said Building without obtaining prior written permission of the Developers and all the concerned Authorities wherever required, the liability of the Developers shall ipso facto come to an end and the Purchaser/s alone shall be

solely responsible to rectify such defect or change at his/her/their own cost and to the consequences thereto and the Developers shall be liable to collect further such amount as damages and/or penalties as the case may be from the Purchaser/s.

18. The Purchaser/s shall use the said Premises or any part thereof or permit the same to be used only for the purpose for which the same has been allotted. He/She/They shall use the said Car Parking Space only for the purposes of parking his/her/their own motor vehicle and shall not assign the same to any third party.

19. The Purchaser/s is/are fully well aware and have complete knowledge that:

a. that the other acquirers, occupants, purchasers of other Offices/Units /Premises etc. in the said Building may also be/become committee members of the said Society and the Purchaser/s hereby irrevocably consents to the same and that he/she/they shall not raise any kind of dispute or objection in respect of the same in future;

b. The Purchaser/s shall carry out and comply with all the requisite and necessary formalities for admitting himself/herself/itself as a member of the said Society and the Developers may request the facilitation thereof to the said Society and for this purpose the Purchaser/s shall also from time to time sign and execute the application for the membership and other papers and documents necessary, including the bye-laws of the Society and duly fill in, sign and return to the Developers within ten days of the same being forwarded by the Developers to the Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws of the said Society as may be required by the Registrar of Co-operative Societies or as the case may be or by any other Competent Authority;

c. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold premises including car parking

spaces in the Ground Floor Level or Open Space in the compound or any other location etc. in the said Building shall at all times hereafter, be and remain the absolute property of the Developers and the Developers may if it so desires, become member of the said Society in respect thereof, and the Developers shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration, and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice and the Purchaser/s herein shall not object to or dispute the same.On the Developers intimating to the said Society the name or names of the purchaser/s or acquirer/s of such unsold shops, offices, premises, etc., the said Society shall forthwith accept and admit such Purchaser/s and acquirer/s as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donation or any other amount of whatsoever nature in respect thereof. The Developers shall not be liable to pay any maintenance charges, etc. in respect of the unsold shops, offices, units, car parking spaces and other premises save and except the municipal taxes with effect from the date of grant of Occupation Certificate;

Provided however in the event the Developers occupies or permits occupation of any Office/Unit such occupant or the Developers as the case may be shall be liable to pay the maintenance charges, etc. in respect thereof.

20. Commencing a week after notice in writing is given by the Developers to the Purchaser/s that the said Premises is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area

of the said premises) of outgoings in respect of the said Property and the said Building namely local taxes, LUC and betterment charges or such other levies by the said MCGM, concerned Local Authority and/or Government, Common Area Maintenance Charges, Water Charges, Insurance, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Property and the said Building.

21. The Purchaser/s shall bear and pay the proportionate municipal taxes, maintenance charges and all other outgoings in respect of the said Building/s.

22. The Purchaser/s has/have taken inspection of all relevant documents and have carried out due diligence in respect thereof and has/have satisfied himself/herself/themselves fully in respect of the Developers right to develop the said Property described in the First Schedule of Property hereunder written as also perused the title certificate issued by Lawful Solutions (Advocates of the Developer) prior to the execution of this Agreement and the Purchaser/s doth hereby agree, confirm and accept the same and agree/s not to raise any requisition or objection/s relating thereto at any stage hereafter.

23. The Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hand the said Premises may come, do hereby covenant with the Developers as follows:

a. To not use the said Office/Unit for any other purpose other than the purpose for which it is allowed by the said MCGM, nor use the same for any illegal or immoral purposes or any other purpose which may or is likely to cause nuisance to the Occupants/Owners of the other neighbouring Premises in the said Buildings

b. To maintain the said Premises at the Purchaser/s' own cost in good tenantable repair and condition from the date of possession of the said Premises is taken and

shall not do or suffer to be done anything in or to the said Building in which the said Premises is situated, staircase or any passages or any common areas which may be against the rules, regulations or bye-laws or concerned local or any other Government/Semi-Government Authority or change/alter or make addition in or to the said Premises itself or any part thereof;

c. To not 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 said Building in which the said Premises is situated or storing of which goods is objected to by the concerned local or other Government/Semi-Government Authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the said building including entrances of the said Building/s and in case any damage is caused to the said Building/s or the said Premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach;

d. To carry out at his/her/their own cost all internal finishes and/or repairs to the said Office/Unit and maintain the said Office/Unit in the same good condition, state and order in which it was delivered by the Developers to the Purchaser/s and shall not do or suffer to be done anything in or to the said Building/s in which the said Premises is situated or the said Premises which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority.And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or Government/ Semi-Government Authority;

e. Not to demolish or cause to be demolished the said Office/unit or any part thereof, nor at any time make or cause to be made any addition or alteration whatsoever in or to the said Office/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the said building and shall keep the portion, sewers, drains pipes in the said Office/Unit and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said Buildings and shall not chisel or in any other manner damage the columns, beam, walls, slabs, RCC Parts or carry out or cause to carry out any other structural changes in the said Office/Unit without obtaining the prior written permission of the Developers and/or the said Society;

f. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;

g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the said Property and the said Building/s in which the said Office/Unit is situated;

h. To use the common areas, amenities and facilities jointly with Occupants/Owners of other Offices / Units /Premises etc. and shall not make any claim or demand for exclusive right, title or beneficial interest therein;

i. To sign all such papers and documents and do all other acts, deeds and things that the Developers may require the Purchaser/s to do and execute from time to time for more effectively enforcing this Agreement and/or safeguarding the interest of all other Purchaser/s acquiring the remaining Offices / Units / Premises in the said Building or on the said Plot.In the event of the Purchaser/s failing to sign any such papers as may be required by the Developers as

hereinbefore provided, this Agreement shall stand terminated and the Purchaser/s shall have no claim in the said Premises or against the Developers whatsoever except for refund or repayment of the amount/s so far paid by the Purchaser/s to the Developers.

j. Pay to the Developers within 7 (seven) days of demand by the Developers, his/her/their share of security deposit demanded by concerned local authority or Government/Semi-Government Authority for giving water, electricity or any other service connected to the building in which the said Office/Unit is situated;

k. To at all times hereafter bear and pay the local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government/Semi-Government Authority and/or other public authority or increase thereto from time to time or any other charges on account of change of user of the said Office/Unit by the Purchaser/s viz. user for any purposes other than purpose for which the Office/Unit is allotted;

l. The Purchaser/s shall not let, sub-let, transfer, assign or part with the Purchaser/s' interest or benefit factor of this Agreement or part with the possession of the said Office/Unit until all the dues payable by the Purchaser/s to the Developers under this Agreement are fully paid-up and only if the Purchaser/s have not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has/have obtained the prior written permission of the Developers or the said Society as the case may be.

m. The Purchaser/s shall observe and perform all the bye-laws, rules and regulations which the said Society may adopt and/or the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said Office/Unit therein and for the observance and performance of the Building Rules,

Regulations and Bye-laws for the time being of the concerned local authority and of the Government and other public bodies.The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Society regarding the occupation and use of the said Office/Unit in the said Building/s and shall pay and contribute regularly and punctually with any default or demur, towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;

24. For any amount remaining unpaid by the Purchaser/s under this Agreement, it shall be deemed that the Developers have not handed over the possession of the said Office/Unit to the Purchasers and the Developers shall have first lien and charge on the said Premises agreed to be allotted hereunder to the Purchaser/s.

25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Plot and/or the said Building/s or any part thereof. The Purchaser/s shall have no claims thereto save and except in respect of the said Office/Unit hereby agreed to be sold to him/her/them. All rights of ownership in respect of all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the property of the Developers, until the said Property and the said Building are handed over back to the said Society as hereinabove mentioned, which in any case shall be subject to the rights of the Developers as agreed to and specified herein and of the other Allottees/Purchasers of other Premises as herein stated. The Purchaser agrees, confirms and undertakes that it shall at all times hereafter not have any right in the restricted areas as more particularly mentioned in the **FIFTH SCHEDULE OF PROPERTY** hereunder written.

26. Notwithstanding anything to the contrary contained herein it is clearly agreed and understood between the parties hereto that:

a. It is understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the Office/Unit in the said Building, if any, shall belong exclusively to the respective Purchaser/s of the Office/Unit and such terrace space are intended for exclusive use of the respective Office/Unit Purchaser/s. The said terrace shall not be covered or enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Developers or the said Society, as the case may be. Provided however that the open spaces in the said Building, compound, terrace on the top floor, etc. of the said Building shall belong exclusively to the Developers/Society and it alone shall have right to allot, use or create third party rights with regard to such spaces;

b. The Purchaser/s hereby consent/s to the grant of exclusive usage of the said attached terrace/s to the purchaser/s of the said Office/Unit and hereby state/s, declare/s and covenant/s that neither the Purchaser/s nor the said Society will have any right to use or have any claim, right, title or interest of whatsoever nature in such attached terrace/s. It is agreed that the aforesaid right in favour of the Purchaser/s of the said Office/Unit with attached terraces shall be covenant running with the land and shall form part and parcel of the final handing over of the said Property to the said Society;

27. It is further expressly clarified, agreed and understood by and between the parties hereto that the common terrace above the topmost floor of the said Building, shall always absolutely and exclusively belong to the Developers / Society and the Developers/Society shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/ advertisements thereon, or putting up any overhead water tank/s thereon to store and supply water to the occupants of the said Building. The Developers/Society

shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser/s and the Purchaser/s shall not at any timehereafter raise any dispute or objection in this regard. Use of the said common terrace may also be allowed to install Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. for which purpose the Developers/Society shall be entitled to enter into suitable arrangement/s or agreement/s with any person/s on such terms and conditions as the Developers/Society deems fit and to receive/collect such contract monies/rents as consideration thereof from such person/parties/ allottees. It is hereby expressly agreed that in case of vertical expansion of the said building by way of additional floor/s, the Developers / Society shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. either over and above such additional floor/s and/or extension or such other place/s as may be convenient to the Developers / Society and the Purchaser/s do hereby irrevocably consent that he/she/they shall not be entitled to raise any objection/s and/or create any obstruction, obstacle or hindrance in any manner whatsoever. The Purchaser/s will permit the authorised representative/s deputed by the Developer/Society/Association to go to the said common terrace to install, checkup and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tank/s and/or any such other common facilities, at all reasonable times. It is agreed that the aforesaid rights in favour of the Developers shall be covenants running with the land and shall form part and parcel of the arrangement at the time of handing over the said Property to the said Society.

28. The said Building/s shall always be known as **"NEW EXCEL"** and its name will not be changed at any time without prior written consent of the Developers/Society.

29. Irrespective of disputes, if any, arises between the Developers and the Purchaser/s and/or the said

Society, all amounts, contributions, taxes, monthly outgoings, Common Area Maintenance Charges and deposits etc. including amounts payable by the Purchaser/s to the Developers/Society under this Agreement shall always be paid punctually by the Purchaser/s to the Developers/Society and shall not be withheld by the Purchaser/s under any circumstances or for any reasons whatsoever.

30. The Purchaser/s shall sign all papers and documents and do all other things that the Developers may require him to do from time to time in this behalf including for safeguarding the interests of the Developers and holders of other Offices/Units/Premises/Parking Spaces/ Hoarding space, etc. in said Building on the said Plot.

31. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Developers shall not be construed as a waiver on the part of the Developers of any breach of non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

32. The Purchaser/s hereby agrees, undertake/s and covenant/s with the Developers that neither he/she/they, nor the said Society shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by, or granted to the Developers under this Agreement, or any other deed, document or writing that may be entered into and executed between the parties hereto, or those of the Developers as mentioned herein, and the Purchaser/s and the said Society shall be bound and liable to render to the Developers, all necessary assistance and co-operation, to enable it to exercise and avail of the same.

33. The Purchaser/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and intimate to the Developers

the serial number under which the same is lodged for registration and thereafter the Developers shall within the time limit prescribed by the Registration Act, 1908 attend such office and admit the execution thereof.

34. All letters, notices, circulars, receipts issued by the Developers as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s and shall discharge the Developers completely and effectually of its obligations, if sent to the Purchaser/s under certificate of Posting or registered Post Acknowledgement Due at the following address (or at any other address may have been subsequently notified by the Purchaser/s and by way of change of address and if such change is confirmed by the Developers) :

ADDRESS OF DEVELOPERS:

10th Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058.

ADDRESS OF THE PURCHASER/S:

1st floor, Unit no. 101, New Excel of Azad Nagar CHS Ltd. Azad Nagar, Veera Desai Road, Andheri West, Mumbai – 400 053.

35. This Agreement shall be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the Maharashtra Apartment Ownership Act (Mah Act. No.XV of 1971) whichever may be adopted by the Developers and the rules made thereunder.

36. The Permanent Account Nos. of the parties hereto is as under:-

NAME	PAN NO.
DEV LAND AND HOUSING P. LTD.	**AACCD3656L**
INDMAN MARINE MANAGEMENT PRIVATE LIMITED	**AAFCI0980H**

37. The Stamp Duty, Registration charges and VAT/Service Tax/GST or any other tax as applicable and payable on this Agreement as also proportionate stamp duty and Registration Charges on vesting documents shall be borne and paid by the Purchaser alone.

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

FIRST SCHEDULE OF PROPERTY:

(*Details of Plots*)

ALL THAT piece or parcel of land along with structure standing thereon bearing Survey no.133 and having CTS No. **838 (part)** admeasuring **861.45 sq. mts.** or equivalent thereabouts, lying, being and situate at Village: Ambivali, Taluka: Andheri, District: Mumbai and Registration District of Mumbai and Mumbai Suburban and having address at Building No. 41, Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053 along with a Building having 32 tenements comprised in Ground plus 4 Upper Floors standing on the said Plot. The said Plot is bounded as follows that is to say:

On or towards the East : by 40' wide road

On or towards the West : by SIHS Bldg. No. 38

On or towards the North : by 40' wide road

On or towards the South : by SIHS Bldg. No. 40

SECOND SCHEDULE OF PROPERTY :

(Society's Areas)

All that pieces and parcels of 32 Residential Flat/s and the Car Parking Spaces comprised in the **"A" Wing** of the said Building having Ground/Stilt, and 8 Upper Floors constructed on the said Plot described in the First Schedule of Property hereinabove written.

THIRD SCHEDULE OF PROPERTY

(said Premises)

All that piece and parcel of Office/Unit No.**1001** on the **10th (Tenth) Floor**, in the **B Wing** admeasuring **1100 sq. ft.** usable carpet area (internal wall to wall) and areas comprised in AHU, Shaft, ODU, balcony CFO passages and ET Features which areas are exclusive, appurtenant and restricted to the said Premises with exclusive rights to use along with exclusive rights to use **NIL** Car Parking Space on the Ground Floor Level of the said Building constructed on the said Plot described in the First Schedule of Property hereinabove written.

FOURTH SCHEDULE OF PROPERTY:

(Common Areas and Facilities)

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THE SEAL OF THE SUB-REGISTRAR ... MUMBAI SUBURBAN DIST. (BANDRA)

1. Common Staircase
2. Passages and Mid-landings
3. Corridors
4. Servant Toilet/s
5. Common Electric Meter Room
6. Elevators
7. Lift Duct and Motor Room
8. Entrance Lobby
9. Electric Substation
10. Fire Fighting Equipment and means to access thereto.
11. Underground water tanks and water tanks located on the terrace above and means to access thereto, pump room, motor pump, water supply pipes
12. Septic tank, drainage/s, storm water drain/s, electrical poles, light poles, lights and electrical fittings, circuit breakers and other accessories in the common areas envisaged hereinabove
13. Podiums and Basement Areas
14. Society Office and Security/Watchman Cabin

FIFTH SCHEDULE OF PROPERTY:

(Restricted Areas)

1. Terrace above on the topmost floor

2. Other Car Parking Spaces, Podiums and all other Open Spaces in the Building and/or any other areas not mentioned in the Fourth Schedule of Property hereinabove.

SIGNED SEALED AND DELIVERED)
BY THE WITHINNAMED **DEVELOPERS**)
DEV LAND AND HOUSING PVT. LTD.)
Through its **DIRECTOR**)
Mr. VIJAY T THAKKAR)
duly authorised vide Resolution dtd.13.10.2023)
In presence of)
1.)
2.)

For DEV LAND & HOUSING PVT. LTD.

DIRECTOR

SIGNED SEALED AND DELIVERED)
BY THE WITHINNAMED **PURCHASER/S**)
INDMAN MARINE MANAGEMENT PRIVATE)
LIMITED)
Through its **MANAGER**)
Mr. ASIF WAHID ALI SHAIKH)
duly authorised vide Resolution dtd.06.12.2023)
)

in the presence of:

1.

2.

Indman Marine Management Private Limited Mumbai

नंबर-१५
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THE SEAL OF THE SUB-REGISTRAR NUMBER 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १५

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बदर - १५

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THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

एकूण नोंद

पुरुष

खरी नक्कल

उपप्रमाणन अधिकारी, अंधेरी

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 3 सत्यमेव जयते

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बदर - १५

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बदर - १५

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2001-15,000 Forms. (4 Pages F/B).

EC-48

Form No. 346

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976

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

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

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

No. E.B./CE/ CE/8732/WS/AK BS/A

18 OCT 2007

of 200 - 200

MEMORANDUM

Municipal Office,
Mumbai 200

Lessee : Mr. Vijay Thakkar of M/s Dev Bhoomi Realtors Pvt. Ltd.,
C.A. to Lessee.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

With reference to your Notice, letter No. 337 dated 2 [illegible] 200 and delivered on ..... 200 and the plans, Sections Specifications and Description and further particulars and details of your buildings at **Proposed redevelopment of existing Bldg. No.43 at Azad Nagar, MHADA Layout bearing CTS No. [illegible] at Vill. Ambivali** furnished to me under your letter, dated ..... **at Andheri(West)** I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not b obtained before starting the proposed work.

2. That the compound wall is not constructed on all sides of the plot clear of the road widenin line with foundation below level of bottom of road side drain without obstructing the flow rain water from the adjoining holding to prove possession of holding as per D.C. Regulati No.38(27) before starting the work.

3. That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" abo adjoining road level whichever is higher with murum, earth, boulders etc. and will not levelled, rolled and consolidated and sloped towards road side, before starting the work.

4. That the specifications for layout / D.P. / or access roads / development of setback land w not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access a setback land will not be developed accordingly including providing street lights and S.W from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitting B.C.C.

5. That the Structural Engineer will not be appointed. Supervision memo as per appendix (regulation 5(3)(ix) will not be submitted by him.

6. That the structural design and calculations for the proposed work and for existing build showing adequacy thereof to take up the additional load will not be submitted before C.C.

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (*h*) (H) of the Rent Act and in the event of your proceeding with the work either without an inimation about commencing the work under Section 347 (1) (*aa*) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act) will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-

(*i*) Specific plans in respect of eviciting or rehousing the existing tenants on hour staying number and the area in occupation of each.

(*ii*) Specifically signed agreement between you and the existing tenants that they are willing to avail for the alternative accommodation in the proposed structure at standard rent.

(*iii*) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development control Rules regarding open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms receiving light and air from other sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise water leakage and consequent nuisance to the tenants staying on the floor below.

(24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.

(25) Work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate laying of drains inside the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fiting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on hightly serving the purpose of a lock and the warning pripes of the ribbet pretessed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perfictions each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window opening.

(c) The drains should be laid as require under Section 234-F (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO-ARCHITECT OWNER

18/10/05

for Executive Engineer, Building Proposals
Zones .....R. West..... Wards.

CE/8730/WS/AK

Executive Engineer (Bldg. Proposal) [illegible]
H and K - Ward.
Municipal Office, [illegible]
Bandra (West), [illegible] 400 050.

7. That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

8. That the agreement with the existing tenant alongwith the list will not be submitted before demolition of existing structure.

9. That, consent letter from the existing tenants for the proposed additions and alterations in the tenement will not be submitted before demolition of existing structure.

10. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the neighbours and an undertaking regarding no nuisance will not be submitted before starting the work.

11. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

12. That the requirements of N.O.C. of (i) Reliance Energy, [ii] S.G. [iii] P.C.O., [iv] A.A. & C. [v] S.P. [vi] S.W.D. [vii] M.T.N.L. [viii] H.E. will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

13. That the qualified/registered site supervisor through architect/structural engineer will not be appointed before applying for C.C.

14. That "All Dues Clearance Certificate" related to H.E. supply from the concerned [illegible] W.W. [illegible] ward] shall not be submitted before applying for C.C.

15. That the true copy of the sanctioned layout/sub-division/amalgamation [illegible] under the terms and conditions thereof will not be submitted before [illegible] the road will not be done before submission of B.C.C.

16. That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

17. That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

18. That the N.O.C. from Society alongwith certified extract of General Body Resolution for development/additions and alterations will not be submitted before C.C.

19. That the requisite premium as intimated will not be paid before applying for C.C.

20. That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

21. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.

22. That the Phase programme, if any, will not be got approved before asking for C.C.

23. That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.

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बदर - १५
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THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4 मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

CE/7331/WS/AK 180 2004

H and E
Municipal
Bandra (

24. That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

बदर - १५

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25. That the soil investigation will not be done and report thereof will not be submitted with structural design.

बदर - १५

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26. That the building will not be designed with the requirements of all the relevant IS codes including IS code 1893 for earthquake design while granting occupation certificate from Structural Engineer to that effect will be insisted.

27. That no main beam in R.C.C. framed structure shall not be less than [illegible] of the columns shall also not be governed as per the applicable [illegible] code.

28. That all the cantilevers (projections) shall not be designed [illegible] times the load as per I.S. code 1993-2002. This also includes the columns projecting [illegible] the overhead water storage tank, etc.

29. That the R.C.C. framed structures, the external walls shall be [illegible] in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as stipulated under No.CE/5591 of 15.4.1974.

30. That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

31. That the phasewise programme for removal of the debris shall not be submitted and get approved.

32. That the registered undertaking for not misusing the part / pocket terraces and area claimed free of F.S.I. will not be submitted.

33. That the registered undertaking for water proofing of terrace and Naui traps shall not be submitted.

34. That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

35. That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

36. That the design for Rain Water Harvesting System from Consultant shall not be submitted.

37. That the necessary remarks for training of nalla/construction of SWD will not be obtained from Dy. Ch.Eng. (SWD) City and Central Cell before plinth C.C. and compliance of said remarks will not be insisted before granting full C.C. for the building.

38. That the debris removal deposit of Rs. 45,000/- or Rs. 2/- per sq.ft. of the built up area, whichever is less will not be paid before further C.C.

39. That the "Debris Management Plan" shall not be got approved from Executive Engineer (Dev.) and the conditions thereunder shall not be complied with.

40. That the N.O.C. from Collector - 5/19 D for conversion of land shall not be submitted.

CE/8737/WS/AK 18 Oct 2007

Municipal Office
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4. That remarks / specifications regarding formation level and construction of road from the of Dy.Chief Engineer [Roads]W.S. shall not be obtained before applying for C.C.

CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

5. That the notice in the form of appendix XVI of D.C.R. shall not be submitted on completion of plinth.

6. That N.O.C. from Civil Aviation department will not be obtained for the proposed building.

7. That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

8. That the N.O.C. from A.A. & C. [K/West] shall not be submitted.

9. That the plinth stability certificate from R.C.C. consultant shall not be submitted.

7. That the work-start notice shall not be submitted.

8. That the design of the road crust obtained from the R.C.C. consultant of the office of Dy.Chief Engineer [Roads]W.S. to carry out the construction of the upper sub-base, base etc. as per the design shall not be complied with before asking for C.C. beyond plinth.

9. That C.C. shall not be granted beyond plinth level unless the concerned officer shall be satisfied competent authority that he has moved the concerned authorities for providing connection in this regard & advance connection [not commissioned] is taken for the locations.

10. That the testing of building material to be used on the subject work shall not be done and results of the same will not be submitted periodically.

11. That the quality control for building work / for structural work / supervision of the work, shall not be done and certificate to that effect shall not be submitted periodically in proforma.

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

1) That some of drains will not be laid internally with C.I. pipes.

2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978

3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.

4) That the 10' wide paved pathway upto staircase will not be provided.

5) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

6) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at prominent place before O.C.C./B.C.C.

7) That the carriage entrance will not be provided before starting the work.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4 मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST.

8) That the parking spaces will not be provided as per D.C.R. No.36.

9) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.

10) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Pest Control Officer with a provision of temporary but safe and stable ladder.

11) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

12) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

13) That the infrastructural works such as construction of underground cable ducts for underground cables, concealed wiring inside the building and other infrastructure for telecom installations etc. required for providing telecom services shall be provided.

14) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with

15) That the necessary arrangement of borewell shall not be made/provided and necessary certificate to that effect from the competent authority shall not be obtained before C.C.

16) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mtr.

17) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.

18) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

19) That the Drainage Completion Certificate shall not be submitted.

20) That the Lift Inspector's completion certificate shall not be submitted.

21) That the structural stability certificate shall not be submitted.

22) That the Site Supervisor's completion certificate shall not be submitted.

23) That the smoke test certificate shall not be submitted.

24) That the water proofing certificate shall not be submitted.

25) That the final completion certificate from C.F.O. shall not be submitted.

26) That the N.O.C. from A.A. & C. (KW ...) shall not be submitted.

27) That the final N.O.C. from MHADA shall not be submitted.

28) That the completion certificate for Rain Water Harvesting System from Consultant shall not be submitted.

18 O... 2007

29) That the construction of road including S.W. Drain and footpath, providing central divider, lane marking and providing street furniture and obtain completion certificate from E.E. (Roads)W.S. shall not be submitted before applying for occupation.

30) That the payment towards the difference in pro-rata cost of C.C. road and small road for road width of 18.30 mtrs. and above shall not be made in the office of Executive Engineer (Roads) before applying for occupation.

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

1) That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from E.E. department regarding adequacy of water supply.

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THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

8/10/12
...NGR. BLDG. PROPOSAL
SW (S.) EAST/WEST WARDS

Svm

This P.O.D./C.C. is issued subject to the provisions of Urban Land (Ceiling and Regulation Act. 1976)

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BMPP-1649-2002-10,000 Forms. C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/8732/BSI/WS/AH/AK of

COMMENCEMENT CERTIFICATE

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

To,

Lessee - Mr. Vijay Thakkar

1 FEB 2008

of M/s Dev Bhoomi Realtors Pvt Ltd.

Sir,

With reference to your application No. 2070 dated 22.11.2005 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Prop. Redevelopment of Bldg No 41 at premises at Street ..... village Ambivali Plot No. ..... situated at Azad Nagar Ward K/West

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

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subseequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :---

(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

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

(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

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

The Municipal Commissioner has appointed Shri V. H. PATIL ..... Ex. Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 31 JAN 2009

This Commencement certificate is for carrying out the work upto/~~For~~ Plinth/Stilt ..... only

TRUE COPY

For
S P ASSOCIATES
ARCHITETS ENGINEERS

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Ex Assistant Eng. Building Proposals
(Western Subs.) 'H & K/West' 'K/East & P'/Wards'

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

Valid up to 31-01-2009

CE/ 8732/BSH/WS/AK of 30 JUL 2008

Further C. C. is now extended Full C.C. for Wing 'A' upto top of 4th floor + LMR + OHT i.e. ht. 19.23 m & Wing 'B' upto top of 1st floor i.e. ht. 6.40 mtrs. as per approved dated 18.10.2007 for/upto.....height.

A.E.B.P. [WS] K/East/West

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Valid up to 31-01-2010

CE/ 8732/BSH/WS/AK of 2 APR 2009

Further C. C. is now extended Full CC upto top of 8th floor i.e. 27.30 mtrs + LMR + for wing 'A' & upto top of 12th part i.e. ht. 38.4 m LMR + OHT for wing 'B' as per approved plan dated 24.3.2009 for/upto.....height.

A.E.B.P. [WS] K/East/West

TRUE COPY

For
S P ASSOCIATES
ARCHITETS ENGINEERS

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ MUMBAI SUBURBAN DIST. (BANDRA)

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THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE '7'

Lawful Solutions

Advocates & Legal Consultants

1st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

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Ref. No.: LS/AE/TC/009/10-11

Dated: 18th March, 2010

To,
Mr. Vijay Thakkar, Director
Dev Land & Housing Ltd.
10th Floor, Dev Plaza
Opp. Andheri Fire Station
S V Road, Andheri (W)
Mumbai 400 058

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

Sir,

Sub: **Title Certificate in respect of Property being a Plot of Land admeasuring 861.45 sq. mts and bearing survey number 133 & CTS No. 838 (Part) situated at Azad Nagar, Veera Desai Road, Andheri (West), Mumbai - 400058**

Ref: At your request

In pursuance to your request for Title Certificate in respect of the above captioned Property, we are furnishing hereunder the legal scrutiny report in respect of the same on the basis of the documents perused by us.

1. **DESCRIPTION OF THE PROPERTY:**

1.1 Plot of Land demised in favour of Azad Nagar Excel Co-operative Housing Society Ltd. situated at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400058. admeasuring **861.45** sq. mts., bearing Survey

& CTS No. 838 (part) lying being and situate at Village Ambivali, Taluka: Andheri, District: Mumbai (hereinafter referred to as the said **"PLOT"**).

LIST OF DOCUMENTS SUBMITTED BEFORE US FOR LEGAL SCRUTINY:

2.1. Indenture of Lease dated 23rd March, 1999, executed between Maharashtra Housing and Development Authority the Lessor (*therein referred to as "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as "the Society"*) of the Other Part.

2.2. Deed of Sale dated 23rd March, 1999, executed between Maharashtra Housing and Development Authority the Vendor (*therein referred to as "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as "the Society"*) of the Other Part.

2.3 Development Agreement dated 2nd February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01128-2005 dated 2nd February, 2005 (hereinafter referred to as the said **"FIRST DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*)of the One Part and Balaji Developers (*therein referred to as the "Developers"*) of the Other Part.

Lawful Solutions

Advocates & Legal Consultants

1st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

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2.4 General Power of Attorney dated 2nd February, 2005 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial No. BDR9-01129-2005 dated 2nd February, 2005 (hereinafter referred to as the said **"FIRST POWER OF ATTORNEY"**) executed by Azad Nagar Excel Co-operative Housing Society Ltd. in favour of Mr. Pravinbhai Chhedaand Jivrajbhai Shah, partner of Balaji Developers.

2.5 Deed of Cancellation date 25th July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06807-2007 dated 25th July, 2007 (hereinafter referred to as the said **"DEED OF CANCELLATION"**)executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the One Part and Balaji Developers (*therein referred to as the "Developer"*) of the Other Part.

2.6 Development Agreement dated 25th July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, under Serial No. BDR1-06808-2007 dated 25th July, 2007 (hereinafter referred to as the said **"DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (*therein referred to as the "Developers"*) of the Second Part and Balaji Developers (*therein referred to as the "Confirming Party"*) of the Third Part,

2.7 General Power of Attorney dated 25th July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial

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No. BDR1-06809 dated 25th July, 2009 (hereinafter referred to as the said **"POWER OF ATTORNEY"**) by Azad Nagar Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) in favour of Mr. Vijay Thakkar, Director of M/s Dev Bhoomi Realtors Pvt. Ltd.

2.7 Offer letter dated 17th November, 2008 bearing No. CO / MB / Arch / NOC / F-690 / 6061 / 2008 and the NOC dated 20th December, 2008 bearing No. CO/ MB/ ARCH/NOC/F-690/6658/2008 issued by the Chief Office, Maharashtra Housing and Area Development Board both addressed to the Secretary, Azad Nagar Excel Co-operative Housing Society Ltd.;

2.8 Receipt for payment of Rs. 22,98,390/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs. 8,10,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt Nos. 343470 and 343471 respectively both dated 3rd December, 2008 being paid as charges for change of user and allotment of TDR.

2.9 Copy of the extract of the Property Register Card (hereinafter referred to as the said **"PRC"**) in respect of a larger layout of land of MHADA and the said Plot forms a part thereof.

3. **FLOW OF TITLE IN RESPECT OF THE PROPERTY**

3.1. The said Plot of the said Society is a part of a Larger layout of Land in the MHADA Layout admeasuring 25562.70 sq. mts. as shown in the extract of the Property Register Card (**PRC**)

3.2. The said MHADA vide an Indenture of Lease dated 23rd March, 1999, executed between the Maharashtra Housing and Area Development Authority (**MHADA**) the Lessor (*therein referred to as the said "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) of the Other Part. Under the terms of the said Indenture of Lease the said Authority therein granted to the said Society on lease a piece of Land out of a Larger layout a Plot admeasuring **861.45 sq. mts.** lying underneath and appurtenant to Building No. **41** bearing Survey No. 133 and CTS No. 838 (part), lying being and situate at Village: Ambivali, Taluka: Andheri, District Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai 400 053

3.3 The said MHADA vide a Deed of Sale dated 23rd March, 1999 executed between the Maharashtra Housing and Area Development Authority the Vendor (*therein referred to as the said "Authority"*) of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the said "Society"*) of the Other Part. The said Authority under the said Deed of Sale sold to the Society therein all the property being a building bearing no. 41 and comprising of 32 tenements (hereinafter referred to as the said **"BUILDING"**) and standing on the said Plot.

3.4 The Society under the terms of the said First Development Agreement had granted to the Developers therein viz. Balaji Developers

rights to carry out the re-development of the said Plot by demolishing the said Building standing thereon and constructing thereupon a proposed new Building by using the FSI available in respect of the said Plot, and further by using the Transferable Development Rights (TDR) FSI that may be permissible in respect of the said Plot in accordance to the Development Control Regulations 1991 (hereinafter referred to as the said **"DCR"**), the Society in furtherance to the said First Development Agreement also executed the said First Power of Attorney in favour of Mr. Pravinbhai Chheda and Jivrajbhai Shah, partners of Balaji Developers to carry out the re-development of the said Plot.

3.5 That for some reasons the re-development of the said Property of the Society could not be carried out by M/s Balaji Developers and the parties to the said First Development Agreement decided to revoke, cancel and terminate the same and also to revoke and cancel the said First Power of Attorney. In pursuance thereto and by virtue of the said Deed of Cancellation, the development rights granted to the M/s Balaji Developers under the said First Development Agreement came to be revoked, cancelled and terminated and further the powers conferred upon the two partners of M/s Balaji Developers under the said First Power of Attorney also came to be revoked and cancelled upon the execution of the said Deed of Cancellation.

3.6 The Society thereafter by virtue of the said Development Agreement granted development rights in respect of its Property to M/s Dev Bhoomi Realtors Pvt. Ltd. and in pursuance of the said Development Agreement also executed the said Power of Attorney in favour of Mr. Vijay Thakkar,

Director of M/s Dev Bhoomi Realtors Pvt. Ltd. granting all powers to do such acts that were required to carry out the re-development of the Property of the Society.

3.7 The said Society in pursuance to the Offer letter dated 17th November, 2008 bearing No. CO / MB / Arch / NOC / F-690 / 6658 / 2008 and NOC dated 20th December, 2008 bearing ARCH/NOC/F-690/6658/2008 issued by the said MHADA were granted permission for re-development of the said Plot and further offered allotment of additional TDR and change of user from residential to commercial and NOC for use and purchase of TDR from the open market on payment of charges on the terms and conditions as mentioned therein. The Developers on behalf of the Society made payment of Rs. 22,98,390/- (Rupees Twenty Two Lacs Ninety Eight Thousand Three Hundred Ninety Only) and a further sum of Rs. 8,10,906/- (Rupees Eight Lacs Ten Thousand Nine Hundred and Six Only) under Receipt No. 343470 and 343471 respectively both dated 3rd December, 2008 for the charges as demanded by MHADA.

4. TITLE OF THE PROPERTY

In view of the above facts on the basis of the documents as produced by you before us for legal scrutiny, it is seen that the said Plot being a Plot of Land bearing survey number 133 & CTS No. 838 (part) admeasuring **861.45** sq. mts. and situate at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400053 is demised unto Azad Nagar Excel Co-operative Housing Society Ltd. It is further seen that the said Plot was at all times

in the physical possession of the Azad Nagar Excel Co-operative Housing Society Ltd. It is further seen from the Development Agreement dated 25th July, 2007 executed between executed between Azad Nagar Excel Co-operative Housing Society Ltd. (*therein referred to as the "Society"*) of the First Part and Dev Bhoomi Realtors Pvt. Ltd. (*therein referred to as the "Developers"*) of the Second Part and Balaji Developers (*therein referred to as the "Confirming Party"*) of the Third Part, that the Society has entered into the Development Agreement with the Developers therein for the development in respect of the said Plot admeasuring 861.45 sq. mts. demised unto the said Society by MHADA.

5. **CONCLUSION**

In our opinion and in view of the above facts and records placed before us in respect of the said Plot being Plot of Land bearing survey number 133 & CTS No. 838 (part) admeasuring **861.45** sq. mts. and situate at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400058 situated at Village: Ambivali, Taluka: Andheri, District: Mumbai for legal scrutiny it is clearly evident that the rights to the said Plot are demised unto and vested with Azad Nagar Excel Co-operative Housing Society Ltd. and the said Plot forms a part of the larger MHADA Layout and the boundaries of the said Plot are not disputed. The said Plot was at all times in the physical possession of the Azad Nagar Excel Co-operative Housing Society Ltd. as shown demarcated by a red colour boundary line on the copy of the Layout Plan of MHADA. Thus from the flow of title and on the basis of various documents perused by us the rights (lease hold) and

Lawful Solutions

Advocates & Legal Consultants

1st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383811, Cell: 9820368335/9820068202
E-mail: lawfulsolutions@yahoo.co.in and lawfulsolutions@rediffmail.com

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possession of the said Plot as on date are demised unto and vested to the name of Azad Nagar Excel Co-operative Housing Society Ltd. and the title of the same is clear and marketable.

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Sincerely

For **LAWFUL SOLUTIONS**

NIRMAL DEVNANI
Advocate High Court, Mumbai

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/8732/WS/AK

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

OCCUPATION CERTIFICATE

To:
Shri Vijay Thakkar, C.A. to
M/s.Azad Nagar Excel Co-op. Hsg. Soc. Ltd.,
10th Floor, Dev Plaza, S.V. Road,
Andheri (W), Mumbai.

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Sir,

The full development work of building comprising of Wing A for residential user comprising o Stilt + 8 upper floors & Wing B for commercial user comprising of Ground + 11 floors + 12th part upper floors on plot bearing CTS No.838 (pt) of village Ambivalil situated at Plot of Bldg. No.41 of Azad Nagar, MHADA Layout, Andheri (West), Mumbai, is completed under the supervision of Licensed Architect Shri Parag Mungle of M/s.S.P.Associates. License No. CA/93/15779, may be occupied on the following condition :-

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

A set of certified completion plan is attached herewith.

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

Yours faithfully,

27/7/09

Executive Engineer (Bldg.Proposals)
Western Subs. [K] Ward.

Copy to : 1) Licensed Architect Shri Parag Mungle of M/s.S.P.Associates
2) E.E.D.P.
3) E.E.[V]W.S.
4) Dy.A.& C.(S)
5) Sup. [K/W] Ward,
6) A.E.W.W.[K/W] Ward,
7) Asstt. Commissioner [K/W] Ward
8) A.E. Survey (H&K Wards)

For information please.

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For E.E.B.P.(W.S.) K Ward

THE SEAL OF THE SUB-REGISTRAR सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (वांद्रे) MUMBAI SUBURBAN DIST. (BANDRA)

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MUNICIPAL CORPORATION OF GREATER MUMBAI
CE / 8732 / WS / AK of

M/s. S.R. Associates,
2/B, Samroop Apts.,
Juhu Lane, Andheri [W],
Mumbai - 400 058.

2 4 MAR 2009

Municipal Office, A. K. Vaidya Marg
Bandra (West), Mumbai-400 051.

बदर - १५

२०८ | ६३ | ०४

२०२२

Sub:- Amended plans for proposed reconstruction of bldg No.41 of MHADA layout at CTS No.838 [Pt.] of village Ambivali of Azad Nagar, Andheri [West], Mumbai

Sir,

Ref : Your letter dated

There is no objection to your carrying out the work as per amended plans submitted by you *vide your letter under reference subject to the following conditions:-*

1) All the objections of this office I.O.D. under even no. dated 18|10|2007 shall be complied and should be complied with.
2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.
4) That the infrastructural works, such as; construction of hand holes / pathholes, ducts, underground cables, concealed wiring inside the flats/rooms, rooms/space for telecom installations etc. required for providing telecom services shall be provided.
5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
6) That the letter box shall be provided at the ground floor for all the tenements.
7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
8) That no main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. code 1993-2002. This also includes the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm. if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
12) That the condition of revised bye-law 4[c] shall be complied with.
13) That the N.O.C. from Civil Aviation shall be submitted.
14) That all the payments shall be made.
15) That the registered undertaking for not misusing the elevation features, society office, pocket terrace, fitness centre shall be submitted.
16) That the testing of building material to be used on the subject work shall be done and results of the same will be submitted periodically.
17) That the quality control for building work / for structural work / supervision of the work shall be done and certificate to that effect shall be submitted periodically in proforma.
18) That the NOC from A.A. & C., K/West Ward shall be submitted.
19) That the NOC from H.E. shall be submitted.
20) That the registered undertaking stating the concessions involved in the proposal shall be submitted.

2 4 MAR 2009

Municipal Office, E. R. Proper Ward
Bandra (West), Mumbai-400 050

21) That the registered undertaking incorporating condition in the agreement for deficient open space shall be submitted.

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

Yours faithfully,

Sd/-

Executive Engineer, Building Proposals,
(Western Suburbs)

Copy to 1] Mr. Vijay Thakkar, C.A. to owner
2] Assistant Commissioner 'K'
3] A.E.W.W. 'K'
Forwarded for information please

24/3/09
for E.E.B.P.(W.S.) 'K'

बदर - १५

२०८	६४	८४

२०२२

ac

बदर - १५

१८५	६३	८०

२०२४

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

बदर - १५

२०८	६५	०४

करनिर्धारण व संकलन खाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४००००१

संकेतस्थळ : [illegible]

मालमत्ता क्रमांक	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहायक आयुक्त/ करनिर्धारक व संकलक
[illegible]14282	KW1700870040000	--	2008-2009	'K/West' Ward, Municipal Office Building, Paliram Rd., Off S V Rd., Opp. Andheri Station, Andheri (W), Mumbai 400 058

मालमत्ता धारक :
SEU[illegible]S LTD
BLDG NO A [illegible] NAGAR ANDHERI WEST BOM 400053

यांजकडून

मालमत्ता क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क./ प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे :
KW [illegible] PLOT NO 84/H CTS NO 838(PT) J P ROAD AZAD NAGAR ANDHERI(W) PLOT OF LAND, ANDHERI

THE EXECUTIVE ENGINEER MAHARASHTRA HOUSING BOARD BOMBAY ,

प्रथम करनिर्धारण दिनांक	01-04-1968	थकबाकी ३१/०३/२००८ या तारखेस	0
एकुण करपात्र मूल्य रु.	290590	नोटीस शुल्क	0
करमाफी दिलेले मूल्य रु.	0	जप्ती शुल्क	0
निवासी करपात्र मूल्य रु.	290590	महापालिका दंड	0
अनिवासी करपात्र मूल्य रु.	0	शासकीय [illegible]	0
एकुण वार्षिक देय कर	318618	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ [illegible] आहे	

200811BIL04680991 01-APR-08 to 30-SEP-08	देयक क्र. <------			[illegible] 01-OCT-[illegible] 31-MAR-09
	कर / Tax	निवासी / अनिवासी/R / NR		
36917	सर्वसाधारण कर / General Tax			[illegible]
0	पाणीपट्टी / Water Tax	निवासी/ R	65	[illegible]
0		अनिवासी/ NR	130	0
15382	जलप्रदायकर / Water Benefit Tax	निवासी/ R	12.5	[illegible]8162
0		अनिवासी /NR	25	0
37680	मलनिःसारण कर / Sewerage Tax	निवासी/ R	39	56665
0		अनिवासी/ NR	78	0
9229	मलनिःसारण सोय कर / Sewerage Benefit Tax	निवासी/ R	7.5	10897
0		अनिवासी /NR	15	0
14767	म.न.पा. शिक्षण उपकर / Mun. Education Cess		12	17435
7383	राज्य शिक्षण उपकर / State Education Cess	निवासी/ R	6	8718
0		अनिवासी/ NR	12	0
0	/ Employment Guarantee Cess		3	0
615	/ Tree Cess		0.5	726
18459	/ Street Tax		15	21794
140632	<------ देयक रक्कम ------>			177986
01-04-2009	<------ देय दिनांक ------>			01-04-2009
6345	Collection Amount			6345
134287	Net Payable Amount			171641
0	Advance Amount			0

00114282 00114282

संदेश:

१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर

३) लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.

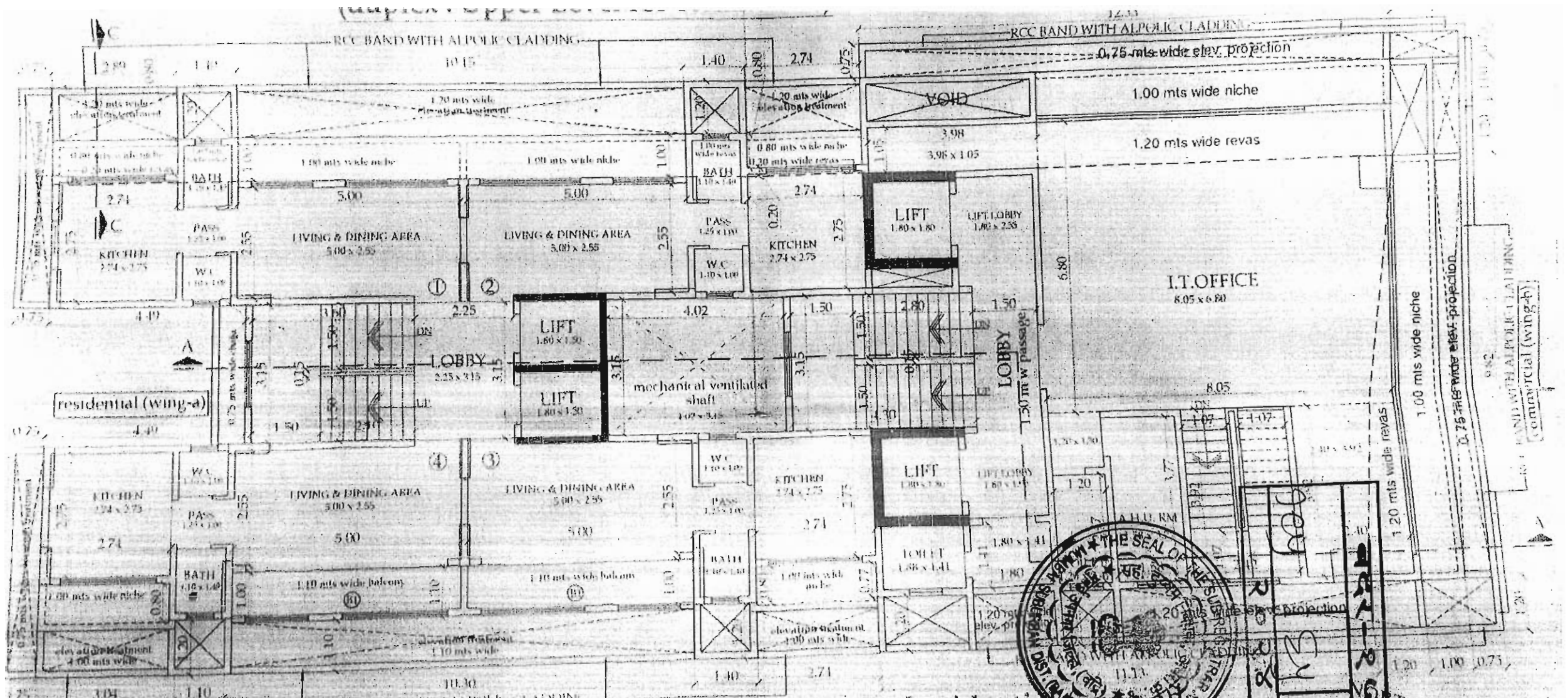
४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संपर्क २२६९४७२७.

भि. सं. उंबरजे
करनिर्धारक व संकलक

सूचना व अधिक माहितीसाठी कृपया मागे पहावे.

E & OE.

The billing system is under upgradation. Reconcilation of msnual transactions during switchover period is in progress. Please bear with data errors if any.



TYPICAL (1st to 8th) FLOOR PLAN FOR [residential (wing-a)]
& 4th,6th & 10th FLOOR FOR [commercial (wing-b)]
(duplex : Upper Level for commercial)

For DEV LAND & HOUSING PVT. LTD.

SCALE - 1:100

DIRECTOR

DLH
BUILDING TRUST
ISO 9001 : 2008

EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY HELD ON 13th OCTOBER, 2023 AT 11.00 A.M.

"**RESOLVED** that the Company execute an **AGREEMENT FOR SALE** in respect of UNIT / office no.**1001 on the 10th (Tenth)** floor in the Wing B with **INDMAN MARINE MANAGEMENT PRIVATE LIMITED** in the Building known as AZAD NAGAR EXCEL situated at Building No.41, Azad Nagar Road No. 2, Veera Desai Road, Andheri (W), Mumbai 400 053.

"**RESOLVED FURTHER** that **MR. VIJAY THAKKAR**, Director is hereby authorised and empowered on behalf of the Company to sign and execute the **AGREEMENT FOR SALE** for the said unit/office and to also appear before the Sub Registrar of Assurances at Bandra, Mumbai, for the purpose of lodging and registration of the same.

For and on behalf of the Board of
DEV LAND AND HOUSING PVT.LTD.

DEV LAND AND HOUSING PVT. LTD. MUMBAI

Director

बदर-१५
२०२४

THE SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)

बदर- ६५		
१६५	६७	८०
२०२५		

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)
उप. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)

Indman

We hereby certify that the following Resolution of the Board of Directors of M/s. Indman Marine Management Private Limited was passed at a meeting of the board held on 6th Dec, 2023 at its Registered office at 41-B, New Excel Building, Unit No 1001, 1st Floor, Azad Nagar, Off Veera Desai Road, Andheri- West, Mumbai – 400056, Maharashtra and has been duly recorded in the minutes Book of the company.

EXTRACT OF BOARD RESOLUTION

"**RESOLVED that** the Board has decided to purchase the Office/Unit No.1001 on the 10th (Tenth) Floor, situated at 41-B, New Excel CHSL, Azad Nagar, Off Veera Desai Road, Andheri – West, Mumbai - 400053 from **DEV LAND AND HOUSING PRIVATE LTD.** having address at 10th floor, Dev Plaza, S.V. Road, Andheri (West), Mumbai-400 058.

"**FURTHER RESOLVED** that Mr Asif Wahid Ali Shaikh, Manager, residing at Plot No12, Road No 3, Sector 19, New Panvel 410206 is hereby authorised to sign and execute necessary documents and Sale Deeds of said Land on behalf of the Company.

For and held behalf of

Indman Marine Management Private Limited

Director / Authorised Signatory

Place: Mumbai

Date: 6th Dec, 2023

Indman Marine Management Private Limited Mumbai

बदर-१५

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

Indman Marine Management Private Limited
41-B, Excel Building, Unit No.101, 1st Floor, Road No. 2, Azad Nagar, Off Veera Desai Road, Andheri (W),
Mumbai - 400053, Maharashtra.Tel.: +91 22 6716 4600 • Fax : +91 22 6716 4699 • Email : indman@indmanmarine.com
Licence No.: RPSL-MUM-1007 • CIN No.: U74999MH2018PTC318250

बदर-१५

१९५	६६	८०

२०२४

THE SEAL OF THE SUB-REGISTRAR, INDHERI No. 4
MUMBAI SUBURBAN DIST. (BANDRA)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

DEV LAND AND HOUSING PVT LTD

19/09/2008

Permanent Account Number

AACCD3656L

Signature

अंधेरी - २५

९९५	८०	८०

२०२४

THE SUB-REGISTRAR ANDHERI No. 4 SUBURBAN DIST. (BANDRA)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

VIJAY THAKORDAS THAKKAR

THAKORDAS GOKULDAS THAKKAR

19/11/1969

Permanent Account Number

ABWPT2648A

Signature

बदर-१५

१८५	०२	८०

२०२४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAFCI0980H

नाम / Name
INDMAN MARINE MANAGEMENT
PRIVATE LIMITED

निगमन/गठन की तारीख
Date of incorporation/formation
13/12/2018

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4
मुंबई उपनगर जिल्हा, (भारत)
MUMBAI SUBURBAN DIST. (INDIA)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASIF WAHID ALI SHAIKH

WAHIDALI IMAM ALI SHAIKH

07/06/1975

Permanent Account Number

AHHPS9481M

Signature

02122014

Indman Marine Management Private Limited
Mumbai

नंबर = ३५

१९५	७३८०	

२०२४

THE SEAL OF THE SUB-REGISTRAR
मुंबई उपनगर जिल्हा
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१५

१८५	७४	८०

२०२४

322/10169 पावती

Original/Duplicate

Wednesday,September 18 ,2019

12:58 PM

नोंदणी क्रमांक : Regn. No.

पावती क्र.: 11464 दिनांक: 18/09/2019

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: बदर1-10169-2019

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: विजय ठक्कर

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 200.00
पृष्ठांची संख्या: 10	
एकूण:	रु. 300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:15 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक अंधेरी-1

सह. दुय्यम निबंधक, अंधेरी क्र. १

मुंबई उपनगर जिल्हा

बाजार मुल्य: रु.1 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006102268201920E दिनांक: 18/09/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1809201902323 दिनांक: 18/09/2019

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 18/09/2019

CHALLAN

MTR Form Number-6

GRN	MH006102268201920E	BARCODE	Date	09/09/2019-12:11:27	Form ID	48(f)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	SDR4_JT SUB REGISTRAR ANDHERI 2	Full Name	VIJAY THAKKAR
Location	MUMBAI		
Year	2019-2020 One Time	Flat/Block No.	AS
Account Head Details	Amount In Rs.	Premises/Building	
0030044601 Stamp Duty	500.00	Road/Street	PER
0030063301 Registration Fee	100.00	Area/Locality	DOCUMENT
		Town/City/District	
		PIN	4 0 0 0 5 8
		Remarks (If Any)	
		SecondPartyName=ANIL SALVI AND ORS~	
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103320190909010968 230985333
Cheque/DD No.		Bank Date	RBI Date	09/09/2019 22:14:56 Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID : Mobile No. 9821448114

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

बेदर - १

७०९६९	७	९०

Print Date 09-09-2019 12:12:05

बदर-१५

७५५	६६	८०

२०२४

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1809201902323	Date	18/09/2019

Received from Vijay Thakkar , Mobile number 9821448114, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

THE SEAL OF THE SUB-REGISTRAR, ANDHERI No. 1 सह. दुय्यम निबंधक, अंधेरी क्र. १ मुंबई उपनगर जिल्हा, (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

Payment Details

Bank Name	IBKL	Date	18/09/2019
Bank CIN	10004152019091901973	REF No.	232219294

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

बदर-१७

५७६९	२	७०

२०२४

महानगर टेलीफोन निगम लिमिटेड, मुंबई

MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

टेलीफोन बिल पत्रक / Telephone Bill Foil

पंजीकृत कार्यालय : 5 वी मंजिल, महानगर दूरसंचार सदन, 5, सीजीओ कॉम्पलेक्स, लोधी रोड, नई दिल्ली - 110003

Regd. Office : 5th Floor, Mahanagar Doorsanchar Sadan, 5, CGO Complex, Lodhi Road, New Delhi - 110003

MTNL

बचत = ३५

VIJAY THAKKAR
OFFICE NO 1001 10TH FLOOR
DEV PLAZA BLDG. NO.5 68
S.V. ROAD OPP.ADR FIRE STN.
ANDHERI(W) MUMBAI

26237491

SL: 00824108

नाव आणि पत्ता / नाम और पता :
विजय ठक्कर
ऑफिस नं.1001, 10वां माला
देव प्लाझा बिल्डिंग, नं.5 68
एस.वी. रोड पत्ता आग स्टेशन, के सामने.
अंधेरी(प) मुंबई 400058

बिल कालावधि Billing Period	01/12/2012 से / to 31/12/12
अंतिम दिनांक Due Date	31/12/2012
देय राशि Amount Payable	1999.00

20802352112012612551001201300001999

टेलीफोन नं. Telephone No.	खाता क्रमांक A. No.	बिल नं. Bill No.	बिल दिनांक Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैंड शुल्क योजना Broadband Tariff Plan
26237491	20802352112	20812552455	10/01/2013	NON-OYT GENERAL	Plan 180		DSL-Unlid- 399 Home

मीटर रीडिंग Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	फ्री कॉल Free Calls	नेट कॉल शुल्क Net Calls Chargeable
72486 – 72486	0	0	0	0	0

Broadband Usage 16 Dec 2012

Details of Payments received after last bill :

BillDate	BillAmnt	DueDate	PaidDate	PaidAmnt
10/12/12	1999.00	31/12/2012	24/12/2012	1999.00

वर्तमान शुल्क {विवरण} Current Charges Details	राशि {रुपये में} Amount (Rs.)
मासिक सेवा शुल्क Monthly Service Charges	180.00
कॉल शुल्क Call Charges	0.00
ब्रॉडबैंड मासिक सेवा शुल्क Broadband Monthly Service Charges	1599.00
ब्रॉडबैंड यूज शुल्क Broadband Usage Charges	0.00
मासिक सी पी ई सेवा शुल्क Monthly CPE Service Charges	0.00
डेबिट Debits	0.00
क्रेडिट Credits	0.00
सेवा कर @12% Service Tax @ 12%	
शिक्षा कर @3% Educational Cess @ 3 %	
Amount Payable upto Due Date	1999.00
Surcharge	40.00
Amount Payable after Due Date	2039.00

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www.mtnlmumbai.in

Get Discount upto 1% (on the bill amount) by paying Online. Maximum limit allowed Rs.45

E & O. E. MTNL MUMBAI SERVICE TAX REGN NO.: AAACM0828RST001

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S./2012/622/ Ltr. No. 204/M-1dtd. 09.10.2012

Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 20602352111

- Please ensure that your phone is not used for making telemarketing calls or SMS to avoid penalties as per Telecom Commercial Communication Customer Preference Regulation 2007
- To avoid unwanted telemarketing calls, register your telephone number in NDNC Registry - Call 1909 or SMS START DND on 1909
- This is computer generated bill. No signature is required.

92C Y
२०१३

बचत - १ रु
२०१६ ५ १०
२०१३

बदर-१५

१९५	८०	९०

२०२४

THE SUB-REGISTRAR ANDHERI No. 4 निबंधक, अंधेरी क्र. ४ MUMBAI SUBURBAN DIST. (BANDRA) मुंबई उपनगर जिल्हा (बांद्रा)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

VIJAY THAKORDAS THAKKAR

THAKORDAS GOKULDAS THAKKAR

19/11/1969

Permanent Account Number

ABWPT2648A

Signature

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१५

१०१६९	६६	१०

२०१९

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ANIL RAGHUNATH SALVI

बदर - १५

१९५	६	९०

SANJAY PAWAR
09/01/1989
Permanent Account Number
CCCPP0997D

THE SEAL OF THE SUB-REGISTRAR

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20140040415 DOI : 23-09-2014
Valid Till : 22-09-2034 (NT)
DLD 24-11-2017
FORM 7
RULE 15 (2)
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	23-09-2014
MCWG	23-09-2014

DOB : 18-01-1995 BG :
Name :DILIP SINGH
S/D/W of :SURESH SINGH
Add :ROOM NO. 01, PADAM SINGH CHAWL, ADARSH NAGAR, KURAR VILLAGE, MALAD (E) MUMBAI MUMBAI
PIN :400097
Signature & ID of Issuing Authority MH02
Signature/Thumb Impression of Holder

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MITESH SURESH MISTRY
SURESH MISTRY
31/03/1988
APZPM5152K

Viral Vasant Mistry
जन्म तारीख/DOB:10/07/1988
पुरुष Male
9773 4046 8728
माझे आधार, माझी ओळख

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1
SUBURBAN DIST. (BANDRA)

बदर - १५

१०१६	६	९०

२०१९

Summary1 (GoshwaraBhag-1)

बदर-१५ | २०२४

322/10169 | दस्त गोषवारा भाग-1 | बदर1

बुधवार,18 सप्टेंबर 2019 12:58 म.नं. | दस्त क्रमांक: 10169/2019

दस्त क्रमांक: बदर1 /10169/2019

बाजार मुल्य: रु. 01/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बदर1 यांचे कार्यालयात

अ. क्र. 10169 वर दि.18-09-2019

रोजी 12:53 म.नं. वा. हजर केला.

पावती:11464

पावती दिनांक: 18/09/2019

सादरकरणाराचे नाव: विजय उ

नोंदणी फी रु. 100.00

दस्त हाताळणी फी 200.00

पृष्ठांची संख्या: 10

एकुण: 300.00

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 सह. दुय्यम निबंधक, अंधेरी क्र. १ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

दस्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक, अंधेरी क्र. १

सह. दुय्यम निबंधक, अंधेरी क्र. १

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 18 / 09 / 2019 12 : 53 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 09 / 2019 12 : 55 : 16 PM ची वेळ: (फी)

बदर १ | ९०९६९ | ८ | ९०

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 सह. दुय्यम निबंधक, अंधेरी क्र. १ मुंबई उपनगर जिल्हा (बांद्रा) MUMBAI SUBURBAN DIST. (BANDRA)

Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

वदर1

दस्त क्रमांक:10169/2019

18/09/2019 1 01:31 PM

दस्त क्रमांक: वदर1/10169/2019

दस्ताचा प्रकार:कुलमुखत्यारपत्र

वदर २

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय ठक्कर पत्ता:[illegible] मजली, देव प्लाझा, अंधेरी पश्चिम, एस वी रोड अंधेरी [illegible], MAHARASHTRA, MUMBAI, Non-Government पॅन नंबर:[illegible]BWPT2648A	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		
2	नाव:[illegible] पत्ता:प्लॉट नं: बी/15, माळा नं: -, इमारतीचे नाव: [illegible], ब्लॉक नं: वांद्रा पूर्व, रोड नं: वी के सी, महाराष्ट्र, MUMBAI. पॅन नंबर:AVKPS[illegible]0H	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		
3	नाव:[illegible] पत्ता:प्लॉट नं: बी/15, माळा नं: -, इमारतीचे नाव: [illegible], ब्लॉक नं: वांद्रा पूर्व, रोड नं: वी के सी, महाराष्ट्र, MUMBAI. पॅन नंबर:CCCPP0997D	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-29 स्वाक्षरी:-		
4	नाव:संतोष डांगे पत्ता:प्लॉट नं: बी/15, माळा नं: -, इमारतीचे नाव: बलराम, ब्लॉक नं: वांद्रा पूर्व, रोड नं: वी के सी, महाराष्ट्र, MUMBAI. पॅन नंबर:BCRPD9423Q	पॉवर ऑफ़ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-		

सूचना: दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र धारक दस्त ऐवज करुन दिल्याचे कबुल करतात.

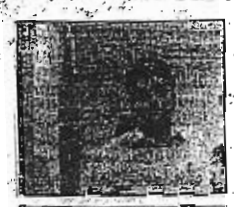
दस्त ऐवज करुन दिल्याचे कबुल केल्याची वेळ:18 / 09 / 2019 12 : 56 : 38 PM

लेटर - १

१०१६९	९	१०

ओळख:

खालील इसम असे जाहीर करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनुक्रमांक	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिलीप सिंग वय:24 पत्ता:बी/15, बलराम, वी के सी, वांद्रा पूर्व, मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:विरल मिस्त्री - वय:30 पत्ता:सदर पिन कोड:400051	स्वाक्षरी		

सर्व साक्षीदारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	साक्षीदार दिलीप सिंग	18/09/2019 12:57:57 PM	दिलीप नुरेश सिंह M XXXX XXXX 4932	

2	साक्षीदार विरल मिस्त्री -	18/09/2019 12:58:23 PM	विरल वसंत मिस्त्री M XXXX XXXX 8728	

बिल्ला क्र.4 ची वेळ: 18 / 09 / 2019 12:58 : 26 PM

बदर-१५

१९५	५४	९०
२०२४		

दुय्यम निबंधक, अंधेरी-1
सह. दुय्यम निबंधक, अंधेरी क्र. १

EPayment Details.

sr.	Epayment Number	Defacement Number
1	1809201902323	180920190232[illegible]
2	MH006102268201920E	00033076172[illegible]9 /2019

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THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा, (वांद्रे)

बदर - १५

९०९६९ ९० ९०

प्रमाणित करणेत येते की, या ९०
दस्तामध्ये एकूण ..... पाने आहेत.
पुस्तक क्र. १ बदर-१५ २०९६९ /२०१९
दस्त नोंदला, दिनांक 18 SEP 2019

सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 (BANDRA)

iSarita v1.5.0

बदर-१५		
१९५	५	९०
२०२४		

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा

घोषणापत्र

मी अमित साळवी / अजय पवार / संतोष डांगे याद्वारे घोषित करतो की, दुय्यम निबंधक ____ यांच्या कार्यालयात Accent Jensale या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. विजय टी ठक्कर व इ. यांनी दिनांक- 18/09/2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 8/1/24

कुलमुखत्यारपत्रधारकाचे नाव
व सही

घोषणापत्र / शपथपत्र

मी / आम्ही खाली करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म. रा. पुणे यांचे ३०.११.२०१३ राजीचे परीपत्रवाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजमधील सादर केलेल्या दस्तऐवजमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तामधील लिहुन देणार / कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखपारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर - १५

१९५	८८	८०
२०२४		

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या [illegible] मालक / वारस हक्कदार / कब्जेदार हितसंबधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहुन देणार हयात आहे. व [illegible] कुलमुखत्यार [illegible] यापही अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदर ची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, [illegible] व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराचा अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण [illegible] दस्तऐवज [illegible] दारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतनाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी /आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्ण्यानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही यची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनमय १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जस भविष्यात कायद्यानुसार भविष्यात कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १९६० मधील नमुद असलेल्या ७ वर्षाच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहुन देणार

लिहुन घेणार

बदर - १५

१८५	७	८०

२०३६

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4
सह. दुय्यम निबंधक, अंधेरी क्र. ४
मुंबई उपनगर जिल्हा, (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20140040415 DOI 23-09-2014
Valid Till 22-09-2034 (NT)

DLD 24-11-2017

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
LMV	23-09-2014
MCWG	23-09-2014

DOB 18-01-1995 BG

Name DILIP SINGH
S/D/W of SURESH SINGH
Add ROOM NO 01 PADAM SINGH CHAWL, ADARSH NAGAR, KURAR VILLAGE, MALAD (E) MUMBAI MUMBAI
PIN 400097

Signature & Name of Issuing Authority MH02

Signature/Thumb Impression of Holder

बदर-१५

१९५	८८	९०

२०२४

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)
सह. दुय्यम निबंधक, अंधेरी क्र. ४ मुंबई उपनगर जिल्हा (बांद्रा)

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH02 20080178785 DOI 10-09-2008
Valid Till 12-12-2029 (NT)

13-12-2019

FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	10-09-2008

DOB 28-02-1970 BG

Name NITIN KHAKHAR
S/D/W of DHIRAJLAL KHAKHAR
Add : C/48-308, YOGI PLAZA CHS LTD, EKSAR ROAD, OPP. YOGI PALACE, YOGI NAGAR, BORIVALI WEST. GREATER MUMBAI,MUMBAI SUBURBAN
PIN : 400091

Signature & ID of Issuing Authority MH02

Signature/Thumb Impression of Holder

401/195
शुक्रवार,05 जानेवारी 2024 2:25 म.नं.

दस्त गोषवारा भाग-1

वदर15
दस्त क्रमांक: 195/2024

दस्त क्रमांक: वदर15 /195/2024

बाजार मुल्य: रु. 2,86,37,557/- मोबदला: रु. 2,87,00,000/-

भरलेले मुद्रांक शुल्क: रु.17,22,000/-

दु. नि. सह. दु. नि. वदर15 यांचे कार्यालयात
अ. क्रं. 195 वर दि.05-01-2024
वेळी 2:24 म.नं. वा. हजर केला.

पावती:219 पावती दिनांक: 05/01/2024

सादरकरणाराचे नाव: **इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अली शेख**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्ठांची संख्या: 90	
	एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

सह.दु.नि.अंधेरी-4

सह.दु.नि.अंधेरी-4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्रं. 1 05 / 01 / 2024 02 : 24 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 05 / 01 / 2024 02 : 25 : 12 PM ची वेळ: (फी)

प्रतिज्ञापत्र

"सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. "दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त लिहून देणारे व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :

बदर-१५		
१९५	९९	९०
२०२४		

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST. (BANDRA)
मुख्य निबंधक, अंधेरी क्र. ४
मुंबई उपनगर जिल्हा, (वांद्रे)

दस्त गोषवारा भाग-2

वदर15
दस्त क्रमांक:195/2024

05/01/2024 2 33:19 PM

दस्त क्रमांक :वदर15/195/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:देव लॅन्ड अँड हौउसिंग प्राईवेट लीमीटेड (पूर्वीचे नाव देव भूमि रीअल्टर्स प्राईवेट लिमिटेड) चे संचालक विजय टी . ठक्कर तर्फे मुखत्यार अनिल साळवी पत्ता:प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाझा , ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCD3656L	लिहून देणार वय :- स्वाक्षरी:-		✓
2	नाव:इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अली शेख पत्ता:प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्सेल ऑफ आझाद नगर एक्सेल को ऑप हौ सो लि , ब्लॉक नं: आज़ाद नगर,अंधेरी पश्चिम , रोड नं: वीरा देसाई रोड , महाराष्ट्र, MUMBAI. पॅन नंबर:AAFCI0980H	लिहून घेणार वय :- स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 01 / 2024 02 : 32 : 48 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:नितिन खखर वय:53 पत्ता:सी/48-308, योगी प्लाझा को-ऑप सो ली, एकसर रोड, योगी नगर, बोरीवली पश्चिम, मुंबई. पिन कोड:400091	स्वाक्षरी		✓
2	नाव:यश मयेकर वय:24 पत्ता:बी 15 बलरामा बीकेसी बांद्रा पूर्व मुंबई पिन कोड:400051	स्वाक्षरी		✓

शिक्का क्र.4 ची वेळ:05 / 01 / 2024 02 : 33 : 15 PM

सह.दु.नि.अंधेरी-४

बदर-१५
१९५ ०० ००
२०२४

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण....००.....पाने आहेत.
बदर-१५/ १९५ २०२४
पुस्तक क्र. १, क्रमांक.....१९५...वर
नोंदला :
दिनांक: ५/१/२०२४
व्ही. एस. भोसले
सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use	Deface Number	Deface Date
1	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan	69103332024010513620	MH010592221202324E	1722000.00	SD	0007123608202324	05/01/2024
2	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan		MH010592221202324E	30000	RF	0007123608202324	05/01/2024
3		DHC		0124058207305	1800	RF	0124058207305D	05/01/2024

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

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4 MUMBAI SUBURBAN DIST. (BANDRA)

195 /2024

05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4
दस्त क्रमांक : 195/2024
नोंदणी :
Regn:63m

गावाचे नाव : **आंबिवली**

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	28700000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	28637556.84
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन , इतर माहिती: ऑफिस/युनिट नं. 1001,विंग-बी,10 वा मजला,न्यु एक्सेल ऑफ आझाद नगर एक्सेल को ऑप हौ सो लि,बिल्डिंग नं. 41,आझाद नगर,वीरा देसाई रोड,अंधेरी पश्चिम,मुंबई-400053. .... ऑफिस/युनिट चे एकूण क्षेत्र 1100 चौ.फुट कार्पेट म्हणजेच 122.67 चौ.मी बांधीव.((C.T.S. Number : 838 PART ;))
(5) क्षेत्रफळ	1) 122.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-देव लॅन्ड अँड हौउसिंग प्राईवेट लीमीटेड (पूर्वीचे नाव देव भूमि रीअल्टर्स प्राईवेट लिमिटेड) चे संचालक विजय टी : ठक्कर तर्फे मुखत्यार अनिल साळवी वय:-; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाझा , ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:-AACCD3656L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अली शेख वय:-; पत्ता:-प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्सेल ऑफ आझाद नगर एक्सेल को ऑप हौ सो लि , ब्लॉक नं: आज़ाद नगर,अंधेरी पश्चिम , रोड नं: वीरा देसाई रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:-AAFCI0980H
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	195/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1722000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (ii) within the limits of any Municipal Council, Nagar Panchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 05/01/2024) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

सह दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan	69103332024010513620	MH013502237202324E	1722000.00	SD	0007123608202324	05/01/2024
2	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan		MH013502237202324E	30000	RF	0007123608202324	05/01/2024
3		DHC		0124058207305	1800	RF	0124058207305D	05/01/2024

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

06:05
5/1/24