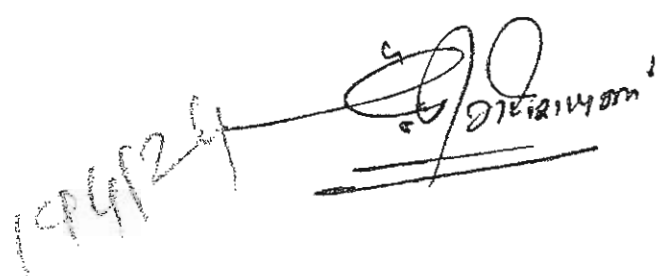


19/4/24


Azad Nagar Excel

AGREEMENT FOR SALE

BETWEEN

DEV LAND & HOUSING PRIVATE LIMITED

(DEVELOPER)

AND

INDMAN MARINE MANAGEMENT PRIVATE LIMITED

UNIT / OFFICE NO. 1101 /B on the 11th Floor

401/194

पावती

Original/Duplicate

Friday, January 05, 2024

नोंदणी क्र.: 39म

2:23 PM

Regn.: 39M

पावती क्र.: 218 दिनांक: 05/01/2024

गावाचे नाव: अंबिवली

दस्तावेजाचा अनुक्रमांक: वदर15-194-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे 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

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:43 PM ह्या वेळेस मिळेल.

सह. दु. नि. 4

वाजार मूल्य: रु. 29909276.73 /-

मोवदला रु. 30000000/-

भरलेले मुद्रांक शुल्क: रु. 1800000/-

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

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013502957202324E दिनांक: 05/01/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 1800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124052307386 दिनांक: 05/01/2024

वॅकेचे नाव व पत्ता:

(Signature)

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 05 JAN 2024

Handwritten text at the top of the page, possibly a header or title, which is mostly illegible due to fading and bleed-through.

Main body of handwritten text, consisting of several paragraphs. The text is very faint and difficult to read, but appears to be a continuous narrative or report.

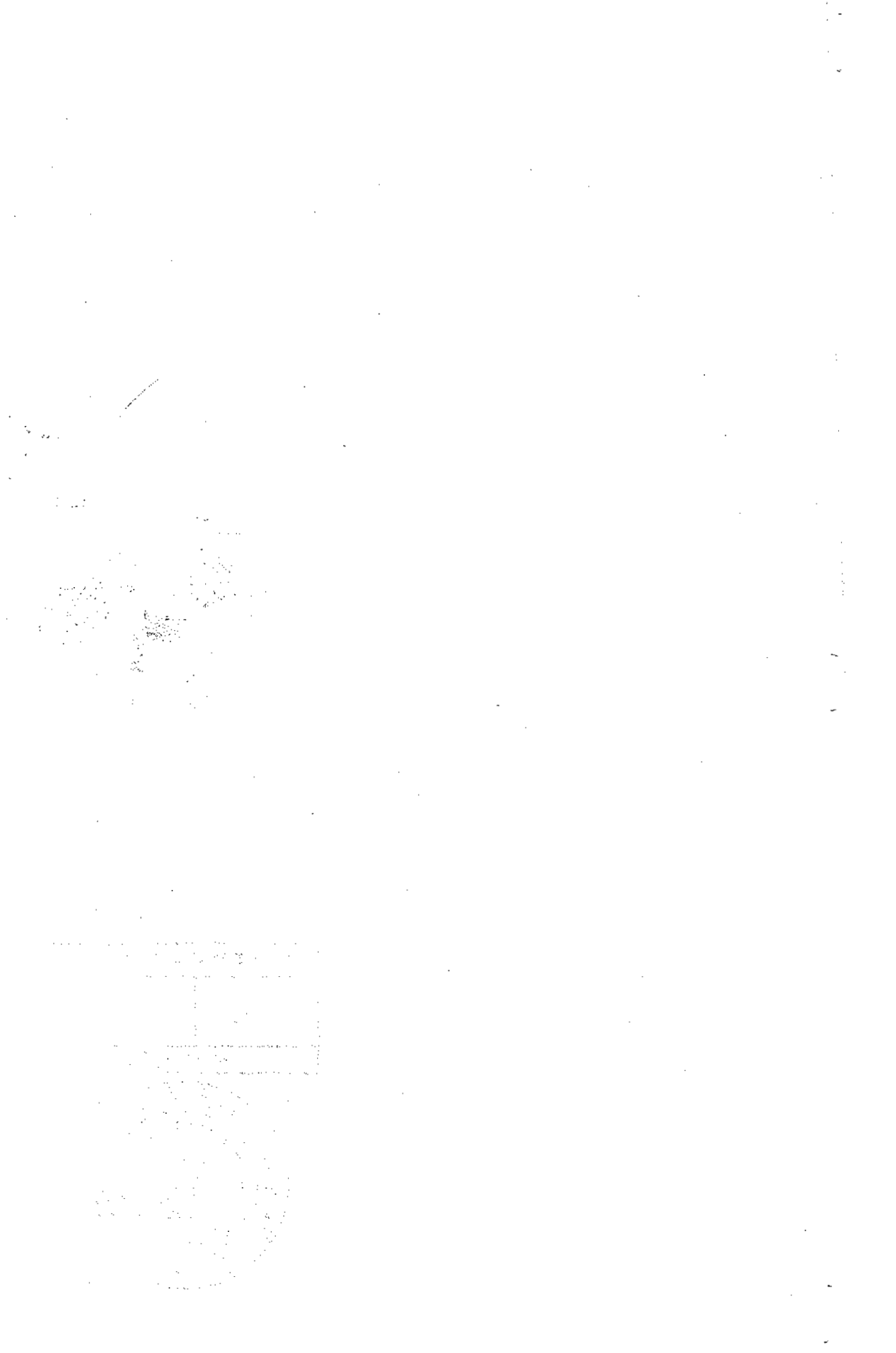
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202401037148	03 January 2024,04:59:13 PM				
मूल्यांकनाचे वर्ष	2023					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	47-आंबिवली (अंधेरी)					
उप मूल्य विभाग	भुभाग: उत्तरेस गावाची सीमा, पुर्वेस वीरा देसाई मार्ग, दक्षिणेस गावाची सीमा, पश्चिमेस लिक रोड.					
सर्व्हे नंबर /न. भू. क्रमांक :	सि.टी.एस. नंबर#838					
वायव्येक मूल्य दर तक्ल्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	मांजमापनाचे 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 वर्षे	बांधकामाचा दर -	Rs.30250/-	
उद्दवाहन सुविधा-	आहे	मजला -	11th floor To 20th 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		= 110% apply to rate= Rs.265188/-				
रस्ता सन्मुखनुसार मूल्यदर		= 110% apply to rate = Rs.265188/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((265188-112550) * (86 / 100)) + 112550 = Rs.243819/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र = 243819 * 122.67 = Rs.29909276.73/-				
Applicable Rules		= ,10,9 ब,4				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + तगातच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस बात्कनी + मॅकेनिकल वाहनतळ = A + B + C + D + E + F + G + H + I + J = 29909276.73 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.29909276.73/-				

Home Print

बदर-१५
१०५ १ १०
२०२४






GRN : MH013502957202324E Amount : 18,30,000.00 Bank : IDBI BANK Date : 05/01/2024-12:19:33

2	(IS)-401-194	0007123539202324	05/01/2024-14:23:38	IGR189	1800000.00
Total Defacement Amount					18,30,000.00

बकर-३५		
१०५	३	००
२०२४		



बदर-१५		
११५	४	६०
२०२४		

 D ocument H andling C harges Inspector General of Registration & Stamps			
Receipt of Document Handling Charges			
PRN	0124052307386	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. 194 dated 05/01/2024 at the Sub Registrar office Joint S.R. Andheri 4 of the District Mumbai Sub-urban District.			
			
Payment Details			
Bank Name	IBKL	Payment Date	05/01/2024
Bank CIN	10004152024010507040	REF No.	2878857160
Deface No	0124052307386D	Deface Date	05/01/2024
This is computer generated receipt, hence no signature is required.			

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बदर-२५		
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२०२४		

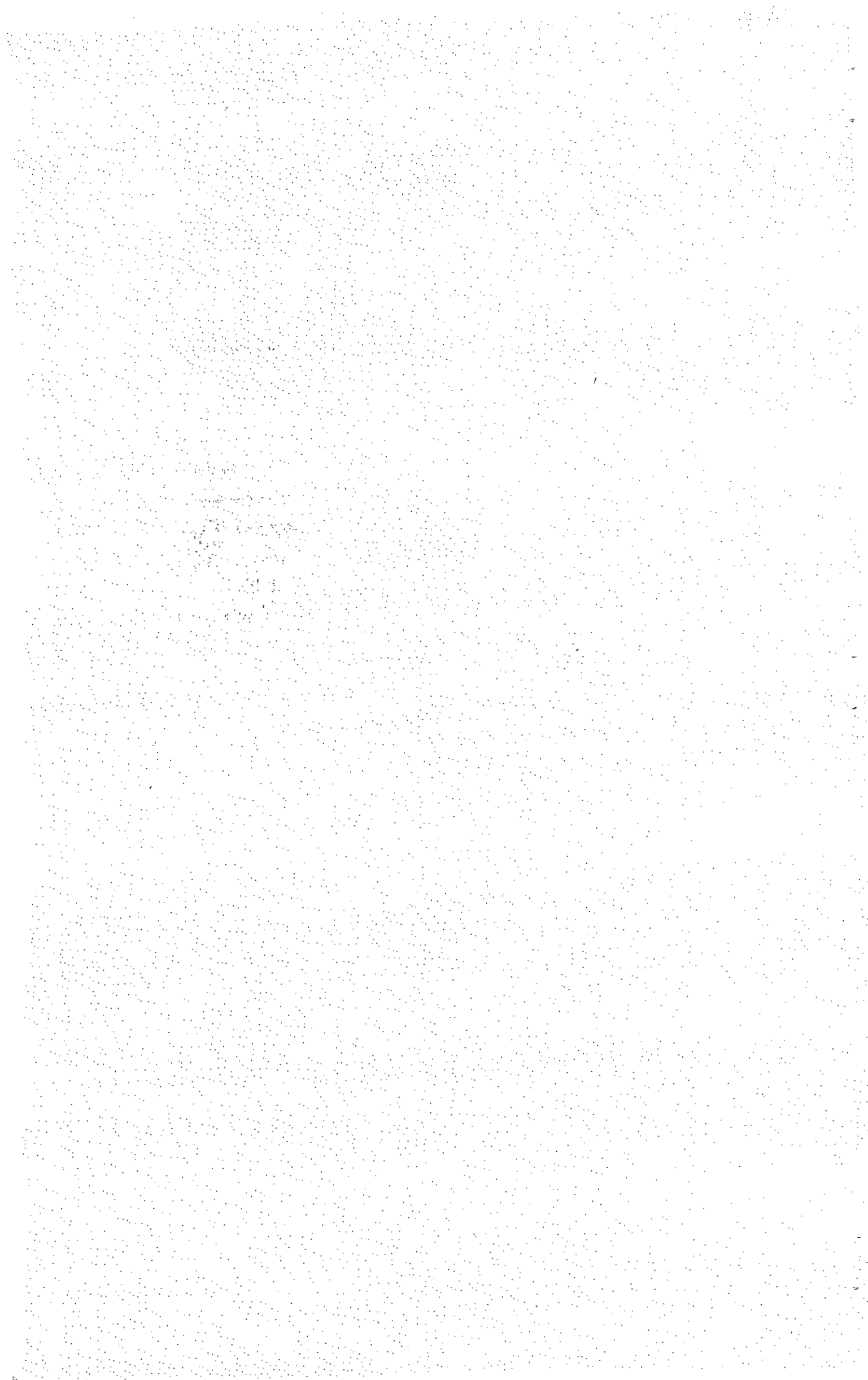
CHALLAN
MTR Form Number-6



GRN	MH013502957202324E	BARCODE	[Barcode]				Date	05/01/2024 12:19:33	Form ID	25.2
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty	Registration Fee	TAX ID / TAN (If Any)							
Office Name	BDR15_JT SUB REGISTRAR ANDHERI 4		PAN No. (If Available)	AAFC10980F9						
Full Name			SUNMANI MACHINE MANAGEMENT PRIVATE LIMITED							
Location	MUMBAI		Flat/Block No.	OFFICE/UNIT NO 1101,11TH FLOOR,WING						
Year	2023-2024 One Time		Premises/Building	B,NEW EXCEL OF AZAD NAGAR EXCEL CHSL						
Account Head Details		Amount In Rs.	Road/Street	BUILDING NO. 41, AZAD NAGAR, VEERA DESAI ROAD						
0030045501	Stamp Duty	1800000.00	Area/Locality	ANDHERI WEST, MUMBAI						
0030063301	Registration Fee	30000.00	Town/City/District							
			PIN	4 0 0 0 5 3						
			Remarks (If Any)	PAN2=AACCD3656L~SecondPartyName=DEV LAND AND HOUSING PRIVATE LTD~CA=30000000						
			Amount In Words	Eighteen Lakh Thirty Thousand Rupees Only						
Total	18,30,000.00									
Payment Details			FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	69103332024010513758 2846931188					
Cheque/DD No.			Bank Date	RBI Date	05/01/2024-12:21:10 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.
 सदर् चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखती लागू आहे. नोंदणी न करावयाच्या दस्ताखती सदर् चलन लागू नाही.

0125052307386



AGREEMENT FOR SALE

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

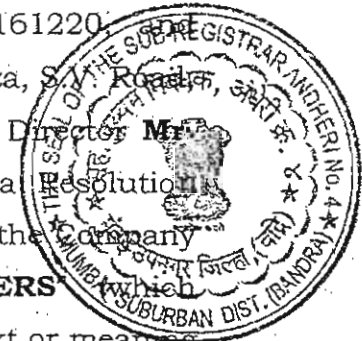
BETWEEN

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 existing under the provisions of the Companies Act, 2013 and holding CIN U70100MH2006PTC161220,

24		
28	28	28

having its registered office at 10th floor, Dev Plaza, S. Road, Andheri (West), Mumbai-400 058, through its Director

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"**



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"**;

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 (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

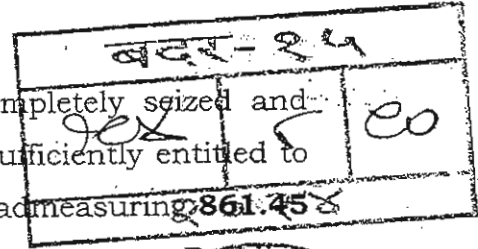
being and situate at Village: Ambivali, Taluka: Andheri, District: Mumbai and Registration Sub District of Mumbai and Mumbai Suburban and having address at Azad Nagar, Veera Desai Road, Andheri (W), Mumbai - 400 053, (hereinafter referred to as the said "**PLOT**") for a period of 99 (Ninety Nine) years 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;

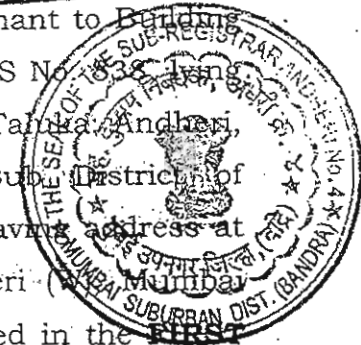
C. The 32 allottee's of the tenements in the said Building came together and formed a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Serial No.

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**");

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 measuring **861.45**



sq. mts. lying underneath and appurtenant to Building No. **41** bearing Survey No. 133 and CTS No. **838** 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 and more particularly described in the **FIRST**

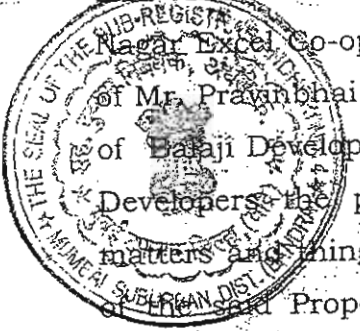


SCHEDULE OF PROPERTY hereunder written along with the said Building (the said Plot and the said Building hereinafter collectively referred to as the said "**PROPERTY**"). The said Plot of the Society is shown delineated in red colour boundary line on the copy of the Layout Plan and the area of the Larger 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;

90X

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 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

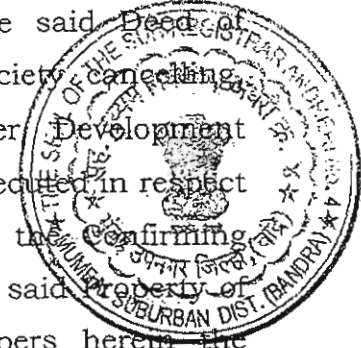
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July, 2007 (hereinafter referred to as the said **"DEVELOPMENT AGREEMENT"**) executed between Azad Nagar Excel Co-operative Housing Society Ltd.

(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

1	2	3
Dev Bhoomi Realtors Pvt. Ltd.	Balaji Developers	

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 ~~granted 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. 22,98,390/- (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;

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;

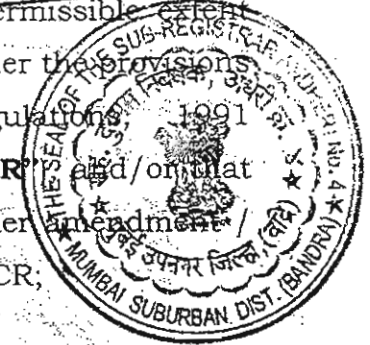
L. The Developers under the terms of the said Development Agreement were entitled to construct the said Building/s by using and consuming all the potential FS and TDR/FSI available to the maximum permissible extent under law in respect of the said Plot under the provisions of the Development Control Regulations, 1991 (hereinafter referred to as the said “**DCR**”) and/or 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

बदर-२५
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८०



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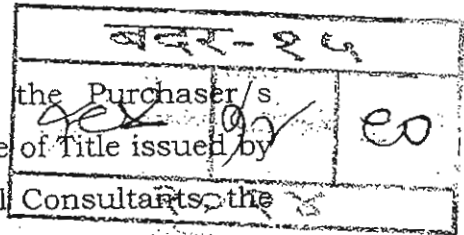
Building of which one wing for Commercial User to the allocation of the Developers Areas having Offices / Units/ Premises etc. and to deal with and dispose of the same in any manner whatsoever without any reference or recourse to the Society. The Developers commenced the construction work in accordance 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.

In pursuance to the terms of the said Development and 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;

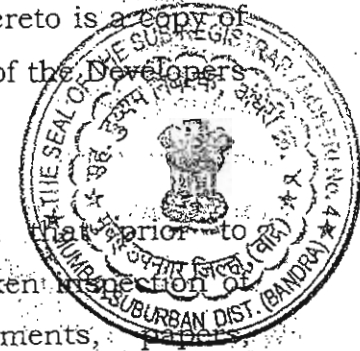
Q. The Purchaser/s have demanded from the Developers and the Developers have given to the Purchaser/s and/or their Advocates inspection of all the documents relating to the title of the Developers to the said Property, copies of all the sanctions, permissions, approvals obtained from the MCGM, the plans, 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, 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"**;



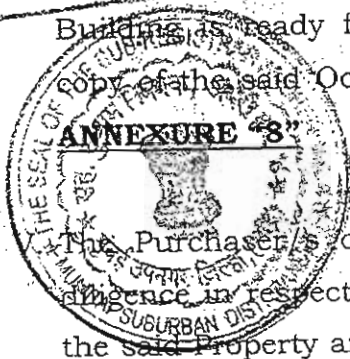
S. The Purchaser/s agree and confirm that prior to execution of these presents to have taken inspection of all the hereinbefore recited documents, permissions, approved plans, additional amenities, area features and schemes, title certificate as also all orders, receipts etc. which are either referred 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

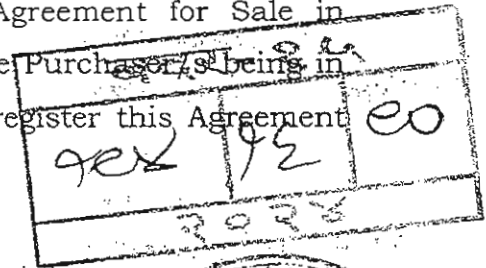
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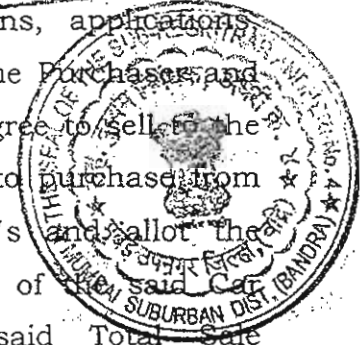
The Purchaser/s confirm to have done complete due diligence in respect of the title of the said Developers to the said Property and after having inspected and verified all documents, plans, sanctions, permissions, approvals, schemes etc. and also having physically verified the constructed Building and 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.1101 WING B** admeasuring **1100 sq. ft.** usable carpet area (internal wall to wall) on the **11th (Eleventh) 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;

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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 allot the exclusive right to use and enjoyment of said Car Parking Space at and for the said Total Sale Consideration and on the terms and conditions hereinafter appearing;

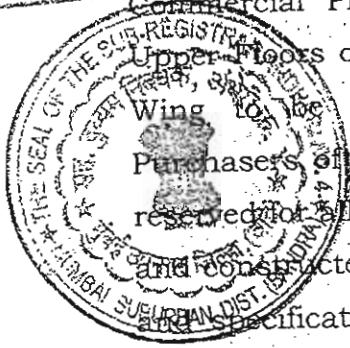


Y. **AND WHEREAS** The Purchaser has agreed to purchase from the Developers and the Developers have agreed to sell to the Purchaser out of the said Developers Areas, the said Office/Unit as shown delineated in red colour boundary line on the Typical Floor Plan annexed hereto alongwith the exclusive right to use the said Car Parking Space/s at and for the said Total Sale Consideration of **Rs.3,00,00,000/- (RUPEES THREE CRORE 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 Purchaser/s 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.

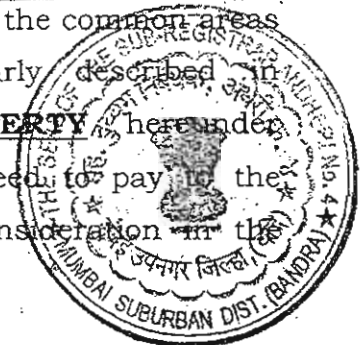
3. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers hereby agree to sell to the Purchaser/s Unit/Office No. **1101 WING B** on the **11th (Eleventh)** Floor Level admeasuring **1100 sq. ft.** usable carpet area (internal wall to wall) being the entire floor as shown delineated 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.3,00,00,000/- (RUPEES THREE CRORE 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

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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.

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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.



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.3,00,00,000/- (RUPEES THREE CRORE 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	2,27,00,000/-	On and before execution of the agreement
C	TDS @1%	3,00,000/-	

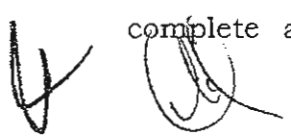
The Purchaser/s hereby agree and undertake to pay to the Developers the balance amount as mentioned in the Schedule of payment hereinabove at Sr. No. 5(B) & (C) being the balance amount out of the Total Sale Consideration definitely within 7 days from the date of execution hereof but definitely before being handed over the physical possession of the said Office/Unit. The

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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.

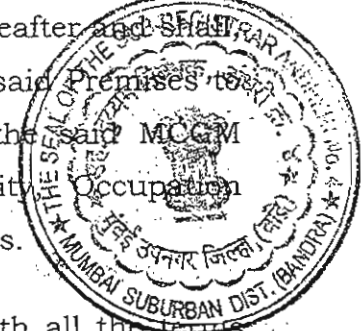
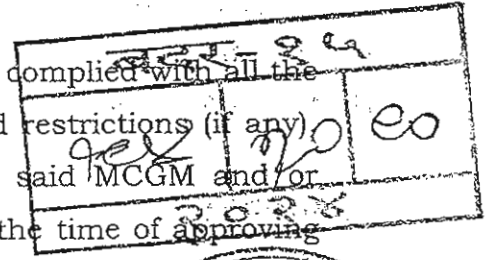
6. The Developers shall be at complete liberty to at its own risk and responsibility avail from banks/financial institutions, loan/financial assistance for the development of the said Property including the said Building in which the said Premises is/are situated and as a security for the payment thereof, 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 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.

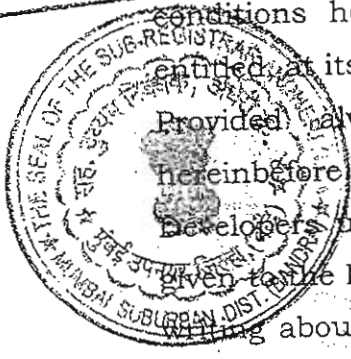


9. The Purchaser/s agree/s to comply with all the terms and conditions imposed by Municipal Corporation of Greater Mumbai while sanctioning the revised building plan. The Purchaser/s agree/s, undertake/s and assure/s to comply with and abide by all the undertakings and indemnities given by the Developers 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

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conditions herein contained the Developers shall be entitled, at its own option, to terminate this Agreement.

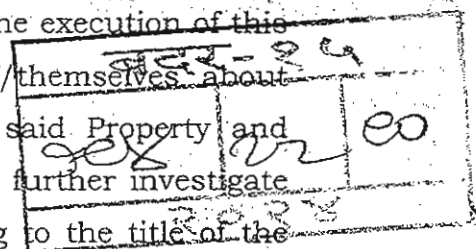
Provided always that the power of termination hereinbefore contained shall not be exercised by the Developers unless and until the Developers shall have given to the Purchaser/s 15 (fifteen) days prior notice in writing about its intention to terminate this Agreement and of the specific default/breach 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

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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".



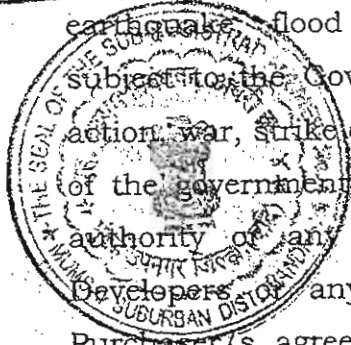
12. The Developers shall upon receipt of the said Consideration in full and the other charges due and payable hereunder shall simultaneously hand over possession of the said Premises to the Purchaser/s without any default, delay or demur.

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

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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 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.

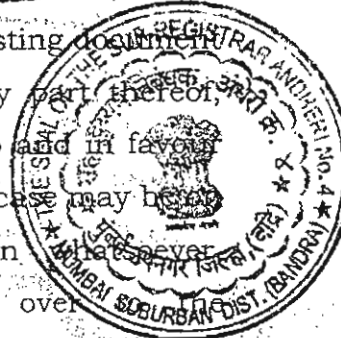
16. It is hereby expressly clarified, agreed and understood by the Purchaser/s and he/she/they grant irrevocable power and consent to the Developers that:

- 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

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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 on 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;

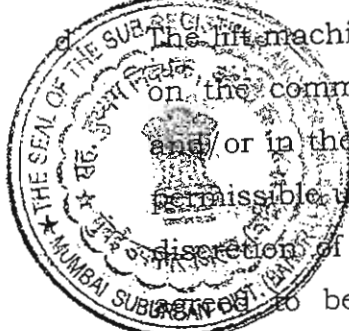
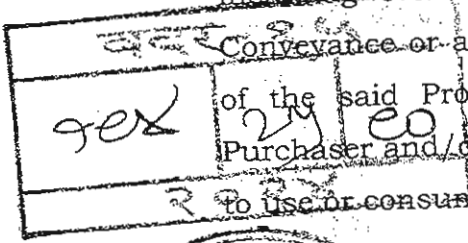
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- b. The Developers alone shall have the full right, absolute authority and unfettered discretion to use, utilise and consume the FSI and TDR FSI in respect of the said Plot or for construction on any property in Greater Mumbai as may be permitted 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,

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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 ;

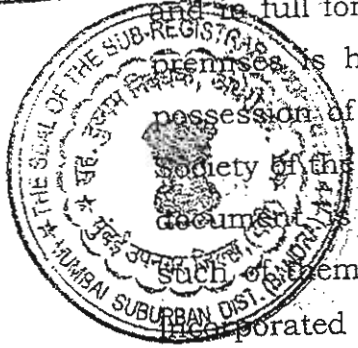


The lift machine room and water tank shall be located on the common terrace above on the topmost floor and/or in the basement and/or any other location (as permissible under law) of the said Building at the sole discretion of the Developers. The common terrace is to be left open to the sky for further 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;

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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 documents are 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

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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.

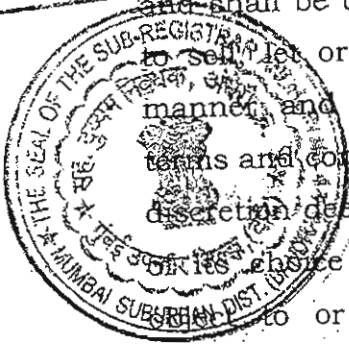
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19. The Purchaser/s is/are fully well aware and have complete knowledge that:

- 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



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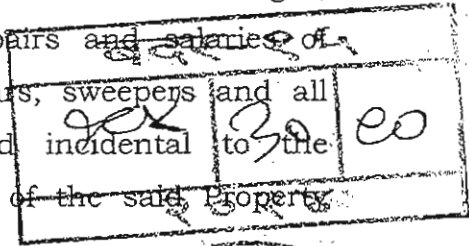


absolute property of the Developers and the
 Developers may if it so desires, become member of the
 said Society in respect thereof, and the Developers
 shall have full right, absolute power and authority,
 and shall be unconditionally entitled to deal with and
 to sell let or otherwise dispose of the 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
 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.

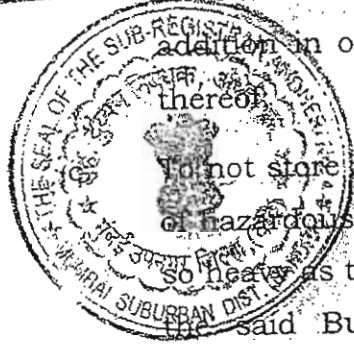


22. The Purchaser/s has/have taken inspection of all relevant documents and have carried out due diligence in respect thereof and has/have satisfied himself/herself/themselves fully in respect of the Developers right to develop the said Property described in the First Schedule of Property hereunder written 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,

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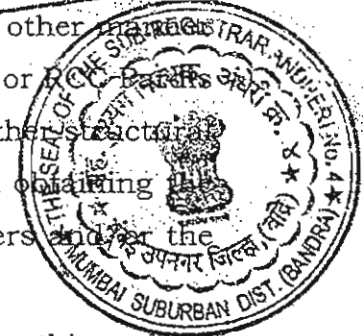
staircase or any passages or any common areas which
 may be against the rules, regulations or bye-laws or
 concerned local or any other Government/Semi-
 Government Authority or change/alter or make
 addition in or to the said Premises itself or any part
 thereof.

Not to store in the said Premises any goods which are
 of hazardous, combustible or dangerous nature or are
 so heavy as to damage the construction or structure of
 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 repairs 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 or 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 for the said Society;

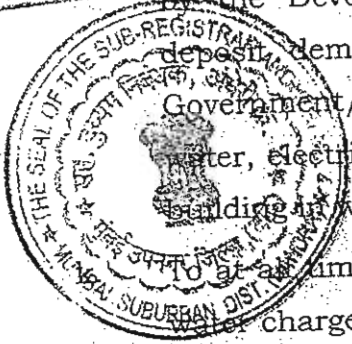
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- f. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said Property and the said Building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;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

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amount/s so far paid by the Purchaser/s to the
 Developers;
 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;
 To at all times hereafter bear and pay the local taxes,
 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;

1. 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

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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;

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24. For any amount remaining unpaid by the Purchaser 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.

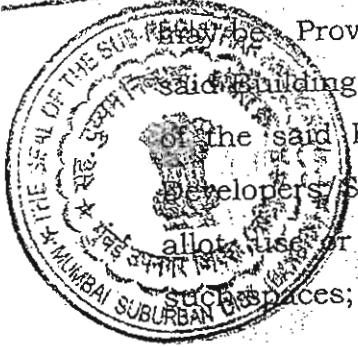


25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Plot and/or the said Building/s or any part thereof. The Purchaser/s shall have no claims thereto save and except in respect of the said Office/Unit hereby agreed to be 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

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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.

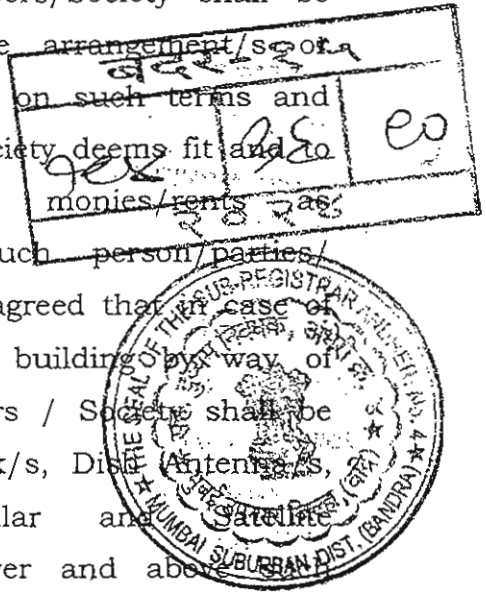
Provided however that the open spaces in the said building, compound, terrace on the top floor, etc. of the said Building shall belong exclusively to the Developers/Society and it alone shall have right to allot, use or create third party rights with regard to such spaces;

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 time hereafter 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.

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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 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.

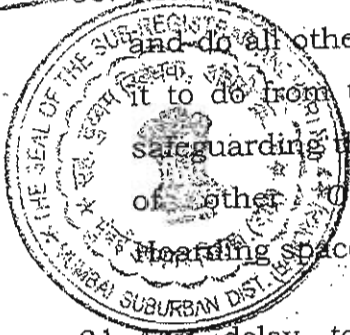


- 28. The said Building/s shall always be known as "**NEW EXCEL**" and its name will not be changed at any time without prior written consent of the Developers/Society.
- 29. Irrespective of disputes, if any, arises between the Developers and the Purchaser/s and/or the said Society, all amounts, contributions, 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

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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 it 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/Heating 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.

Handwritten signatures or initials.

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, or at the following address (or at any other address as 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) :

Stamp box with handwritten text: "20/01/20" and "20/01/20" and "20/01/20".



ADDRESS OF DEVELOPERS:

10th Floor, Dev Plaza, Opp. Andheri Fire Station, 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	AAFICIO980H

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.

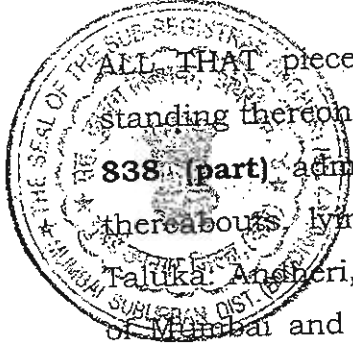
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

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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.1101 on the 11th (Eleventh) 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

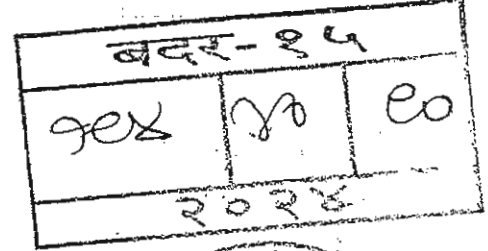
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the Ground Floor Level of the said Building constructed on the said Plot described in the First Schedule of Property hereinabove written.

FOURTH SCHEDULE OF PROPERTY:

(Common Areas and Facilities)

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 WITHIN NAMED 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. *[Signature]*)
 2. *[Signature]*)

For DEV LAND & HOUSING PVT. LTD.

DIRECTOR



SIGNED SEALED AND DELIVERED)
 BY THE WITHIN NAMED PURCHASER/S)
INDMAN MARINE MANAGEMENT PRIVATE)
LIMITED)
 Through its **MANAGER**)
Mr. ASIF WAHID ALI SHAIKH)
 duly authorised vide Resolution dtd.6.12.2023)



in the presence of:
 1. *[Signature]*
 2. *[Signature]*



[Signature]

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REGISTRATION BOARD

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शेती

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बंदर - १५
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खरो नक्कल

Signature

अथ प्रमाणन अधिकारी, संवेकी



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Form No. 2009-15,000 (Forms 1 & Pages F/B)
 in the provision of Urban Land
 Control and Regulation Act, 1976
 in replying please quote No.
 and date of this letter.

EC-48
 Mr. Engineer (Hdg. E. & S. & P. & J.)
 H and K - Works
 Municipal Office, B. K. Nagar Camp,
 Bandra (West), Mumbai-400 050.

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

CE/8732/WS/AK

18 OCT 2007

No. E.B./CE/

BS/A

of 200 - 200

MEMORANDUM

Municipal Office,

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



With reference to your Notice, letter No. 337 dated 21/10/2007 and delivered on
 200 and the plans, Sections Specifications and Description with other particulars and
 details of your buildings at Proposed redevelopment of existing Bldg. No. 48 in Azad Nagar,
 MIADA Layout bearing CTS No. 81100 of Vill. Ambivali, furnished
 to me under your letter, dated 10/10/07, 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.**

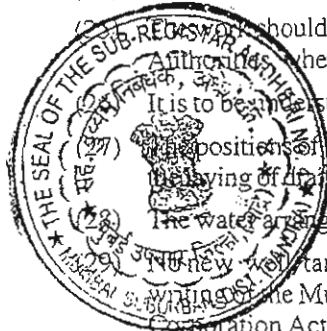
1. That the commencement certificate under section 44/69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow rain water from the adjoining holding to prove possession of holding as per D.C. Regulation 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" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be 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 will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access & 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 building 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 intimation 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.

20(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 evicting or rehousing the existing tenants on hour stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of 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 deriving 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 cause 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.



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

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

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

No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission 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 fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all cisterns 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 tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden man rose) with copper pipes with perforations 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 and 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 234-1 (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

COPY TO-ARCHITECT OWNER ✓

Executive Engineer, Building Proposals
Zones N. WEST Wards.

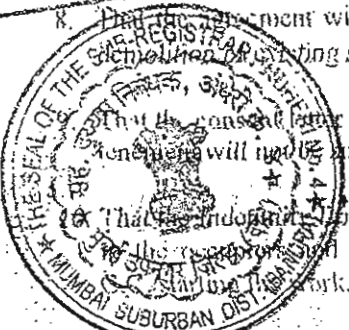
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 Municipal Office, K. A. ...
 ...

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

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

9. That the consent letter from the existing tenants for the proposed additional structure will not be submitted before demolition of existing structure.

10. That the undertaking and indemnifying the Corporation for damages, risks, accidents etc. and an undertaking regarding no nuisance will not be submitted before C.C.

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. K/W, (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 will not be appointed before applying for C.C.

14. That "All Due Clearance Certificate" related to H.E. (concerned A.E.W.W. [ward]) shall not be submitted before applying for C.C.

15. That the true copy of the sanctioned layout/sub-division plan and under the terms and conditions thereof will not be submitted before C.C. and the real 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 PSI 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.

CERTIFICATE

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24. That the M.O.C. from Department of Garden for the site shall not be submitted.

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

26. That the building will not be designed with the requirements of IS code 1893 and 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 150 mm. The size of the columns shall also not be governed as per the application.

28. That all the cantilevers [projections] shall not be designed as per the code of practice for R.C.C. code 1993-2002. This also includes the columns projecting beyond the facade carrying the overhead water storage tank, etc.

29. That the R.C.C. framed structures, the external walls shall be built in brick masonry 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 the Corporation/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.C.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 floor traps shall not be submitted.

34. That the indemnity bond for compliance of L.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 raining 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 get approved from Executive Engineer (Line) and the conditions thereon shall not be complied with.

40. That the M.O.C. from Collector - B.S.D. for examination of land shall not be submitted.

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4) That the specifications regarding formation level and construction of road from the Chief Engineer (Roads) W.S. shall not be obtained before applying for C.C.

5) That the notice in the form of appendix XVI of L.C.R. shall not be submitted on or beyond the plinth.

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

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

8) That the N.D.C. from A.A. & C. (West) shall not be submitted.

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

10) That the work-start notice shall not be submitted.

11) That the design of the road crust obtained from the Engineer (Roads) W.S. to carry out the construction of road upto 10' base level as per the design shall not be complied with before asking for C.C.

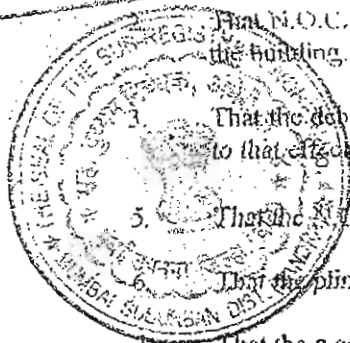
12) That C.C. shall not be granted beyond plinth level unless the competent authority that he has moved the concerned authority in this regard & advance connection (not commissioned) is taken up.

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

14) That the quality control for building work (see structural work) supervision of the work shall be done and certificate to that effect shall not be submitted periodically in progress.

C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.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/297/03 dated 26.6.1973.
- 3) That the surface drainage arrangement will not be made in consultation with E.E.(S.W.D.) or 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 lanes 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 in prominent place before O.C.C./B.C.C.
- 7) That the carriage entrance will not be provided before starting the work.



COURT WALVAR

24. 10/10/2014
Municipal Commissioner
Municipal Corporation
Suburban District

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

20C 40 02

9) That C.C.C. will not be obtained and JOD and debris deposit fee will not be claimed for a land within a period of six years from the date of occupation.

20C 24 00

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 Municipal Corporation and a provision of temporary but safe and stable ladder.

11) That the owner/developer will not hand over the possession to the Municipal Corporation 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 hand holes, manholes, ducts for underground cables, concealed wiring inside the flats, etc. shall not be provided for telecommunication installations etc. required for providing telecom services shall not 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 horizontal ventilation shall not be made, provided and necessary certificate 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 consultant in the field shall not be made to the satisfaction of Municipal Commissioner or 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.C.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.E. shall not be submitted.

27) That the final N.O.C. from M.H.A.D.A shall not be submitted.

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

18 Oct 2007

Engr Engineer ...
M and ...

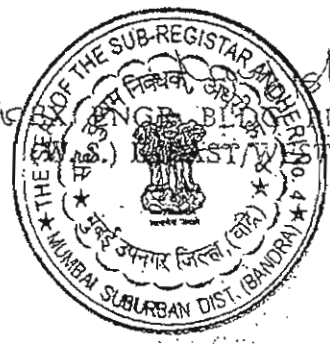
- 29) That the construction of road including S. W. Drain and footpath, lane marking and providing tree furniture and obtaining completion of ...
[Roads] W.S. shall not be submitted before applying for occupation.
- 30) That the payment towards the difference in pro-rata ...
[Roads] before applying for occupation.

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

1. That the certificate under Sec. 274-A of the B.M.C. Act will not be obtained from ...
department regarding adequacy of water supply.

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Svm

H:

BMPP-1649-2002-10,000 Forms.

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE 8782/BSII/WS/AH/AK of 2022
COMMENCEMENT CERTIFICATE

To, Lessee - Mr. Vijay Thakkar
OF M/s Dev Bhoomi Realtors Pvt Ltd.

is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1974
2022

1 FEB 2008
2028



Sir,

With reference to your application No. 2070 dated 22.11.2007 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. 70 at premises at Street... village Ambiva... No. situated at Azad Nagar

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

1. The land vacated in consequence of the endorsement of the setback 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 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 subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same 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

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 2008

This Commencement certificate is for carrying out the work upto 6 months only

TRUE COPY

For SP ASSOCIATES ARCHITETS ENGINEERS

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

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

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

Valid up to 31-01-2010

8732/BSH/WS/AK of

2 APR 2009

Further C. C. is now extended Full C.C. upto top of 8th floor i.e. 27.30 mtrs + LMR + OHT for wing 'A' & upto top of 12th part i.e. ht. 38.40 mtrs + LMR + OHT for wing 'B' as per approved plan dated 24.3.2009

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

TRUE COPY

For S P ASSOCIATES ARCHITETS ENGINEERS



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Lawful Solutions

ANNEXURE '7'

Advocates & Legal Consultants

21 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		

बदर - २५		
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२०२४		

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



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



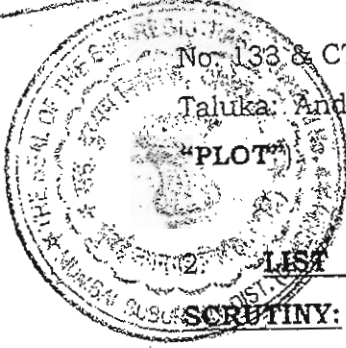
Lawful Solutions

Advocates & Legal Consultants

2 nd Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 053.
9820558335
9820068202

Tel: 40385911 E-mail: 9820558335/9820068202
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com

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2022		



No. 133 & 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.



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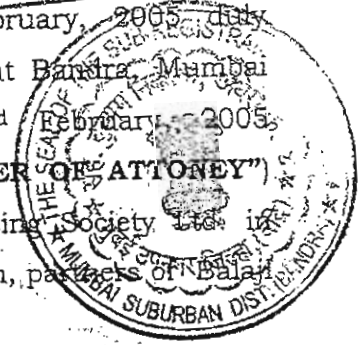
Advocates & Legal Consultants

1st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40380011, Cell: 9820366335/9820068202
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com

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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 Chheda and Jivrajbhai Shah, partners 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,

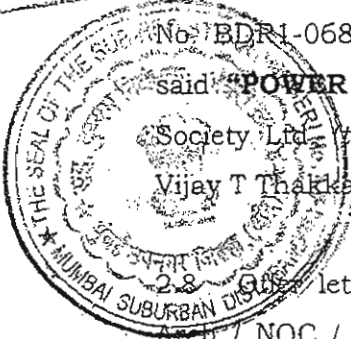
2.7 General Power of Attorney dated 25th July, 2007 duly registered with the Sub Registrar of Assurances at Bandra, Mumbai under Serial



Lawful Solutions

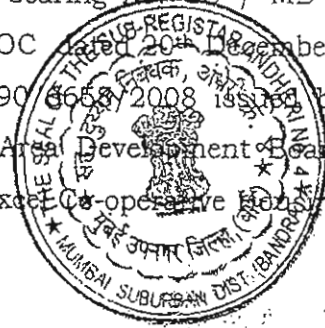
Advocates & Legal Consultants

1 st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 46283844, Cell: 9820368335/9820068202		
E-mail: lawfulolutions@yahoo.co.in and lawfulolutions@rediffmail.com		
2022	2022	2022



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.

2.8. 2008 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 / 6061 / 2008 issued by the Chief Office, Maharashtra Housing and Area Development Board both addressed to the Secretary, Azad Nagar 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)



Lawful Solutions

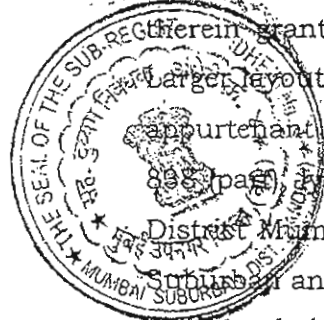
Advocates & Legal Consultants

1st Floor, Dev Plaza, Opp. Andheri Fire Station, S V Road, Andheri (W), Mumbai 400 058. Tel: 40383844, Cell: 9820368335/9820068202
E-mail: lawful.solutions@yahoo.co.in and lawful.solutions@rediffmail.com

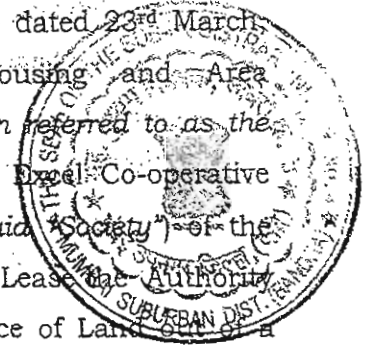
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3.2. The said MHADA vide an Indenture of Lease dated 23rd March 1999, executed between the Maharashtra Housing and Area Development Authority (MHADA) the Lessor (therein referred to as the said "Authority") of the One Part and Azad Nagar Excel Co-operative Housing Society Ltd. (therein referred to as the said "Society") of the Other Part. Under the terms of the said Indenture of Lease



therein granted to the said Society on lease a piece of Land and 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. 888 (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

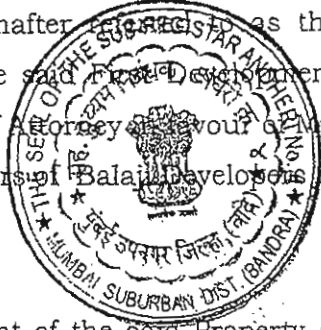


Lawful Solutions

Advocates & Legal Consultants

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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.



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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 Order (Letter dated 21st November, 2008 bearing No. CO / MB / Arch / NOC / 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

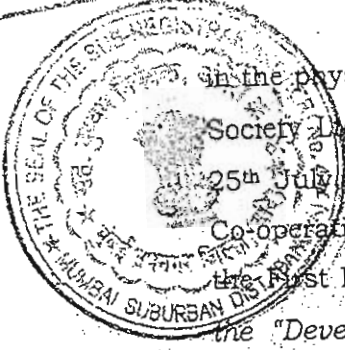
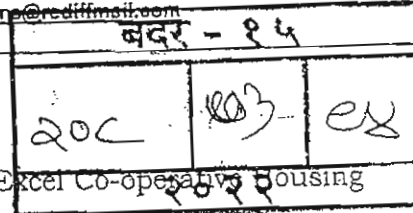
In view of the above facts on the basis of the documents as produced by you before us for legal scrutiny, it is seen that the said Plot being a Plot of Land bearing survey number 133 & CTS No. 838 (part) admeasuring 861.45 sq. mts. and situate at Azad Nagar, Veera Desai Road, Andheri (West) Mumbai-400053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



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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, the said 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



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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

बदर - १५		
२०८	०४	०४
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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.

Sincerely

For **LAWFUL SOLUTIONS**

Nirmal Devnani

NIRMAL DEVNANI
Advocate High Court, Mumbai



बदर - १५		
१०४	१०	१०
२०२४		



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/8732/WS/AK

OCCUPATION CERTIFICATE

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

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.

27 JUL 2009 - 24		
20	27	EX
2009		

Sr.

The full development work of building comprising of Wing A for residential user comprising of Stilt + 8 upper floors & Wing B for commercial user comprising of Ground + 11 floors + 12th part upper floors on plot bearing CTS No.838 (p) of village Ambivadi 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 Sub-Registrar, Andheri (W) 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.

Yours faithfully,

My 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) Assit. Commissioner [K/W] Ward
 - 8) A.E. Survey (H&K Wards)

For information please.

My 27/7/09

For E.E.D.P. [K] Ward

27 JUL 2009 - 24		
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वदर - २५		
१०६	२२	००
२०२४		

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE/8732/WS/AK of

24 MAR 2009

44, Pratiksha, 1st Floor, (C.P.R.)
 11 and 12, 1st Floor
 Municipal Office, A. E. Patil Road
 Andheri (West), Mumbai - 400 058



To: M/S. P.S.A. Associates,
 302/B, Samrock Apts.,
 Juhu Lane, Andheri (W),
 Mumbai - 400 058

Amended plans for proposed reconstruction of Bldg. No. 41 of
 MHADA layout at CTS No. 838 (Pt.) of village Ambivali of Azad
 Ngar, Andheri (West), Mumbai

वदर - २५		
२०८	२३	०६
२०२२		

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 18/10/2008 shall be complied with and should be complied with.
- 2) The changes proposed shall be shown on the canvas mounted plans 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 / manholes, ducts, underground cables, concealed wiring inside the flats/rooms, rooms/spaces, 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 masonry or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CB/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.



24 MAR 2009

Wards
Municipal Office, E. H. Poojar (Rang)
Bandra (West), Mumbai-400 023

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,

[Signature]

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

बंदर - १५		
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[Signature]
E.E.B.P. (W.S.) 'K'

बंदर - १५		
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बदर - १	करनिर्धारण व संकलन खाते	बदर - १५
जे०४	तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०००००	२०८ ६५ ०४
२०	संकेतस्थळ : PCCW V.U.	
मालकी क्रमांक	लेखा क्रमांक	नॉर्ड क्रमांक
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	मान्यता कर वर्ष	सहाय्य कर व संपत्ती कर
	2008-2009	

कार्यालय व पत्ता :
 SECTOR EXCEL CHS LTD
 BLDG NO 41 AZAD NAGAR ANDHERI WEST BOM 400053
 'K/West' Ward, Municipal Office Building,
 Pallram Rd., Off S V Rd., Opp. Andheri Station,
 Andheri (W),
 Mumbai 400 058



संपत्ती क्रमांक, भूखंड क्रमांक, इमारतीचे नाव / वि. पी. टी. एस्. क्र. / प्लॉट क्र. शवचे नाव, मार्ग क्र., मार्गचे नाव, दिक्कण, मातपलेचे वर्णन, करदात्यांचे नावे :
 H/W-6187(25) PLOT NO 84/H CTS NO 838(PT) J P ROAD AZAD NAGAR ANDHER(W) PLOT OF LAND, ANDHERI
 THE EXECUTIVE ENGINEER MAHARAS HTRA HOUSING BOARD BOMBA, Y .

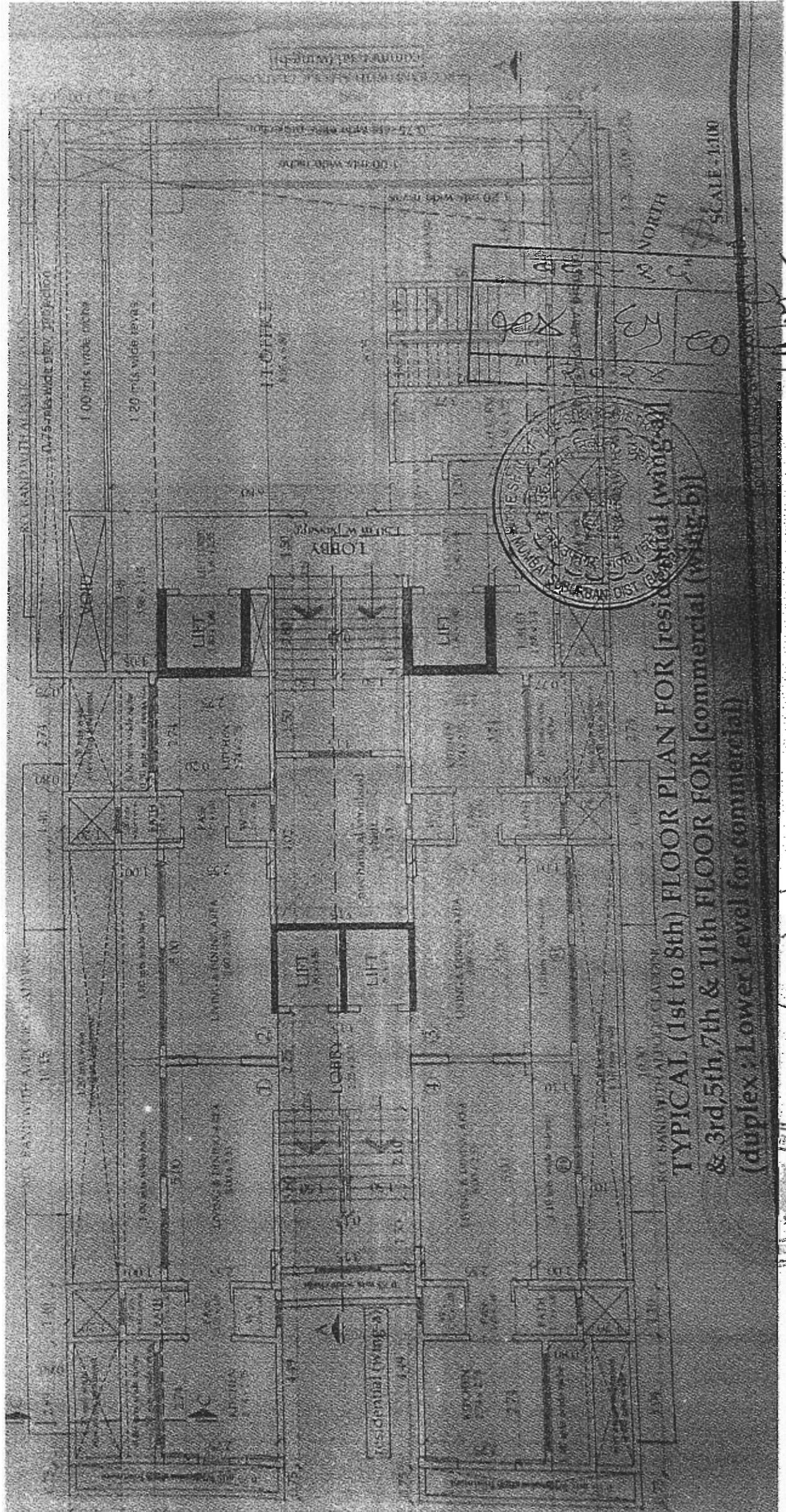
प्रथम करनिर्धारण दिनांक	01-04-1968	दिकनाको	३१/०३/२००८ या तारखेस	0
एकूण करपात्र मूल्य रु.	290590		नोटीस शुल्क	0
करपात्री दिलेले मूल्य रु.	0		जपती शुल्क	0
निवासी करपात्र मूल्य रु.	290590		महापालिका दंड	0
अनिवासी करपात्र मूल्य रु.	0		शासकीय	0
एकूण वार्षिक देय कर	318618	सूचना :	वार्षिक देयक सहामाही हप्त्यांची शायदच वेळ आहे	

200811BIL04680991		देयक रु.	
01-APR-08 to 30-SEP-08		क्र / Tax	निवारी / अनिवारी / R / NR
36917	सर्वसाधारण कर / General Tax		
0	जलपाणी / Water Tax	निवारी / R	
0		अनिवारी / NR	130
15382	जलसंधारण कर / Water Benefit Tax	निवारी / R	12.5
0		अनिवारी / NR	25
37880	मलसंधारण कर / Sewerage Tax	निवारी / R	39
0		अनिवारी / NR	78
9229	मलसंधारण लाभ कर / Sewerage Benefit Tax	निवारी / R	7.5
0		अनिवारी / NR	15
14767	म.न.प. शिक्षण दणकर / Mun. Education Cess		12
7383	राज्य शिक्षण दणकर / State Education Cess	निवारी / R	6
0		अनिवारी / NR	12
0	/ Employment Guarantee Cess		3
615	/ Trees Cess		0.5
18459	/ Street Tax		15
140832	← देयक रक्कम →		177986
01-04-2009	← देय दिनांक →		01-04-2008
6345	Collection Amount		6345
134287	Net Payable Amount		171641
0	Advance Amount		0



संदेशः
 १) अधिदान महापालिकेच्या कुल्ल्याची वेळद्वारा
 २) सहाय्य व करपत्र प्रसंगी मदतीसाठी २४ तास तात्काळ सेवा दुरुध्वनी क्र. १०९८.
 ४) बुध्नुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र संपर्क २२६९४७२७.
 सूचना व अधिक माहितीसाठी कृपया मागे पहावे.
 E & OE.
 The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

1101



TYPICAL (1st to 8th) FLOOR PLAN FOR [residential (wing-a)]
 & 3rd, 5th, 7th & 11th FLOOR FOR [commercial (wing-b)]
 (duplex - Lower Level for commercial)

[Signature]
 DIRECTOR

[Signature]
 DIRECTOR



बदर-१५		
१०५	६२	००
२०२५		

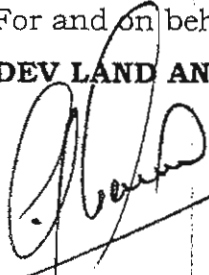


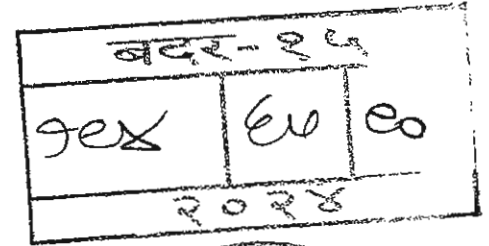
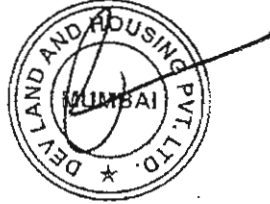
EXTRACT OF THE MINUTES OF THE BOARD MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY HELD ON 13th OCTOBER, 2023 AT 11.00 A.M.

“RESOLVED that the Company execute an **AGREEMENT FOR SALE** in respect of UNIT / office no.1101 on the 11th (Eleven) 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.

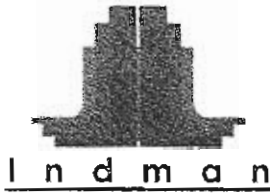
For and on behalf of the Board of
DEV LAND AND HOUSING PVT.LTD.


Director



बजट-१५		
१०४	५	०
२०१५		





७२२-२५		
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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.



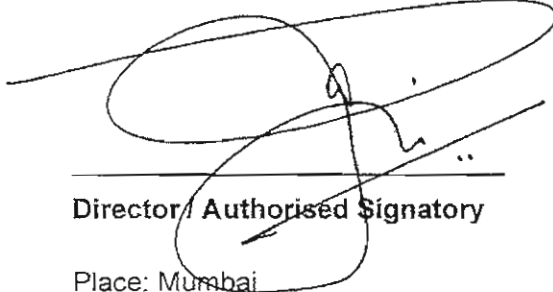
EXTRACT OF BOARD RESOLUTION

“RESOLVED that the Board has decided to purchase the Office/Unit No.1101 on the 11th (Eleventh) 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
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.: RPSE-MUM-1007 • CIN.No.: U74999MH2018PTC318250

बदर-१५		
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०००		



१५
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आयकर विभाग
INCOME TAX DEPARTMENT
DEV LAND AND HOUSING PVT LTD

भारत सरकार
GOVT. OF INDIA

19/04/2006
 Permanent Account Number
AACCD3656L

Signature

32-24		
702	09	00
2028		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VIJAY THAKORDAS THAKKAR
THAKORDAS GOKULDAS THAKKAR
 19/11/1969
 Permanent Account Number
ABWPT2648A

Signature



1982-83		
928	02	00
1982		



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

पंजीकृत करदाता नंबर कार्ड
 Permanent Account Number Card

AAFCI0980H

INDIAN MARINE MANAGEMENT
 PRIVATE LIMITED

13/12/2018




Albalks


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

भारत सरकार



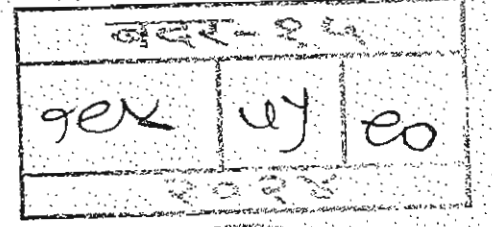
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Albalks
Signature

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322/10169

पावती

Original/Duplicate

Wednesday, September 18, 2019

12:58 PM

पावती क्र.: 11464

गावाचे नाव: अंधेरी
दस्तऐवजाचा अनुक्रमांक: वदर-1-10169-2019
दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: विजय ठक्कर

नोंदणी फी
दस्त हावाळणी फी
पृष्ठांची संख्या: 10



एकूण: ₹. 300.00

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

दुय्यम निवृत्त/अधिका-1

बाजार मुल्य: ₹. 1/-

मोबदला ₹. 0/-

धरलेले मुद्रांक शुल्क : ₹. 500/-

सह. दुय्यम निवृत्त/अधिका-1
मुखई क्यतार जिल्हा

- 1) देयकाचा प्रकार: eChallan रकम: ₹. 100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008102268201920E दिनांक: 18/09/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹. 200/-
डीडी/घनादेश/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	MHD05102258201920E	BARCODE	Date 09/09/2019-12:11:27		Form ID 4870
Department Inspector General Of Registration			Payer Details		
Stamp Duty			TAX IC (If Any)		
Type of Payment Registration Fee			PAN No.(If Applicable)		
Office Name SUB REGISTRAR ANCHER 2			Full Name VIJAY THAKKAR		
Location MUMBAI			Flat/Block No. AS		
Year 2019-2020			Premises/Building		
Account Head Details		Amount in Rs.	Road/Street PER		
0030745501	Stamp Duty	500.00	Area/Locality DOCUMENT		
0030353301	Registration Fee	100.00	Town/City/District		
			PIN 4 0 0 0 5 5		
			Remarks (If Any)		
			SecondPartyName=ANIL SALVI AND CRS-		
			Amount In Six Hundred Rupees Only		
Total 600.00			Words		
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	60103337009901058 230985333
Cheque/DD No.			Bank Date	RBI Date	09/09/2019 12:11:27 Verified with RBI
Name of Bank			Bank-Branch IDBI BANK		
Name of Branch			Scroll No. Date Not Verified with scroll		



Document ID:
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 नोट:- कलज केवल दस्तावेज निलंबक कार्यालयत जोदणे करावयाच्या दस्तावेजांी लागू आहे. नोंदणी व निलंबक कार्यालयात निलंबक केलेल्या दस्तावेजांी लागू नाही.

[Handwritten Signature]

बंदर - १ IV
 १०९९ १ १०

बदर-१५
 १५४ ५५ १०
 २०२४

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges.

PRN	1809201502323	Date	18-09-2019
Received from Vijay Thakkar, Mobile number 9821448114, an amount of Rs. 2000/- 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.			
Payment Details			
Bank Name	IBKL	Date	15-09-2019
Bank CIN	10004152019091501973	REF No.	232210254
This is computer generated receipt, hence no signature is required.			



बदर-११५
 १५४ २ १०
 २०२४

अ. शा. म. म.

ब. र. - ३५		
१६५	५८	२०
२०१५		



ब. र. - १		
१०९६९	३	१०

POWER OF ATTORNEY

TO ALL, TO WHOM THESE PRESENTS SHALL COME I, Mr. Vijay Thakkar having address at 10th Floor, Dev Plaza, S.V Road, Andheri(West), Mumbai 400 058. SEND GREETINGS:-

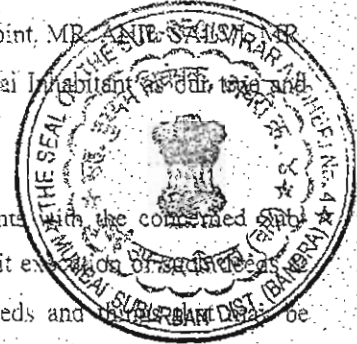
AND WHEREAS it is not possible for me to personally attend to register the Agreement for Sale, Alternate Accomodation Agreement, Sale Deed, Transfer Deed, Undertaking, Indemnity, Leave & License, Lease Agreement, Conveyance, Development Agreement, Power of Attorney and all other deeds & documents whether executed by me in an individual capacity or as a partner of my firm or as a director of any of my company or as a Trustee of any of my Trust, etc with the concern Sub-Registrar of Assurances for registration and to admit execution thereof on my behalf for the signature affixed by me on any instrument in whatsoever capacity.

AND WHEREAS I am desircus of appointing, MR. ANIL SALVI, MR. AJAY PAWAR & MR. SANTOSH DANGE, as my true and lawful attorney to register the various types of documents executed by me whether jointly or severally with the concern Sub-Registrar of Assurances for registration and to admit execution thereof on my behalf.

Vijay Thakkar

बदर-२५
 १०५ ०९ ००
 २०१९

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, MR. VIJAY THAKKAR do hereby nominate, constitute and appoint, MR. ANIL SALVI, MR. AJAY PAWAR & MR. SANTOSH DANGE of Mumbai Inhabitant as our true and lawful Attorneys (hereinafter referred to as "The Attorney")



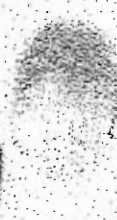
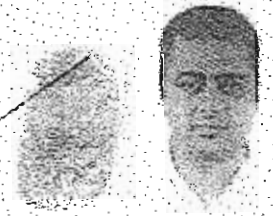
1) I do hereby authorize, empower, constitute and appoint the said Attorneys to do all such acts, deeds and documents as may be necessary for having such agreement duly registered as required by law.

2) I hereby agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done in or about these presents and the same shall be binding upon me to the same extent and in the same manner as if the same was done by me.

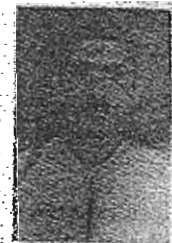
IN WITNESS WHEREOF I MR. VIJAY THAKKAR, has hereunto set my hand this 27/9/2019.

SIGNED AND DELIVERED
 By the withinnamed
 MR. VIJAY THAKKAR
 In the presence of.....

[Handwritten signature]



EXECUTANT



[Handwritten signature]

MR. ANIL SALVI MR. AJAY PAWAR & MR. SANTOSH DANGE

BEFORE ME

[Handwritten signature]

[Handwritten signature]

Specimen signature of
 Constituted Attorney

बदर-२
 १०५ ०९ ००
 २०१९

बदर-२५
 9ex 10 ea
 MTNL

महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI
 टेलीफोन बिल पत्रक / Telephone Bill Form

पंजीकृत कार्यालय : ५ वी, मंजिल, महानगर इलेक्ट्रॉनिक जवना, १, सीईओ कॉम्प्लेक्स, लोदी रोड, नई दिल्ली - ११०००१
 Regd. Office : 5th Floor, Mahanagar Goornanchar Jodha, 1, CEO Complex, Lodhi Road, New Delhi - 110001



SL: 00824108
 बिल आदि तालिका / नॉन जेनरल कोड :
 विद्युत उपकरण
 कोड नं. 1001 1000 नका
 वी. ए. नं. 1001 1000 नका
 ए. ए. नं. 1001 1000 नका
 ए. ए. नं. 1001 1000 नका
 ए. ए. नं. 1001 1000 नका
 ए. ए. नं. 1001 1000 नका

बिल कालावधी / Billing Period	12/2012
वैधता / Due Date	12/2012
वैधता / Amount Payable	₹ 1,200.00

दिली नं. / Telephone No.	उपकरण कोड / C.A. No.	बिल नं. / Bill No.	बिल दिनांक / Bill Date	श्रेणी कोड / Category Code	दुर्घट योजना / Tariff Plan	ग्रुप कोड / Group Code	ब्रॉडबैंड योजना / Broadband Tariff Plan
26237491	206235211	2062862455	12/2012	NON-OT GENERAL	Plan 180		OT-Under 100 MB

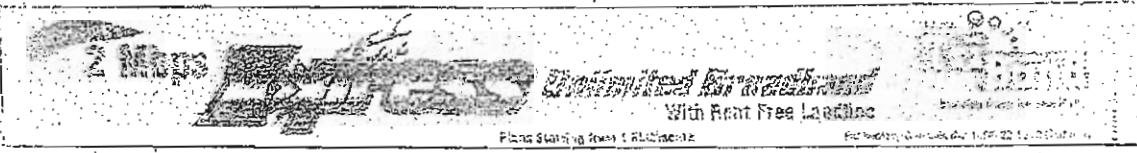
उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code	उपकरण कोड / Category Code
32466	32466	32466	32466	32466	32466	32466	32466

Broadband Usage: 42147.81 MB Dec 2012

Payments received after last bill:
 11/12/2012 12/12/2012 24/12/2012 12/2012

वर्तमान शुल्क (विवरण) / Current Charges Details	राशि (रुपये में) / Amount (Rs.)
मासिक सेवा शुल्क / Monthly Service Charge	180.00
कॉल चार्ज / Call Charges	0.00
ब्रॉडबैंड मासिक सेवा शुल्क / Broadband Monthly Service Charge	399.00
ब्रॉडबैंड उपयोग शुल्क / Broadband Usage Charges	0.00
मासिक CPE शुल्क / Monthly CPE Service Charge	0.70
डेबिट / Debit	0.00
क्रेडिट / Credit	
सेवा शुल्क @ 12% / Service Tax @ 12%	216.00
एडवॉर्टिसिंग शुल्क @ 3% / Advertising Charge @ 3%	59.40
अग्रिम भुगतान / Advance Payment	1000.00
कुल शुल्क / Total Amount	1000.00
अग्रिम भुगतान / Advance Payment	1000.00
कुल शुल्क / Total Amount	1000.00

Q. S. MTL MUMBAI SERVICE TAX REGN NO. AAACW06RST001
 CONSOLIDATED STAMP DUTY PAID BY ORDER NO. C.R.S./2512/2012/17 No. 204/M-1/dtd. 05.10.2012
 Cheque/DD Should be drawn in favour of "MTNL MUMBAI" 2060235211



92C
 2012
 बदर-२५
 909ER 8 90
 2012

बदर-१५		
१२५	९	००
२०२६		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत
GOVT OF INDIA



VIJAY THAKORDAS THAKKAR
THAKORDAS GOKULDAS THAKKAR
19/11/1969

Permanent Account Number

ABWPT2648A

Signature

[Handwritten Signature]



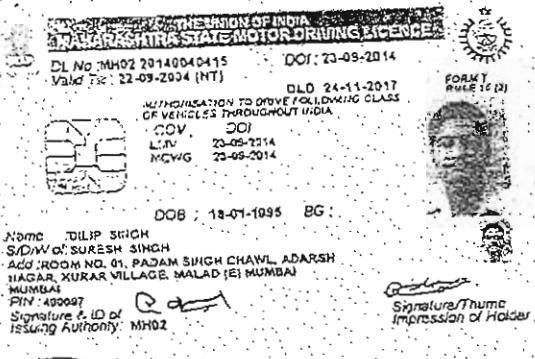
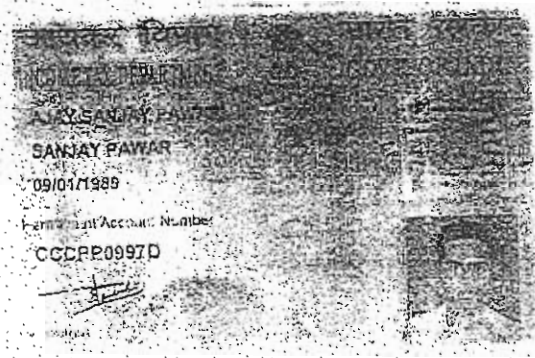
बदर-१५		
१०९९	००	१०
२०१९		

आयकर विभाग
INCOME TAX DEPARTMENT
ANIL RACHUNATH SALVI
RAGHUNATH VITTHAL SALVI



भारत सरकार
GOVT OF INDIA

बैल - १५		
१०४	७२	००



बैल - १५		
१०४	७०	००

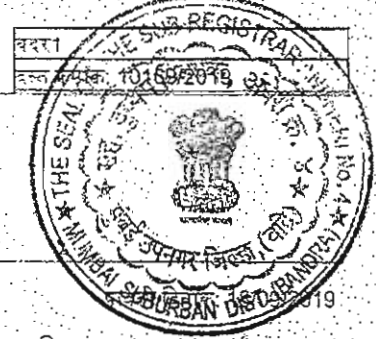
(Handwritten signature)

Summary I (GoshwaraBhag-1)

बदर-२५		
१०५	७३	००
२०२४		

322/10169
बुधवार, 18 सप्टेम्बर 2019 12:58 म.न.

दस्ता गोपबारा भाग-1



दस्ता क्रमांक: बदर 1 /10169/2019

बाजार मुल्य: ₹. 01/-

मोबदला: ₹. 00/-

भरलेले मुद्रांक शुल्क: ₹.500/-

द. नि. गह. दु. नि. बदर 1 यांचे कार्यालयात

पावती: 11464

श. क्र. 10169 बद दि. 18-09-2019

नादरकरणाचे नाव: विजय उद्धर

संक्र. 12/53 म.न. आ. इजरा केला.

संशुधी फी ₹. 100.00

दस्ता हानाचणी फी ₹. 200.00

पृष्ठांची संख्या: 10

एकूण: 300.00

दस्ता हकर करणाऱ्याची मही:

सह, दुध्यमनिमदक्षक अखेरी क्र. १

सह, दुध्यमनिमदक्षक अखेरी क्र. १

दस्ताचा प्रकार: कुलमुखत्तारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही म्हादर मालमत्ता विकण्याचा प्राधिकार पिल्लत असेल तेव्हा.

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

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

बदर १		
१०९३३	७	९०



Summary-2 (दस्तावेजाचा भाग - २)



18/09/2019 10:31 PM

दस्तावेजाचा क्रमांक: यदर1/10169/2019

दस्तावेजाचा भाग-2

यदर1

दस्तावेजाचा क्रमांक: 10169/2019

पंजीकरण प्रकार: कुलमुखत्यारपत्र

पंजीकरण क्रमांक: 1

पंजीकाराचे नाव व पत्ता: दिनेश सुरेश तिवारी, 10 वा मजला, देव फाजा, अंधेरी पश्चिम, एम सी रोड, कोरगाव स्टेशन, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: ABWPT2648A



पंजीकाराचे नाव व पत्ता: दिनेश सुरेश तिवारी, 15, माळा नं. - इमारतीचे नाव: बलरामा, ब्लॉक नं. बोद्रा पूर्व, रोड नं. की के सी, कोरगाव, MUMBAI. पिन नंबर: AVXPP69580H

पंजीकाराचा प्रकार: कुलमुखत्यार देणार

वय: -50

पत्ता: -



पांवर ऑफ अटॉर्नी: होल्डर

वय: -48

पत्ता: -



पांवर ऑफ अटॉर्नी: होल्डर

वय: -29

पत्ता: -



4. नाव: संतोष डंगे

पत्ता: प्लॉट नं. बी/15, माळा नं. - इमारतीचे नाव: बलरामा, ब्लॉक नं. बोद्रा पूर्व, रोड नं. की के सी, कोरगाव, MUMBAI. पिन नंबर: BCRPD9423Q

पांवर ऑफ अटॉर्नी: होल्डर

वय: -45

पत्ता: -



दस्तावेजाचा क्रमांक: यदर1/10169/2019 12:56:38 PM

दस्तावेजाचा क्रमांक: यदर-१

ऑळख: ००९८०९०९०

ऑळखतात, व त्यांची ऑळख पटवितात

1. नाव: दिलीप सिंग

वय: 24

पत्ता: बी/15, बलरामा, की के सी, बोद्रा पूर्व, मुंबई

पिन कोड: 400051

स्वाक्षरी



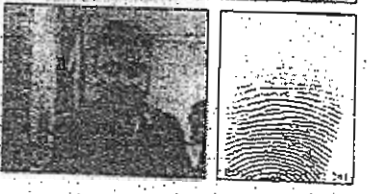
2. नाव: विरल मिश्री

वय: 30

पत्ता: यदर


पिन कोड: 400051

स्वाक्षरी



सर्व साक्षीदारांची ऑळख संमती-अधारित - अधार 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 सुरेश तिवारी M XXXX XXXX 4932

2	मालीदार विशम मिश्री -	16/09/2019 12:58:23 PM	विशम वसंत मिश्री M XXXX XXXX 5728	
---	--------------------------	------------------------	---	---

गिऱका क्र.4 वी वंक:18 / 09 / 2019 12:58 : 26 PM

दुय्यम निवडुक, अंघरी-1
सुडई उपनगर, मुंबई श. १.
EPayment Details.

sr.	Epayment Number
1	1809201902323
2	MH006102268201920E

Defacement Number
1809201902323
0003307617201920

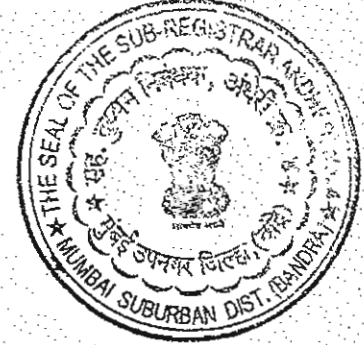
10169/2019

Know Your Right's as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

90969 90 90



प्रमाणित करणेत ये ही को, या
दस्तावधे एका, 90 पाने आहेत.
पुस्तक क्र. 90969 90 90 / 2019
चर नोंदना, दिनांक 18 SEP 2019

सद. दुय्यम निवडुक, अंघरी-1,
सुडई उपनगर, मुंबई श. १.



वर्ग-२५	
१०५	८५०
२०२४	

घोषणापत्र



मी अनिल शिंदे / अजय पवार / संतोष डांगे याद्वारे घोषित करतो की, दुय्यम निबंधक कार्यालयात Agreement for sale या शिर्षकाचा दस्त नोंदणीसाठी देणार 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 :

5/11/24

कुलमुखत्यारपत्रधारकाचे नाव

व सही

घोषणापत्र / शपथपत्र

बदर-१५

१९५५ १५/११/२०१३

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. दस्तासोबत लिहून देणार /
कुलमुखत्यारधारक हे खरे असून त्याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रतिका ओळखणारे
इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीचे निष्पन्न व
हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची मालकी (Title) तसेच मिळकतीचे साक्ष्यपत्र
दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे. व फक्त कुलमुखत्यारधारक
अस्तित्वात आहे. व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सादर ची
मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे व कुलमुखत्यार धारकांनी
केलेल्या व्यवहाराचा अंघिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष
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.

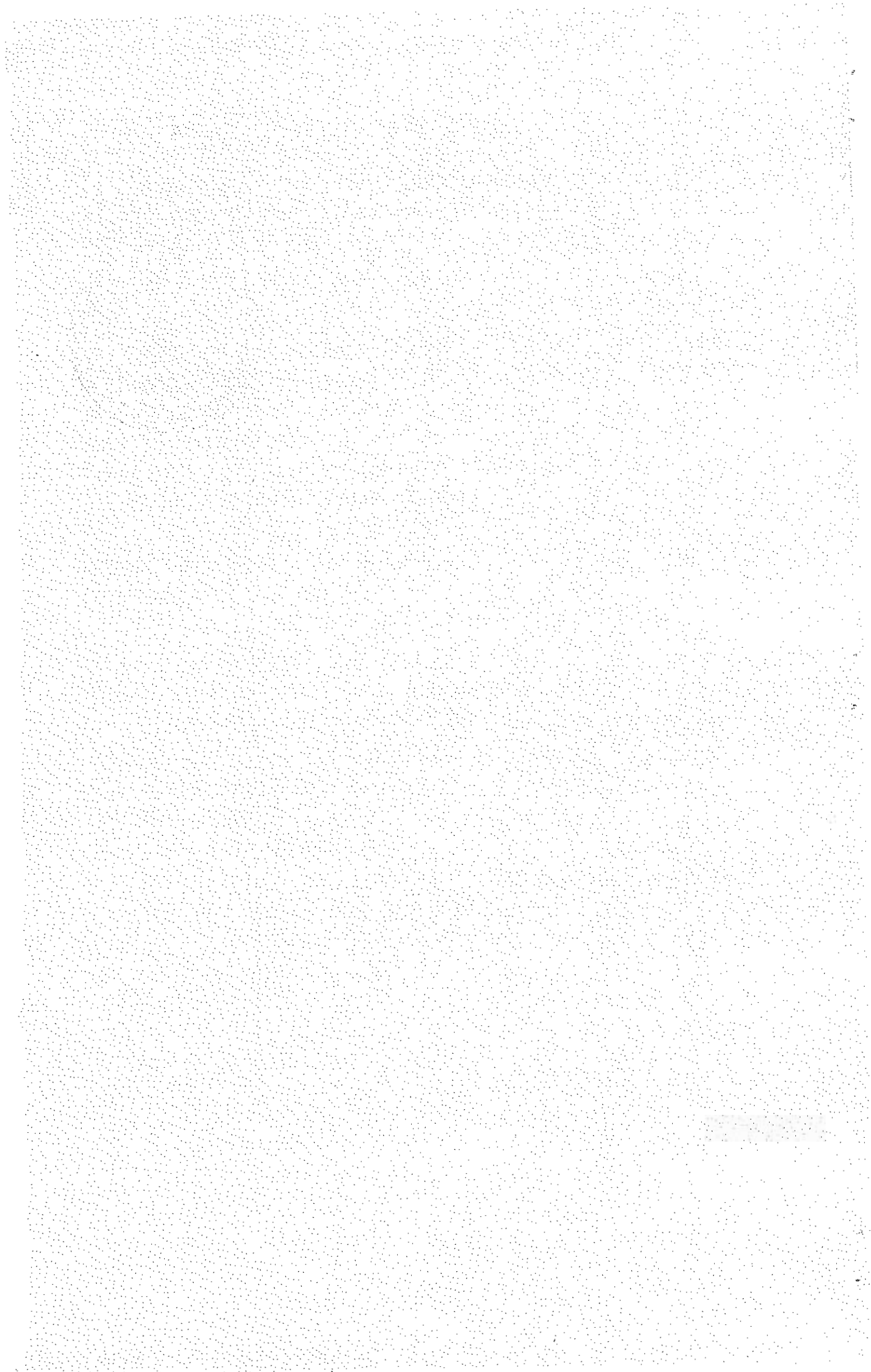
नोंदणी नियम १९६१ चे नियम ४४ चे वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या
निर्णयानुसार दस्तऐवजमधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची
बंधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व न्या
अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजमधील मिळकती विषयी
होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न
उदभवल्यास त्यास मी / आम्ही व दस्तऐवजमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार
आहात याची आम्हास 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 वर्षांच्या शिक्षेस आम्ही पात्र राहणार
आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून
जोडत आहोत.

लिहून देणार

लिहून घेणार



बदर-२५
 १०४ ८८ ००
 २०२३

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

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

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA



COV DOB
 LMV 23-09-2014
 MCWG 23-09-2014

FORM 7
 P.W.P. 15 (2)



DOB 18-01-1995 BG

Name: DILIP SINGH
 S/O of SURESH SINGH
 Add: ROOM NO. 03, PADAM SINGH CHAWL, ADARSH
 NAGAR, KUNDA VILLAGE, MALAD (E) MUMBAI
 MUMBAI
 PIN 400097
 Issuing Authority: MH02

Signature/Thumb
 Impression of Holder

THE UNION OF INDIA
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

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

AUTHORISATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA



COV DOB
 MCWG 10-09-2008

FORM 7
 P.W.P. 15 (2)



DOB 28-02-1970 BG

Name: NITIN KHAKHAR
 S/O of DHIRAJI AL KHAKHAR
 Flat: C/4F-302, YOGI PLAZA CHS LTD, FKSAR ROAD,
 OPP. YOGI PALACE, YOGI NAGAR, BORIVALI WEST,
 GREATER MUMBAI, MUMBAI SUBURBAN
 PIN: 400091
 Issuing Authority: MH02

Signature/Thumb
 Impression of Holder

Handwritten signature

401/194

शुक्रवार, 05 जानेवारी 2024 2:23 म.तं.

दस्त गोषवारा भाग-1

बदर 15

दस्त क्रमांक: 194/2024

दस्त क्रमांक: बदर 15 / 194/2024

बाजार मूल्य: रु. 2,99,09,277/-

मोवदला: रु. 3,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 18,00,000/-

दु. नि. मह. दु. नि. बदर 15 यांचे कार्यालयाने

पावती: 218

पावती दिनांक: 05/01/2024

अ. क्र. 194 वर दि. 05-01-2024

मादर करणाऱ्याचे नाव: इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर
आसिफ वाहिद अली शेख

रोजी 2:22 म.तं. वा. हजर केला.

(Handwritten signature)

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

दस्त हजर करणाऱ्याची मही:

एकुण: 31800.00

मह. दु. नि. अं. 194

मह. दु. नि. अं. 194-4

दस्ताचा प्रकार: करणनामा

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

शिक्का क्र. 1 05 / 01 / 2024 02 : 22 : 54 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05 / 01 / 2024 02 : 23 : 34 PM ची वेळ: (फी)

प्रतिज्ञापत्र

"सदर वसतिगृह हा नोंदणी कावसा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. "दस्ताची संपूर्ण यत्नपूर्वक, निष्पादक व्यक्ती, साक्षीकार व सोबत जोडलेल्या दस्तानाच्या अटी व शर्तीचा पालन करणारी आहे. " दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्तानाच्या अटी व शर्तीनुसारच संपूर्णपणे जबाबदार राहतील.

बदर-१५		
१९४	८६	६०
२०२४		

(Handwritten signature)
लिहून देणारे :

(Handwritten signature)
लिहून घेणारे :





05/01/2024 2 36:39 PM

दस्त गोपवारा भाग-2

बदर 15
दस्त क्रमांक:194/2024

दस्त क्रमांक :बदर15/194/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:देव लॅन्ड अँड हौसिंग प्राईवेट लीमिटेड (पूर्वीचे नाव देव भूमि रीजल्ट्स प्राईवेट लिमिटेड) चे संचालक विजय टी. ठडकर तर्फे मुखत्यार अनिल साळवी पत्ता:प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाजा , ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एस. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन नंबर:AACCD3656L	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर आसिफ वाहिद अनी शेख पत्ता:प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्सेल ऑफ आझाद नगर एक्सेल को ऑप ह्री सो लि , ब्लॉक नं: आझाद नगर,अंधेरी पश्चिम , रोड नं: वीरा देसाई रोड , महाराष्ट्र, MUMBAI. पिन नंबर:AAFCl0980H	लिहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज कन्व दिलावे कतुल करतात.
शिक्का क्र.3 ची वेळ:05 / 01 / 2024 02 : 36 : 06 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:नितिन खड्कर वय:53 पत्ता:सी/48-308, योगी प्लाजा को-ऑप सो ली, एकसर रोड, योगी नगर, बोरीवली पश्चिम, मुंबई. पिन कोड:400091		
2	नाव:दिलीप सिंह वय:24 पत्ता:बी 15 बतरामा वीकेसी बांद्रा पूर्व मुंबई पिन कोड:400051		

शिक्का क्र.4 ची वेळ:05 / 01 / 2024 02 : 36 : 36 PM

मह.दु.नि.अंधेरी

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan	6910333202400512756	MH074002957202324E	1800000.00	RF	0007123539202324	05/01/2024
2	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan		MH074002957202324E	30000	RF	0007123539202324	05/01/2024
3		DHC		0744052307386	1800	RF	0124052307386D	05/01/2024

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

194 /2024

Know Your Rights as Registrants

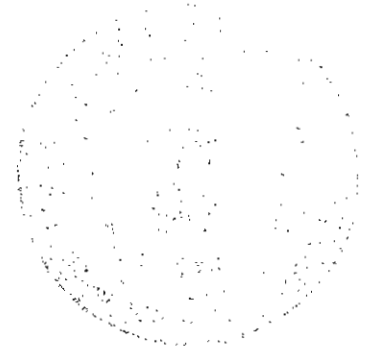
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....१०.....पाने आहेत.
बदर-१५/ १०४ २०२४
पुस्तक क्र. १, क्रमांक.....१०४.....वर
नोंदला : ५/१/२०२४



Faint, illegible text, possibly a list or index of items.





05/01/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 4

दस्न क्रमांक : 194/2024

नोंदणी :

Regn:63m

गावाचे नाव : आंबिवली

(1)विनेछात्रा प्रकार	करारनामा
(2)भोवदला	30000000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	29909276.73
(4) भू-मापन,पोटहिम्मा व चक्रमांक(अमल्याम)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: ऑफिस/युनिट नं. 1101,विंग-बी,11 वा मजला,न्यु एक्मेल ऑफ आझाद नगर एक्मेल को-ऑप. हौ. नो. वि. विल्डिंग नं. 41, आझाद नगर,वीरा देसाई रोड,अंधेरी पश्चिम,मुंबई-400053. ऑफिस/युनिट चे एकूण क्षेत्र 1100 चौ.फुट कार्पेट म्णजेच 122.67 चौ.मी वांधीव.((C.T.S. Number : 838 PART ;))
(5) क्षेत्रफळ	1) 122.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-देव लॅन्ड अँड हौजिंग प्राईवेट लीमिटेड (पूर्वीचे नाव देव भूमि गीअल्टर्स प्राईवेट लिमिटेड) चे मंचालक विजय टी. ठक्कर तर्फे मुखत्यार अनिल माळवी वय:-; पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 10 वा मजला, इमारतीचे नाव: देव प्लाझा , ब्लॉक नं: अंधेरी पश्चिम, रोड नं: एम. व्ही. रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400058 पॅन नं:- AACCD3656L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-इंडमन मरीन मॅनेजमेंट प्रायव्हेट लिमिटेड चे मॅनेजर अनिफ वाहिद अली शेख वय:-; पत्ता:-प्लॉट नं: युनिट नं. 101 , माळा नं: 1 ला मजला , इमारतीचे नाव: न्यु एक्मेल ऑफ आझाद नगर एक्मेल को ऑप हौ नो वि , ब्लॉक नं: आझाद नगर,अंधेरी पश्चिम , रोड नं: वीरा देसाई रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400053 पॅन नं:- AAFCI0980H
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2024
(10)दस्न नोंदणी केल्याचा दिनांक	05/01/2024
(11)अतुक्रमांक,खंड व पृष्ठ	194/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	1800000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat 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 पिळकट पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.

या व्यवहाराचे विवरण पत्र ई-मेल द्वारे वृहन्मुंबई महानगरपालिकेक पाठविणेन आपलेला आहे.

आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयान न्वतः 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	69103332024010513758	MH013502957202324E	1800000.00	SD	0007123539202324	05/01/2024
2	INDMAN MARINE MANAGEMENT PRIVATE LIMITED	eChallan		MH013502957202324E	30000	RF	0007123539202324	05/01/2024
3		DHC		0124052307386	1800	RF	0124052307386D	05/01/2024

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

10/12

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5/1/24

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