

Name: ABHAY SINGH

A/c - 39216463274
39216466424

sk - 39224442540

Fierno - 4089 + M

(TDV)

Take over + TOPUP

4089

TITLE DEEDS VERIFICATION ON 18/11/20

For Proposals upto Above ₹ 50 Lacs Plea

4085

CIF No. 90516984249 / 90516561030	PAL
Existing SBI A/C No.	Tie up no (if applicable) AMT-1
LOS Reference No. 19285944 / 19286308	Take Over <input checked="" type="checkbox"/>

Applicant Name : Abhay Singh
 Co-Applciant Name : SHWETA SINGH
 Contract (Resl.) Mobile : 9819195461 / 9879328623

Loan Amount : <u>81.5 lacs TOPUP 20</u>	Tenure : <u>240</u>
Interest Rate : <u>T/L - 81,64,000/-</u>	PMI
Loan Type : <u>T/L</u>	SBI LIFE : YES / NO
Hsg. Loan : <u>Rin Raksha - 2,46,600/-</u>	
Realty : _____	Home Top up : <u>Rs - 344930/-</u>

Property Location : Dombivali East **TOPUP**
 Property Cost : 140,00,000 / - **Rs. 23,70,000/-**

SBI Life Premium Seven

LOS ID : 19286308
 A/C : 39216466424
 COLL : 78063500251
 SBI Life : _____
 Amount : Rs. 23,70,000/-
 NAME : Abhay Singh and Shweta Singh
 CERSAI No. : _____
 ASSET NO. : _____
 COMPECTOR NO. : _____
 FILE NO. : _____

Branch : _____ (Code No) 9832
 _____ along with Mob No.: _____
 _____ along with Mob No.: _____
 _____ / along with Mob No.: _____

	DATE
RESIDENCE VERIFICATION	<u>17/02</u>

Q-577 Q-579 Q-580, 100 101

LOS ID : 19285944 PMAY : Y/N _____
 Name : Abhay Singh and Shweta Singh
 A/c No. 39216463274 Disb. Date.: ✓
 Amount : Rs. 81,64,000/- Coll : 78063500251
 SBI Life : Opted / Not Opted. A/c. No.: 3922442540
 Collateral : _____ Property Insurance : Rs. 344,930/-
 D/E Reg. Folio No. 8/193 & 194 EM Reg. Folio No. 9/149
 Cersai No. _____ Asset No. _____
 Compactor No. _____ File No. _____

4089
4089A

GATE B

Date: 21-Nov-18

To
Ajay Pal Singh Ahluwalia
1502 3A Whispering Palms
Lokhandwala Township
Kandivali East ,
Kandivali - 400101
Contact No: 9223056246
CRN: 1254689

Handover of Possession

Ref: Agreement to sell dated **10-Dec-15** registered at **KLN5-8046-2015**, before the Sub-Registrar at KALYAN ('Agreement'), in respect of Residential Unit No. **1602** of **Exotica F** situated at **CASA RIO GOLD DOMBIVLI ('Unit')**

Dear **Ajay Pal Singh Ahluwalia**,

We refer to the captioned Agreement. As informed to you earlier, the captioned Unit is ready for Occupation.

Further, as confirmed by you, we have scheduled your possession and key handover on **21-Nov-18** at the Site. In case of any defects/issues at the time of possession, we request you to inform our Hospitality & Property Management (HPM) representative about the same within 48 hours of your scheduled possession. The defects (if any) shall be rectified as per the Company's policies within 30 days of receiving such information. You may thereafter collect the keys for your unit from the HPM representative at the site.

We request you to inspect the units before accepting its keys. Upon collection of the keys as above, it will be deemed that you confirm and undertake that:

- (i) You are aware that the common areas, including club facility (ies), swimming pool(s), garden(s), playground(s) etc. are for use by all owners/residents of the larger property and no individual / group shall in any manner interfere in the management of and access to the said facilities by us till such time that all the buildings in the larger property are fully completed and handed over to the society (ies).
- (ii) You are aware that we have unsold unit(s) in the said building and/or the larger property and shall be operating our sales office inside the development till such time that all the units in the larger property are sold. Until such time that all the units in the larger property are sold, our staff, associate(s) and prospective customer(s) shall be visiting the property, building(s), unit(s) and/or common area(s) from time to time and you shall not raise any objection or cause any obstruction in this regard.
- (iii) You are aware that there are other structures/buildings to be constructed / under construction in the larger property, in compliance with the relevant provisions of the applicable Development Control Regulations (as may be amended from time to time),



and you do not have any objection in relation to the same and waive any right to raise any objection in this regard. Further, you are aware that, during the period of construction of such other structures/buildings, part of the larger property (which may include part of the parking and/or common areas) maybe isolated by means of barricading/equivalent and only construction access shall be permissible in such isolated area(s) in view of safety and/or construction logistics requirements. Further, in order to ensure cleanliness and safety of your building and/or in use common areas, the site team may take necessary measures such as safety net installation etc. in such areas, as it may deem fit.

- (iv) The Unit has been delivered in accordance with the Agreement and you have no outstanding issues, claims or grievance against the company.

We request you to sign this letter confirming your acceptance of the terms and conditions mentioned above.

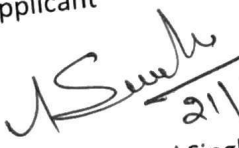
Please note that all the facility charges in respect of the said Unit (including CAM Charges, electricity and water charges, security, maintenance and Taxes) are payable with effect from **03-Nov-17**. Also note that the CAM charges being collected are at provisional rates and incremental charges, if any, will be payable by you within 15 days of demand and in case of delay, shall carry interest as per terms of the Agreement to Sell. Accounts in respect of the CAM charges shall be provided at the time of society handover.

Yours faithfully,
For Lodha Developers Pvt Ltd



(Deputy General Manager – Customer Care)
We confirm and accept

Applicant


21/11/2018
Name: Ajay Pal Singh Ahluwalia

Co-Applicant

Name:

Lodha Developers: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011, India • T + 91 22 6773 7373 • F + 91 22 2300 0693
Lodha Developers UK Ltd.: 3 St James's Square, London SW1Y 4JU, UK • T + 44 20 7004 0900 • F + 44 20 7004 0901

www.lodhagroup.com

		Rs. 1000.00
या तारखे पर्यंत भरल्यास	15-02-2020	Rs. 1670.00
या तारखे नंतर भरल्यास	26-02-2020	Rs. 1700.00





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर महानगर

महावितरण
- महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
CIN: U40109MH2005SGC153645

96 965
96 965
File No 2-957/1000-M
CB 2.07

BILL NO.(GGN):00000694758225

ग्राहक क्रमांक : 020650100558

SHWETA SINGH & ABHAY KUMAR SINGH
EXOTICA F-1602CASA RIO GOLD KALYAN SHIL ROAD 421204

96 965
- फेब्रुवारी-२०२०
देयक दिनांक : 06-02-2020
देयक रक्कम रु : 1680.00
देय दिनांक : 26-02-2020
या तारखे नंतर भरल्यास : 1700.00

मोबाइल/इमेल :
बिलिंग युनिट : 4875/CASA RIO/KALYAN (EAST)
दर संकेत ** : 92/LT I Res 3-Phase
पोल क्रमांक : 00000000
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : A1/02/1004/0485/4875001
मिटर क्रमांक : 07640020115

पुरवठा दिनांक : 18-12-2016
मंजूर भार : 3.00 KW
सुरक्षा ठेव जमा (रु) : 1592.00
चालू रिडिंग दिनांक : 02-02-2020
मागील रिडिंग दिनांक : 01-01-2020

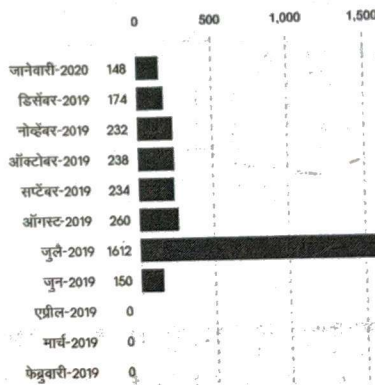
Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

3080 2907 1.00 173 0 173

Meter Status: Normal
Period: 1.00/



मध्यवर्ती तक्रार निवारण केंद्र २४x७
1800-233-3435, 1800-102-3435, 1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

महानगर

छापिल बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपायांचा गो-ग्रीन डिस्काउंट मिळावा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापिल बिलावर वरच्या बाजूला छव्या कोपऱ्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे विज बिल भरा व ०.२५% (रु. ५००/- पर्यंत) सवलत मिळावा. (टॅक्सेस व इन्स्युरन्स वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः ०२-०३-२०२० ह्या तारखेला होईल

वीज वापर	
जानेवारी - 2019	0
फेब्रुवारी - 2020	173

प्रिय ग्राहक, आपला भ्रमणधनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९२२५५९२२५५ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२०६५०१००५५८ महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

Pay - Scratch - Win Rewards

UP TO ₹1000* on your MSEDCL bill payment

Update the app to get scratch cards

*Terms & Conditions: Offer(s) applicable on bill payment of ₹300 & above via the PhonePe app
Offer applicable from 1-31st December 2019. Offer(s) applicable once per user during offer period on payment via PhonePe app
For concerns, write to support@phonepe.com or call 0124-6789-345. For details, refer to the PhonePe app

स्थळप्रत बिलिंग युनिट : 4875	ग्राहक क्रमांक : 020650100558	पी.सी. : A1	दर : 92	या तारखे पर्यंत भरल्यास	15-02-2020	Rs. 1670.00
अंतिम तारीख	26-02-2020	Rs. 1680.00		या तारखे नंतर भरल्यास	26-02-2020	Rs. 1700.00

बँकेची स्थळप्रत: 4875
बिलिंग युनिट : 4875
ग्राहक क्रमांक : 020650100558
पी.सी. A1 दर: 92
ख्रिस्ती क्र. : 4875001

अंतिम तारीख	26-02-2020	Rs. 1680.00
या तारखे पर्यंत भरल्यास	15-02-2020	Rs. 1670.00
या तारखे नंतर भरल्यास	26-02-2020	Rs. 1700.00

48751020650100558260220200000016800020001502200010



26/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 5732/2019

नोंदणी :

Regn.63m

गावाचे नाव : निळजे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10899000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9283000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: मौजे निळजे,घेसर स.नं. 73,76,73पैकी,76पैकी व इतर वरील एक्सोटिका बिल्डिंग,कासा रिओ गोल्ड प्रोजेक्ट,सदनिका नं. 1602,सोळावा मजला,एफ विंग,क्षेत्रफळ 969 चौ.फु.(90.05 चौ.मी.)कार्पेट + ओपन पार्किंग स्पेस नं. जी1-113 चौ.मी.)सह((Survey Number : 73, 76, 73पैकी, 76पैकी व इतर ;))
(5) क्षेत्रफळ	1) 90.05 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 असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अजय पाल सिंह अहुलवालिया -- वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑकटा क्रिस्ट, बी विंग, ब्लॉक नं: 1501, रोड नं: लोखंडवाला टाऊनशिप, कांदिवली पूर्व, पॅन कार्ड नं. एईटीपीए9867एन, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धेता सिंह -- वय:-35; पत्ता:-प्लॉट नं: 49, माळा नं: -, इमारतीचे नाव: सुदामा बिल्डिंग, ब्लॉक नं: 302, रोड नं: गोल्ड क्रिस्ट शाळेजवळ, सेक्टर-29, वाशी, नवी मुंबई, पॅन कार्ड नं. डीबीकेपीएस2758के, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- 2): नाव:-अभय कुमार सिंह -- वय:-39; पत्ता:-प्लॉट नं: 49, माळा नं: -, इमारतीचे नाव: सुदामा बिल्डिंग, ब्लॉक नं: 302, रोड नं: गोल्ड क्रिस्ट शाळेजवळ, सेक्टर-29, वाशी, नवी मुंबई, पॅन कार्ड नं. बीएचएलपीएस0086डी, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2019
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2019
(11)अनुक्रमांक,खंड व पृष्ठ	5732/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	654000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



दुय्यम निबंधक कल्याण ४

38/5732

पावती

Original/Duplicate

Friday, April 26, 2019

नोंदणी क्र.: 39म

10:08 AM

Regn.: 39M

पावती क्र.: 6349 दिनांक: 26/04/2019

पावतीचे नाव: निळजे

स्तऐवजाचा अनुक्रमांक: कलन4-5732-2019

स्तऐवजाचा प्रकार: करारनामा

पावती करणाऱ्याचे नाव: श्वेता सिंह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2840.00

पृष्ठांची संख्या: 142

एकूण:

रु. 32840.00

पावतीस मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:34 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

सह-दुय्यम निबंधक कल्याण

जारी मुल्य: रु.9283000/-

बदला रु.10899000/-

लेले मुद्रांक शुल्क : रु. 654000/-

देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

देयकाचा प्रकार/पे ऑर्डर क्रमांक: MH000852375201920E दिनांक: 26/04/2019

देयकाचे नाव व पत्ता:

देयकाचा प्रकार: By Cash रक्कम: रु 2840/-

Shweta Singh

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

02 May 2018 08:32:24 PM

Valuation ID 201905024750

मूल्यांकनाचे वर्ष	2019
जिल्हा	ठाणे
मुल्य विभाग	तालुका कल्याण गावाचे नाव निळजे (कल्याण-डोंबिवली महानगरपालिका)
उप मुल्य विभाग	41/122-मौजे निळजे गावातील वाणिज्य वापर परिमंडळातील मिळकती
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न. भू क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
21000	70000	83000	98500	83000	

बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	108.06 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs. 70000/-
उद्ववाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
प्रकल्पाचे क्षेत्र -	10 hector and above				
Sale Type - Resale		First Sale Date - 10/12/2015			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ
 = (70000 * (100 / 100)) * 110 / 100
 = Rs. 77000/-

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर = ((घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 110 %).
 प्रकल्पाचे क्षेत्रानुसार निवासी सदनिका करीता प्रति चौ. मीटर दर = Rs. 84700/-
 A) मुख्य मिळकतीचे मुल्य = वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र
 = 84700 * 108.06
 = Rs. 9152682/-
 D) खुल्या जमिनीवरील वाहन तळाचे क्षेत्र 13.94 चौ. मीटर
 खुल्या जमिनीवरील वाहन तळाचे मुल्य = 13.94 * (21000*40/100)
 = Rs. 117096/-

क ल न - ४
 दस्त क्र. ५७३२/१९
 ९/१९९२

एकत्रित अंतिम मुल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + लघुवस्त्रा गल्लीचे मुल्य + वरील गल्लीचे मुल्य + बांदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य + बांदिस्त बाल्कनी
 = A + B + C + D + E + F + G + H + I
 = 9152682 + 0 + 0 + 117096 + 0 + 0 + 0 + 0 + 0
 = Rs. 9269778/-

CHALLAN
MTR Form Number-6

कलन - 8
दस्तावेज नं. 4032/98
2/1982



852375201920E	BARCODE	Date 25/04/2019-16:24:16		Form ID	25.2
Inspector General Of Registration		Payer Details			
Stamp Duty	Registration Fee	TAX ID (If Any)			
		PAN No.(If Applicable)	DBKPS2758K		
KLN4_KALYAN 4 JOINT SUB REGISTRAR		Full Name	SHWETA SINGH		
THANE		Flat/Block No.	FLAT NO 1602 16TH FLOOR F WING EXOTICA		
2019-2020 One Time		Premises/Building	BUILDING IN CASA RIO		
Account Head Details	Amount In Rs.	Road/Street	GOLD PROJECT NILJE DOMBIVLI EAST		
Stamp Duty	654000.00	Area/Locality	969 SQ FT		
Registration Fee	30000.00	Town/City/District			
		PIN	4	2	1 2 0 4
		Remarks (If Any)	PAN2=AETPA9867N~SecondPartyName=AJAY PAL SINGH AHLUWALIA~CA=10899000		
		Amount In	Six Lakh Eighty Four Thousand Rupees Only		
	6,84,000.00	Words			
IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332019042515330	212415935
		Bank Date	RBI Date	25/04/2019-16:24:44	Not Verified with RBI
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9819195461

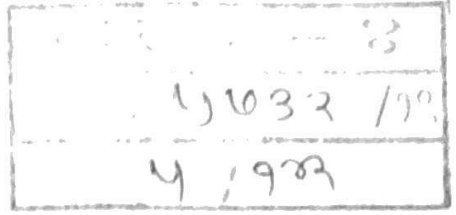
Challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

वर्तमान दस्तावेज नोंदणी कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.



Facial Details

Amount



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Dombivli on this 26th day of April, 2019.

B E T W E E N

MR. AJAY PAL SINGH AHLUWALIA (Pan No. AETPA9867N), aged about 56 years, Indian Inhabitant, Occupation **Business**, residing at Flat no 1501, B wing, Octa Crest, Lokhnadwala Township, Kandivili East - 400101 hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators and assignees) of the **FIRST PART**.

A N D

1) MRS. SHWETA SINGH (Pan No. DBKPS2758K) aged about 35 years, Indian Inhabitant, Occupation **Housewife**, 2) MR. ABHAY KUMAR SINGH (Pan No. BHLPS0086D) aged about 39 years, Indian Inhabitant, Occupation **Service** both residing at Flat No. 302, Sudama Building, Plot No. 49, Near Gold Creast School, Sector - 29, Vashi, Navi Mumbai - 400 703 hereinafter referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assignees) of the **SECOND PART**.

WHEREAS The TRANSFEROR has purchased a Flat vide Agreement for sale from PALAVA DWELLERS PRIVATE LIMITED, dated 10/12/2015 and registered with Sub-registrar Kalyan 5 on 10/12/2015 under document No. 8046 OF 2015 and as such is the owner of Flat No. 1602 on the 16th Floor of F - Wing, and admeasuring about 969 square feet (90.05 sq.mtrs) Carpet area (With One Open Car Parking Space No. G1-113) of Building known as "EXOTICA" in "CASA RIO GOLD" project, At Palava City, Lodha, Kalyan Shil Road, Nilje, Dombivli (East) 421 204, Tal. Kalyan, Dist. Thane. (more particular described in the schedule hereinafter referred to as "the said Flat").

AND WHEREAS the TRANSFEROR desire to sell, transfer assign and convey the said Flat for the consideration of Rs. 1,08,99,000/- (Rupees One Crore Eight Lakhs Ninety Nine Thousand Only).

[Handwritten signature]

Shweta Singh

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कलन - ४
दस्तावेज क्र. ५७३२ / १०
९/१०२३

AND WHEREAS the TRANSFEREES have expressed their desire to purchase possess and acquire the said Flat of the TRANSFEROR.

AND WHEREAS both the parties hereto have arrived at certain terms and conditions which they desire to record in writing.

NOW THIS AGREEMENT OF SALE WITNESSES AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The TRANSFEROR hereby declare, record and confirm as under:
 - a) The TRANSFEROR is the sole and absolute owner of the Flat No. 1602 on the 16th Floor of F - Wing, and admeasuring about 969 square feet (90.05 sq.mtrs) Carpet area (With One Open Parking Space No. G1-113) of Building known as "EXOTICA" in "CASA RIO GOLD" project, At Palava City, Lodha, Kalyan Shil Road, Nilje, Dombivli (East) 421 204, Tal. Kalyan, Dist. Thane.
 - b) The TRANSFEROR has not entered into any agreement for sale, transfer or letting out the said Flat with any other person and that she is in exclusive and absolute possession and occupation of the said Flat.
 - c) The TRANSFEROR has paid their share of Municipal Taxes, water charges and all other outgoings in respect of the said Flat up to date and that no part thereof has remained unpaid.

2. The TRANSFEROR hereby undertake, declare and confirm that there are no dues of the said builder where the said premises is located and he/she/they shall be solely liable to pay all/any of the dues of the concerned builder till the vacant and peaceful possession of the said premises is handed over to the TRANSFEREES by the TRANSFEROR. The TRANSFEROR also hereby declares that they have obtained the necessary permission from the Builder for sale and transfer of the said Flat.

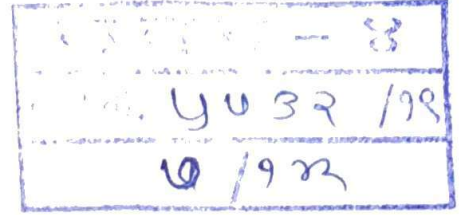
3. The TRANSFEREES already inspected the said Flat No. 1602 on the 16th Floor of F - Wing, in Building known as "EXOTICA" in "CASA RIO GOLD" project, & agreed to purchase as it is basis.

4. In consideration of the aforesaid representations of the TRANSFEROR, the TRANSFEREES herein agree to purchase, possess and acquire the said Flat /

[Signature]

[Signature]

[Signature]



shares of the **TRANSFEROR** and all their rights, title and interest therein for the Total consideration of **Rs. 1,08,99,000/- (Rupees One Crore Eight Lakhs Ninety Nine Thousand Only)**.

5. The said consideration of **Rs. 1,08,99,000/- (Rupees One Crore Eight Lakhs Ninety Nine Thousand Only)** to be paid by the **TRANSFEREES** to the **TRANSFEROR** in the manner hereinafter mentioned:

a. **Rs. 99,000/- (Rupees Ninety Nine Thousand Only)** paid before the execution of this agreement as Earnest Money or Deposit (the receipt whereof the **TRANSFEROR** hereby admit and acknowledge in the presence of witnesses);

b. **Rs. 1,08,00,000/- (Rupees One Crore Eight Lakhs Only)** will be payable after sanction of loan within **30 day** from registration of this agreement.

i) The **TRANSFEROR** hereby confirm that they have obtained a Loan from PNB BANK by mortgaging the above referred flat. And outstanding amount of **Rs. 80,87,552/- (Rupees Eighty Lakhs Eighty Seven Thousand Five Hundred Fifty Two Only)** will be directly paid by the **TRANSFEE'S** Bank on account of **TRANSFEROR** i.e. **TRANSFEE'S** Bank will pay directly to the PNB BANK and collect original documents from Bank and the said adjustment will be agreed by the **TRANSFEROR**, and the balance amount of **Rs. 27,12,448/- (Rupees Twenty Seven Lakhs Twelve Thousand Four Hundred Forty Eight Only)** should be paid to the **TRANSFEROR**.

c. The **TRANSFEREES** will withhold a sum of **Rs. 1,08,990/- (Rupees One Lakh Eight Thousand Nine Hundred Ninety Only)** being 1% TDS as per Section 194 IA of the Income Tax Act 1961, from the total consideration. The **TRANSFEREES** will deposit the same with the appropriate authorities and provide the relevant receipts and challans to the **TRANSFEROR**, for appropriate tax credits. The said tax will be deposited in favour of **TRANSFEROR**. Copies of the said challan will be transferred in due course.



Shweta Singh

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let, hindrance and/or interference of whatsoever nature by the **TRANSFEROR** or any person claiming through or under his behalf in anyway whatsoever and the **TRANSFEREES** shall be entitled to deal with the same in such a manner as they may desire and think fit and proper.

9. The Electric Meter bearing Consumer No. **020650100558** is affixed to the said Flat and the **TRANSFEROR** have agreed to transfer the said Flat along with the said Electric Meter & Connection to the **TRANSFEREES** and further agree to sign all the necessary paper for transfer of such electric meter.

10. All costs and expenses incidental to this agreement will be borne by the **TRANSFEREES** only.

11. The **TRANSFEREES** shall bear and meet the expenses of the registration of the agreement if the same needs Registration with Sub-Registrar Kalyan.

12. In the event there is any delay or default on the part of the **TRANSFEROR** in performing his part of the contract then the **TRANSFEREES** shall be entitled to specific performance of this Agreement together with right to claim all costs, charges, expenses and losses suffered by the **TRANSFEREES** from the **TRANSFEROR**.

13. The **TRANSFEREES** shall become member of the proposed society and shall abide by its rules, regulations and bye-laws as amended from time to time and shall in the meantime promptly and punctually pay all taxes, charges and other outgoings in respect of the said Flat.

14. The agreement is subject to Maharashtra Ownership of Flats Act 1963.

15. The possession of the Flat will be handed over to the **TRANSFEREES** after full and final Payment.

FIRST SCHEDULE OF PROPERTY

All that piece and parcel of land bearing **Mouje Nilje & Ghesar Survey No. 73, 76, & 73Pt, 76Pt, & Other Taluka Kalyan, Dist. Thane** and within the Registration Dist. Thane and Sub-Registration Dist. Kalyan.

A Swale

Shweta Singh

Ashwari

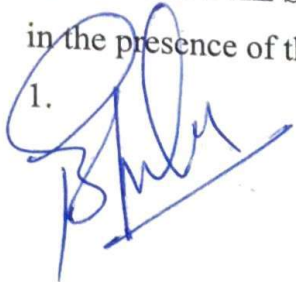
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दस्तावेज क्र. ५०३२/१९
११/१२


SECOND SCHEDULE OF PROPERTY

Flat No. 1602 on the 16th Floor of F - Wing, and admeasuring about 969 square feet (90.05 sq.mtrs) Carpet area (With One Open Parking Space No. G1-113) of Building known as "EXOTICA" in "CASA RIO GOLD" project, At Palava City, Lodha, Kalyan Shil Road, Nilje, Dombivli (East) 421 204, Tal. Kalyan, Dist. Thane. Stilt + 22 Floors with lift.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and on the day and the year first herein above stated.

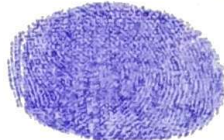
SIGNED AND DELIVERED by the
Within named "TRANSFEROR"
MR. AJAY PAL SINGH AHLUWALIA
in the presence of the witnesses:

1. 

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}
} A Swale
}
} 




SIGNED AND DELIVERED by the
Within named "TRANSFEREES"
1) MRS. SHWETA SINGH

}
}
} Shweta Singh
}
} 



2) MR. ABHAY KUMAR SINGH
in the presence of the witnesses:

1. 

} Abhay
}
} 





10/12/2015

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक

दस्ता क्रमांक : 8046/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) निळजे

(1)बिलेखाचा प्रकार	करारनामा	
(2)मोबदला	8443638	
(3) बाजारभाव(भांडपट्ट्याच्या बाबतितपट्ट्यावर आयातणी देतो की पाटदार ते नमूद करावे)	7502708.94	
(4) भू-मापन,गोदद्विगमा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :सदनिका नं: 1602, माळा नं: 16वा मजला, इमारतीचे नाव: एक्सॉटीका एफ-विंग कासा रिओ गोल्ड, ब्लॉक नं: खिडकाळेश्वर मंदिराजवळ,डोंबिवली-पूर्व, रोड : कल्याण शीळ रोड, इतर माहिती: सोबत एक ओपन कार पार्किंग((Survey Number : 73,76 व दस्तात नमूद केल्याप्रमाणे विभाग नं. 41/108 . .))
(5) क्षेत्रफळ	1) 108.06 NA	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-पलावा इवेलर्स प्रा. लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. रमेश रावल वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: 4था मजला , इमारतीचे नाव: 412, 7जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई , रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AABCL1117D 2): नाव:-मान्यता देणार-1. महावीर प्रिमायसेस प्रा लि 2. लोढा इस्टेट प्रा लि 3. हाय कनाम बिल्डकॉन प्रा लि 4. लोढा डेव्हलपर्स प्रा .लि. 5. दत्त पूजा बिल्डर्स आणि डेव्हलपर्स 6. वाचमिंग राजगुरु यासर्वांच्या तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कु. मु. रमेश रावल वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: 4था मजला , इमारतीचे नाव: 412, 7जी वर्धमान चेंबर, ब्लॉक नं: हॉर्निमन सर्कल, फोर्ट, मुंबई , रोड नं: कावसजी पटेल रोड, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं: -
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-अजय पाल सिंह अहलूवालिया वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1502 3ए,व्हिस्पेरिंग पाल्मस, ब्लॉक नं: लोखंडवाला टाऊनशिप, कांदिवली-पूर्व,कांदिवली, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AETPA9867N
(9) दस्तऐवज करून दिल्याचा दिनांक	10/12/2015	
(10)दस्त नोंदणी केल्याचा दिनांक	10/12/2015	
(11)अनुक्रमांक,खंड व पृष्ठ	8046/2015	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	551500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

सह दुय्यम निबंधक कल्याण - ५

मुल्यांकनासाठी विचारात घेतलेला नमूदश्रीव:-

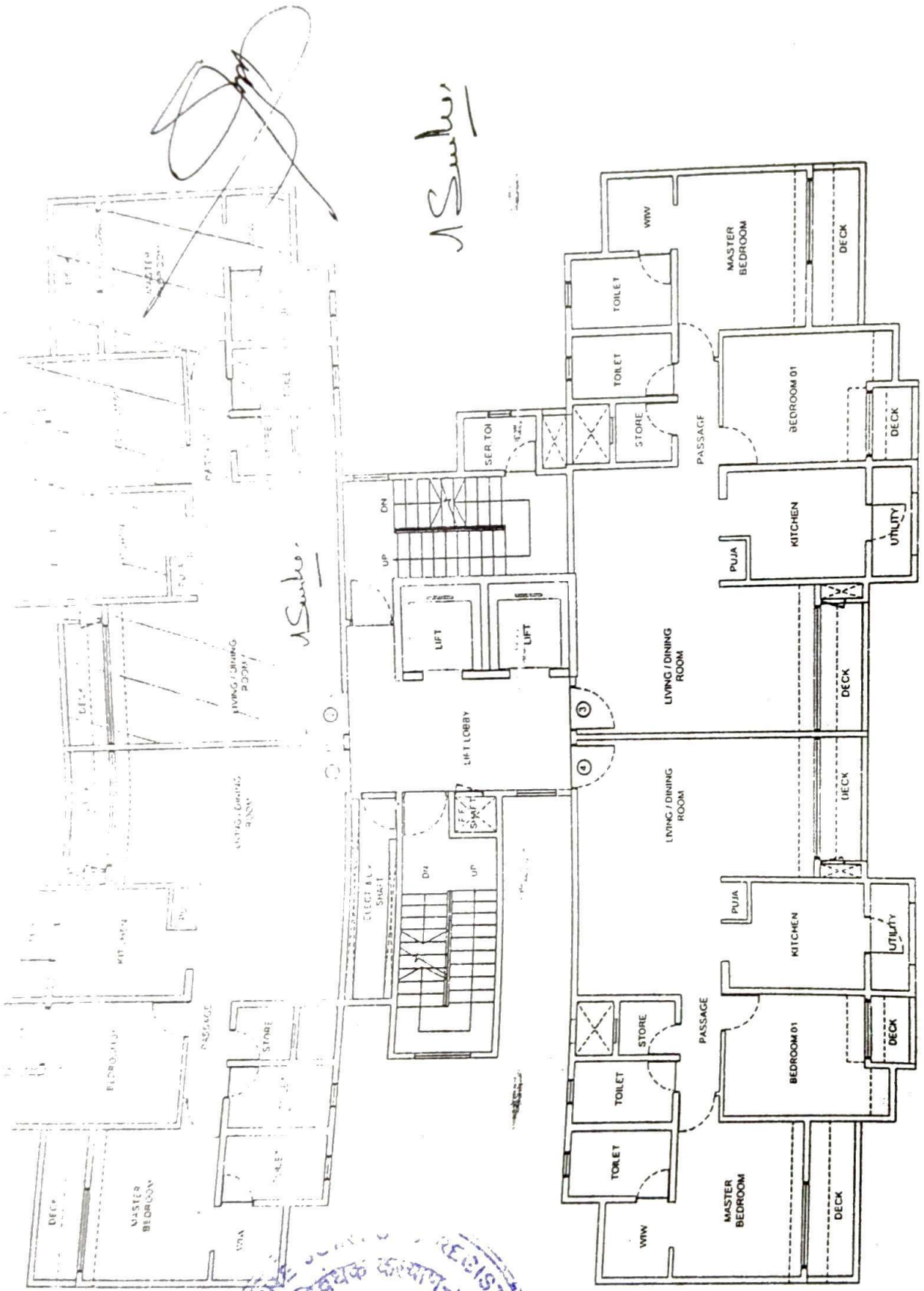
मुद्रांक शुल्क आयातनावा निवडलेला अनुच्छेद :-

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



कलन - ४
 दस्तक ५०३३ / १९
 १०/१०३

क.ल.न. -
 दस्तक (०४६) २०
 २० १०



TYPICAL FLOOR PLAN



NOTE: PLAN NOT TO THE SCALE

FLAT NO. 1/02

FLOOR 1/2

CLUSTER : EXOTICA - WING : F DEVELOPERS

CASARIO GOLD, DOMBIVALI

THANE



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No: SROT/MCP-03/L.D.P.L./OC-II/CI-31/1552/2016.

Date: 11 NOV 2016

OCCUPANCY CERTIFICATE

To,
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

Sub: Issuance of Occupancy Certificate for the Residential Buildings in Cluster 31, Wing A,B,C,D, E & F in Sector-II on land bearing Survey Nos. 73Pt. & 76Pt. of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

Ref: 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L./CC-II/569/2016, dt. 31/03/2016.
2) Your letters dt. 19/10/2015, 20/07/2016, 06/09/2016 & 13/10/2016.

Sir,

The Occupancy Certificate is hereby granted for the buildings in Cluster 31, Wing A,B,C,D, E & F in Sector-II on land bearing Survey Nos. 73Pt. & 76Pt. of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane to the applicant **Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd.** as mentioned in the table below:

Cluster no	Wing	Height in Mtr.	Storeys	Total BUA sq.mt.	No. of Tenements
31	A	73.93	Stilt + 22 Floors	8351.27	88
	B	73.93	Stilt + 22 Floors	8351.27	88
	C	73.93	Stilt + 22 Floors	8351.27	88
	D	73.93	Stilt + 22 Floors	8351.27	88
	E	73.93	Stilt + 22 Floors	8351.27	88
	F	73.93	Stilt + 22 Floors	8374.46	88
Total				50130.82	528

The total built-up area of **50130.82 sq.m.** for buildings in Cluster 31, Wing A,B,C,D, E & F in Sector-II completed under the supervision of Architect Mr. Piyush Tak, M/s. Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Anand Kulkarni, M/s. Epicons Consultants are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;

P.T.O.

- 98/903
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt.03/11/2012 & 08/10/2015, Forest NOC dt.30.09.2010, Fire NOC dt.25/06/2016, 10/05/2016 & 27/08/2016, Highway NOC dt.07/04/2011, N.A. permission dt.14/10/2014, Railway NOC dt.28/08/2012, Irrigation NOC dt.07/05/2010, Consent to establish dt.19/01/2013 & Consent to operate dt.02/06/2016 from MPCB, Water permission from MIDC dt.02/04/2013 etc. issued by various Competent Authorities will be binding on the applicant;
 5. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 31/03/2016 prior to issuance of Occupancy Certificate to all the buildings in Sector-II of the proposed Mega City Project;
 6. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant;
 7. All the Development Plan roads in the sector-II shall be handed over to the concerned Authorities prior to issuance of Occupancy Certificate to all the buildings in Sector-II of the proposed MegaCity Project;
 8. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector-II along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.

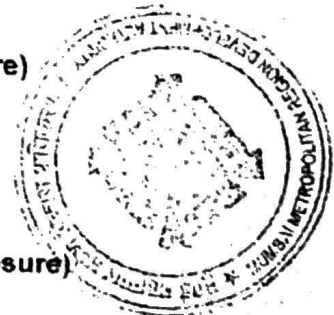
Nani Singh
Planner,
Town & Country Planning Division,
MMRDA.

Encl: 1 Set of Plans (namely drg. No. 1 to 2 i.e. 2 Nos. of drawings)

Copy to:

1) Mr. Piyush Tak, ----- (with enclosure)
Concept Design Cell,
G-19, Neighbourhood Shopping Complex,
Sector 4, Nerul,
Navi Mumbai - 400706.

2) The Collector, Thane District ----- (without enclosure)





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

8
2/99
96/902

No. MMRDA/CC/02/L D P L /CC-III/2015

Date: 27/08/2015

COMMENCEMENT CERTIFICATE

- READ
- 1) MMRDA's amended in-principle lay out approval No. TCP/MCP 01/L D P L /CC-III/07/2010 dated 26/07/2010
 - 2) MMRDA's CC upto plinth No. SROT/MCP 02/L D P L /CC-III/14/2010 dated 01/10/2010
 - 3) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/1505/2011 dated 14/09/2011
 - 4) MMRDA's amended in-principle lay-out approval No. SROT/MCP 01/L D P L /CC-III/19/2012 dated 14/03/2012
 - 5) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/542/2012 dated 12/07/2012
 - 6) MMRDA's amended in-principle lay-out approval No. SROT/MCP 01/L D P L /CC-III/646/2012 dated 14/08/2012
 - 7) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/811/2012 dated 29/10/2012
 - 8) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/947/2012 dated 31/12/2012
 - 9) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/195/2013 dated 11/03/2013
 - 10) MMRDA's amended in-principle layout approval No. SROT/MCP 01/L D P L /CC-III/506/2013 dated 03/07/2013
 - 11) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/810/2013 dated 10/10/2013
 - 12) MMRDA's amended in-principle layout approval No. SROT/MCP 01/L D P L /CC-III/9/2013 dated 08/01/2014
 - 13) MMRDA's amended CC upto/beyond plinth No. SROT/MCP-02/L D P L /CC-III/795/2014 dated 27/08/2014
 - 14) MMRDA's amended in-principle layout approval No. SROT/MCP-01/L D P L /CC-III/239/2015 dated 21/04/2015

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the Applicant Shri. Rajendra Lodha Director, M/s Lodha Dwellers Pvt Ltd 216, Shah & Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400 018 for the development of Sector-II in the proposed Mega City Project on plot bearing S Nos. (as mentioned in Table-1 below) of village Nilje and Ghesar up to plinth and above plinth level only for the development of buildings (as mentioned in Table-2 Table-3 Table-4 Table-5 & Table-6 below) for built up area of 684474.55 sq. mt. (for Residential use) & 20979.67 sq. mt. (for Amenity) aggregating 705454.22 sq. mt. as depicted on drawing nos. 1 to 73 (total 73 drawings) where new buildings (as mentioned in Table - 2) & proposed amendments in the earlier approved buildings (as mentioned in Table - 3 & 4) as depicted on the drawings and for the buildings where no amendments are proposed (as mentioned in Table - 5 & 6) issued along with earlier Commencement Certificate upto plinth under No. TCP/MCP 02/L D P L /CC-III/14/2010 dated 01/10/2010, amended Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/1505/2011 dated 14/09/2011, amended Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/542/2012 dated 12/07/2012, amended Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/811/2012 dated 29/10/2012, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/947/2012 dated 31/12/2012, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/195/2013 dated 11/03/2013, Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/810/2013 dated 10/10/2013 and Commencement Certificate upto plinth/beyond plinth under No. SROT/MCP-02/L D P L /CC-III/795/2014 dated 27/08/2014 on the following conditions.

Table-1 (indicating the land bearing S Nos for proposed development of Sector-II)

S. Nos. 60, 8/5, 9/1A, 9/2, 10/1, 10/3, 10/5, 10/6, 11/1, 12/1, 12/4, 11/38, 13/2, 13/4B, 14/2, 15/1, 16/2, 16/3C, 16/4, 19/1, 19/2, 20/6, 37, 38/1A/2, 38/1A/3, 38/1A/4, 38/1A/5, 38/1A/6, 38/1A/7, 38/1A/9, 38/1A/11, 38/1A/13, 38/1A/13 to 33, 38/1A/36 to 41, 38/2, 38/3, 38/4, 38/4A, 41/1, 41/2, 41/3, 41/4, 48/1, 49, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 50/9, 50/10, 50/11, 50/12, 50/13, 50/14, 50/15, 50/16, 50/17, 50/18, 50/19, 50/20, 50/21, 50/22, 50/23, 50/24, 50/25, 50/26, 50/27, 50/28, 50/29, 50/30, 50/31, 50/32, 50/33, 50/34, 50/35, 50/36, 50/37, 50/38, 50/39, 50/40, 50/41, 50/42, 50/43, 50/44, 50/45, 50/46, 50/47, 50/48, 50/49, 50/50, 50/51, 50/52, 50/53, 50/54, 50/55, 50/56, 50/57, 50/58, 50/59, 50/60, 50/61, 50/62, 50/63, 50/64, 50/65, 50/66, 50/67, 50/68, 50/69, 50/70, 50/71, 50/72, 50/73, 50/74, 50/75, 50/76, 50/77, 50/78, 50/79, 50/80, 50/81, 50/82, 50/83, 50/84, 50/85, 50/86, 50/87, 50/88, 50/89, 50/90, 50/91, 50/92, 50/93, 50/94, 50/95, 50/96, 50/97, 50/98, 50/99, 50/100, 50/101, 50/102, 50/103, 50/104, 50/105, 50/106, 50/107, 50/108, 50/109, 50/110, 50/111, 50/112, 50/113, 50/114, 50/115, 50/116, 50/117, 50/118, 50/119, 50/120, 50/121, 50/122, 50/123, 50/124, 50/125, 50/126, 50/127, 50/128, 50/129, 50/130, 50/131, 50/132, 50/133, 50/134, 50/135, 50/136, 50/137, 50/138, 50/139, 50/140, 50/141, 50/142, 50/143, 50/144, 50/145, 50/146, 50/147, 50/148, 50/149, 50/150, 50/151, 50/152, 50/153, 50/154, 50/155, 50/156, 50/157, 50/158, 50/159, 50/160, 50/161, 50/162, 50/163, 50/164, 50/165, 50/166, 50/167, 50/168, 50/169, 50/170, 50/171, 50/172, 50/173, 50/174, 50/175, 50/176, 50/177, 50/178, 50/179, 50/180, 50/181, 50/182, 50/183, 50/184, 50/185, 50/186, 50/187, 50/188, 50/189, 50/190, 50/191, 50/192, 50/193, 50/194, 50/195, 50/196, 50/197, 50/198, 50/199, 50/200, 50/201, 50/202, 50/203, 50/204, 50/205, 50/206, 50/207, 50/208, 50/209, 50/210, 50/211, 50/212, 50/213, 50/214, 50/215, 50/216, 50/217, 50/218, 50/219, 50/220, 50/221, 50/222, 50/223, 50/224, 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50/1089, 50/1090, 50/1091, 50/1092, 50/1093, 50/1094, 50/1095, 50/1096, 50/1097, 50/1098, 50/1099, 50/1100, 50/1101, 50/1102, 50/1103, 50/1104, 50/1105, 50/1106, 50/1107, 50/1108, 50/1109, 50/1110, 50/1111, 50/1112, 50/1113, 50/1114, 50/1115, 50/1116, 50/1117, 50/1118, 50/1119, 50/1120, 50/1121, 50/1122, 50/1123, 50/1124, 50/1125, 50/1126, 50/1127, 50/1128, 50/1129, 50/1130, 50/1131, 50/1132, 50/1133, 50/1134, 50/1135, 50/1136, 50/1137, 50/1138, 50/1139, 50/1140, 50/1141, 50/1142, 50/1143, 50/1144, 50/1145, 50/1146, 50/1147, 50/1148, 50/1149, 50/1150, 50/1151, 50/1152, 50/1153, 50/1154, 50/1155, 50/1156, 50/1157, 50/1158, 50/1159, 50/1160, 50/1161, 50/1162, 50/1163, 50/1164, 50/1165, 50/1166, 50/1167, 50/1168, 50/1169, 50/1170, 50/1171, 50/1172, 50/1173, 50/1174, 50/1175, 50/1176, 50/1177, 50/1178, 50/1179, 50/1180, 50/1181, 50/1182, 50/1183, 50/1184, 50/1185, 50/1186, 50/1187, 50/1188, 50/1189, 50/1190, 50/1191, 50/1192, 50/1193, 50/1194, 50/1195, 50/1196, 50/1197, 50/1198, 50/1199, 50/1200, 50/1201, 50/1202, 50/1203, 50/1204, 50/1205, 50/1206, 50/1207, 50/1208, 50/1209, 50/1210, 50/1211, 50/1212, 50/1213, 50/1214, 50/1215, 50/1216, 50/1217, 50/1218, 50/1219, 50/1220, 50/1221, 50/1222, 50/1223, 50/1224, 50/1225, 50/1226, 50/1227, 50/1228, 50/1229, 50/1230, 50/1231, 50/1232, 50/1233, 50/1234, 50/1235, 50/1236, 50/1237, 50/1238, 50/1239, 50/1240, 50/12



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
 मुंबई महानगर प्रदेश विकास प्राधिकरण

क्र. ४
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No. SROT/MCP-02/L D P L /CC-II/Vol-14/2015

Date 12th Jul 2015

COMMENCEMENT CERTIFICATE

- READ:
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 - 13) MMRDA s amended CC upto/beyond plinth No SROT/MCP-02/L D P L /CC-II/795/2014 dated 27/08/2014
 - 14) MMRDA's amended in-principle layout approval No SROT/MCP-01/L D P L /Layout/239/2015 dated 21/04/2015

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No XXXVII of 1966) to the Applicant Shr: Rajendra Lodha, Director, M/s Lodha Dwellers Pvt Ltd, 216, Shah & Nahar Industrial Estate, Dr. E Moses Road, Worli, Mumbai - 400 018 for the development of Sector-II in the proposed Mega City Project on plot bearing S Nos (as mentioned in Table-1 below) of village Nilje and Ghesar up to plinth and above plinth level only for the development of buildings (as mentioned in Table-2 Table-3 Table-4 Table-5 & Table-6 below) for built up area of 684474.55 sq mt (for Residential use) & 20979.67 sq mt (for Amenity) aggregating 705454.22 sq.mt, as depicted on drawing nos 1 to 73 (total 73 drawings) where new buildings (as mentioned in Table - 2) & proposed amendments in the earlier approved buildings (as mentioned in Table - 3 & 4) as depicted on the drawings and for the buildings where no amendments are proposed (as mentioned in Table - 5 & 6) issued along with earlier Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/14/2010, amended Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/1505/2011 dated 14/09/2011, amended Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/542/2012 dated 12/07/2012, amended Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/811/2012 dated 29/10/2012, Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/947/2012 dated 31/12/2012, Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/195/2013 dated 11/03/2013, Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/810/2013 dated 10/10/2013 and Commencement Certificate upto plinth/beyond plinth under No SROT/MCP-02/L D P L /CC-II/795/2014 dated 27/08/2014 on the following conditions.

Table-1 (indicating the land bearing S Nos for proposed development of Sector-II)

S. Nos.	6/3, 8/5, 9/1A, 9/2, 10/1, 10/3, 10/5, 10/6, 11/1, 12/1, 12/4, 11/3B, 13/2, 13/4B, 14/2, 15/1, 16/2, 16/3C, 16/4, 19/1, 19/2, 20/6, 37, 38/1A/2, 38/1A/3, 38/1A/4, 38/1A/5, 38/1A/6, 38/1A/7, 38/1A/9, 38/1A/11, 38/1A/12, 38/1A/13 to 33, 38/1A/36 to 41, 38/2, 38/3, 38/PI, 38/PI, 41/1, 41/2, 41/3, 41/4, 48/1, 49, 50/1, 50/2, 50/3, 50/4, 50/5, 50/6, 50/7, 50/8, 50/9, 50/10, 50/11, 50/12, 50/13, 50/14, 50/15, 50/16, 50/17, 50/18, 50/19, 50/20, 50/21, 50/22, 50/23, 50/24, 50/25, 50/26, 50/27, 50/28, 50/29, 50/30, 50/31, 50/32, 50/33, 50/34, 50/35, 50/36, 50/37, 50/38, 50/39, 50/40, 50/41, 50/42, 50/43, 50/44, 50/45, 50/46, 50/47, 50/48, 50/49, 50/50, 50/51, 50/52, 50/53, 50/54, 50/55, 50/56, 50/57, 50/58, 50/59, 50/60, 50/61, 50/62, 50/63, 50/64, 50/65, 50/66, 50/67, 50/68, 50/69, 50/70, 50/71, 50/72, 50/73, 50/74, 50/75, 50/76, 50/77, 50/78, 50/79, 50/80, 50/81, 50/82, 50/83, 50/84, 50/85, 50/86, 50/87, 50/88, 50/89, 50/90, 50/91, 50/92, 50/93, 50/94, 50/95, 50/96, 50/97, 50/98, 50/99, 50/100, 50/101, 50/102, 50/103, 50/104, 50/105, 50/106, 50/107, 50/108, 50/109, 50/110, 50/111, 50/112, 50/113, 50/114, 50/115, 50/116, 50/117, 50/118, 50/119, 50/120, 50/121, 50/122, 50/123, 50/124, 50/125, 50/126, 50/127, 50/128, 50/129, 50/130, 50/131, 50/132, 50/133, 50/134, 50/135, 50/136, 50/137, 50/138, 50/139, 50/140, 50/141, 50/142, 50/143, 50/144, 50/145, 50/146, 50/147, 50/148, 50/149, 50/150, 50/151, 50/152, 50/153, 50/154, 50/155, 50/156, 50/157, 50/158, 50/159, 50/160, 50/161, 50/162, 50/163, 50/164, 50/165, 50/166, 50/167, 50/168, 50/169, 50/170, 50/171, 50/172, 50/173, 50/174, 50/175, 50/176, 50/177, 50/178, 50/179, 50/180, 50/181, 50/182, 50/183, 50/184, 50/185, 50/186, 50/187, 50/188, 50/189, 50/190, 50/191, 50/192, 50/193, 50/194, 50/195, 50/196, 50/197, 50/198, 50/199, 50/200, 50/201, 50/202, 50/203, 50/204, 50/205, 50/206, 50/207, 50/208, 50/209, 50/210, 50/211, 50/212, 50/213, 50/214, 50/215, 50/216, 50/217, 50/218, 50/219, 50/220, 50/221, 50/222, 50/223, 50/224, 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50/850, 50/851, 50/852, 50/853, 50/854, 50/855, 50/856, 50/857, 50/858, 50/859, 50/860, 50/861, 50/862, 50/863, 50/864, 50/865, 50/866, 50/867, 50/868, 50/869, 50/870, 50/871, 50/872, 50/873, 50/874, 50/875, 50/876, 50/877, 50/878, 50/879, 50/880, 50/881, 50/882, 50/883, 50/884, 50/885, 50/886, 50/887, 50/888, 50/889, 50/890, 50/891, 50/892, 50/893, 50/894, 50/895, 50/896, 50/897, 50/898, 50/899, 50/900, 50/901, 50/902, 50/903, 50/904, 50/905, 50/906, 50/907, 50/908, 50/909, 50/910, 50/911, 50/912, 50/913, 50/914, 50/915, 50/916, 50/917, 50/918, 50/919, 50/920, 50/921, 50/922, 50/923, 50/924, 50/925, 50/926, 50/927, 50/928, 50/929, 50/930, 50/931, 50/932, 50/933, 50/934, 50/935, 50/936, 50/937, 50/938, 50/939, 50/940, 50/941, 50/942, 50/943, 50/944, 50/945, 50/946, 50/947, 50/948, 50/949, 50/950, 50/951, 50/952, 50/953, 50/954, 50/955, 50/956, 50/957, 50/958, 50/959, 50/960, 50/961, 50/962, 50/963, 50/964, 50/965, 50/966, 50/967, 50/968, 50/969, 50/970, 50/971, 50/972, 50/973, 50/974, 50/975, 50/976, 50/977, 50/978, 50/979, 50/980, 50/981, 50/982, 50/983, 50/984, 50/985, 50/986, 50/987, 50/988, 50/989, 50/990, 50/991, 50/992, 50/993, 50/994, 50/995, 50/996, 50/997, 50/998, 50/999, 50/1000.
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S.No. 96/1 96/2 98/2 98/3 98/8 98/9 99 100 101/1 101/2P 116/1 102/5 102/7 103/1 103/2 103/3 103/4
 104/15 105/1 105/1D 105/2 106/1 106/2 106/3 106/4 106/5 107/1 107/6A 107/6B 107/6C 108/1A 108/2 109/4
 123/3 (Old S No 109/313) 109/4 109/5B, 109/6 123/1 123/2 133/1D 78/4D (Old S No 133/4D), 137/2 138/3, 142/2
 226/4 226/5 232/2 232/3 235/1 235/2(pt) 236/3 of Village Nilje

Table-2 (indicating the details of new buildings for which Commencement Certificate upto plinth only is hereby granted for proposed development of Sector-II)

Cluster No	Type of Wings	No. of Storey	Height in Mtr	No of Wings	Total Area in Sq m	No of Tenements
27	C	St + 8 Floors	26 10	1	3289 23	48
		St (Pl) + Gr (Pl) + 7 Floors	24 95	1	1590 25	28 + 6 shops
40	A	St (Pl) + Gr (Pl) + 7 Floors	24 95	1	1626 87	28 + 6 shops
	B	St (Pl) + Gr (Pl) + 7 Floors	24 95	1	1626 87	28 + 11 shops
	C	St (Pl) + Gr (Pl) + 10 Floors	42 35	1	2792 60	51 + 9 shops
	D	St (Pl) + Gr (Pl) + 10 Floors	42 35	1	2804 29	51 + 9 shops
	E	St (Pl) + Gr (Pl) + 10 Floors	42 35	1	2804 29	51 + 9 shops
Retail	3	Ground + 3 Floors	7 80	1	525 84	1 Dept. Store
	4	Ground	4 30	1	93 69	
	5	Ground	4 30	1	95 33	
Meditation Centre		Ground	9 30	1	96 21	
Club Houses		Ground	4 30	5	737 25	
Total (Residential) for Table - 2					15278.44	234 + 41 shops + 1 Dept. Store
Total (Amenity) for Table - 2					0.00	
Total (Residential + Amenity) for Table - 2					15278.44	234 + 41 shops + 1 Dept. Store

Table-3 (indicating the details of buildings for which Commencement Certificate up to plinth only is hereby granted and no amendment has been proposed by the applicant now for proposed development of Sector-II)

Cluster No	Type of Wings	No of Storey	Height in Mtr	No of Wngs	Total Area in Sq m	No of Tenements
FITNESS CENTRE	1	Ground Floor	4 45	1	158 38	Area of Fitness Centre is permissible free of FSI, hence not counted towards BUA
	2	Ground Floor	4 45	1	158 38	
	3	Ground Floor	4 65	1	412 32	
Row House 1 to 5		Gr + 1 Floor	6 20	5	364 20	5
Row House 6 to 13	8 Nos	Gr + 1 Flr	6.20	8	582.72	8
Shopping - 1		Ground Floor	4.30	1	65 38	4 shops
Shopping - 2		Ground Floor	4 30	1	183 64	1 Dept. Store + 1 ATM
Total (Residential) for Table-3					1195.94	13 + 4 shops + 1 Dept Store + 1 ATM
RETAIL - 1		Gr + 1 Floor	8 10	1	1841 08	
POST OFFICE		Gr + 3 Floors	15 60	1	529 00	
FIRE STATION		Gr + 3 Floors	15 60	1	3246 88	
MEDICAL		Gr + 4 Floors	19 35	1	1988 12	
Total (Amenity) for Table-3					7605.08	
Total (Residential + Amenity) for Table-3					8801.02	13 + 4 shops + 1 Dept Store + 1 ATM

Table-4 (indicating the details of building for which amended Commencement Certificate upto plinth only is hereby granted now for proposed development of Sector-II)

Cluster No	Type of Wings	No of Storey	Height in Mtr	No of Wings	Total Area in Sq m	No of Tenements
27	D	Still + 8 Floors	26 10	1	3457 98	48
39	Convenience Shopping A	Ground + 1 Flr	8 85	1	368 96	16 Shops
	B	St (Pl) + Gr (Pl) + 3 Flrs	12 05	1	556 16	6 Offices + 6 Shops



गावाचे नाव : निळजे

खाचा प्रकार	करारनामा
खला	10899000
कारभाव(भाडेपट्ट्याच्या पट्टाकार आकारणी देतो की र ते नमुद करावे)	9283000
आपन,पोटहिस्सा व घरक्रमांक (स)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे निळजे,घेसर स.नं. 73,76,73पैकी,76पैकी व इतर वरील एक्सोटिका बिल्डिंग,कासा रिओ गोल्ड प्रोजेक्ट,सदनिका नं. 1602,सोळावा मजला,एफ विंग,क्षेत्रफळ 969 चौ.फु.(90.05 चौ.मी.)कार्पेट + ओपन पार्किंग स्पेस नं. जी1-113 चौ.मी.)सह((Survey Number : 73, 76, 73पैकी, 76पैकी व इतर ;))
फळ	1) 90.05 चौ.मीटर
कारणी किंवा जुडी देण्यात असेल	
तएवज करुन देणा-या/लिहून या पक्षकाराचे नाव किंवा न्यायालयाचा हुकुमनामा किंवा असल्यास,प्रतिवादिचे नाव व	1): नाव:-अजय पाल सिंह अहुलवालिया - - वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑक्टा क्रिस्ट, बी विंग, ब्लॉक नं: 1501, रोड नं: लोखंडवाला टाऊनशिप, कांदिवली पूर्व, पॅन कार्ड नं. एईटीपीए9867एन, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-
तएवज करुन घेणा-या पक्षकाराचे दिवाणी न्यायालयाचा आदेश किंवा प्रतिवादिचे नाव व पत्ता	1): नाव:-श्वेता सिंह - - वय:-35; पत्ता:-प्लॉट नं: 49, माळा नं: -, इमारतीचे नाव: सुदामा बिल्डिंग, ब्लॉक नं: 302, रोड नं: गोल्ड क्रिस्ट शाळेजवळ, सेक्टर-29, वाशी, नवी मुंबई, पॅन कार्ड नं. डीबीकेपीएस2758के, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:- 2): नाव:-अभय कुमार सिंह - - वय:-39; पत्ता:-प्लॉट नं: 49, माळा नं: -, इमारतीचे नाव: सुदामा बिल्डिंग, ब्लॉक नं: 302, रोड नं: गोल्ड क्रिस्ट शाळेजवळ, सेक्टर-29, वाशी, नवी मुंबई, पॅन कार्ड नं. बीएचएलपीएस0086डी, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-
तएवज करुन दिल्याचा दिनांक	26/04/2019
त नोंदणी केल्याचा दिनांक	26/04/2019
क्रमांक,खंड व पृष्ठ	5732/2019
कारभावाप्रमाणे मुद्रांक शुल्क	654000
कारभावाप्रमाणे नोंदणी शुल्क	30000

नासाठी विचारात घेतलेला

शुल्क आकारताना निवडलेला

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