

367/20068

पावती

Original/Duplicate

Monday, December 02, 2024

नोंदणी क्र. :39म

1:44 PM

Regn.:39M

पावती क्र.: 21558 दिनांक: 02/12/2024

गावाचे नाव: आकुर्ली

दस्तऐवजाचा अनुक्रमांक: बरल-2-20068-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रमिला पी गुप्ता

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2100.00

पृष्ठांची संख्या: 105

एकूण: रु. 32100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:02 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.9366243.84 /-

मोबदला रु.9600000/-

भरलेले मुद्रांक शुल्क : रु. 480000/-

सह दु.नि.का-बोरीवली-२  
सह. दुय्यम निबंधक बोरीवली-२  
मुंबई उपनगर जिल्हा.

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1124289918716 दिनांक: 02/12/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1124280518451 दिनांक: 02/12/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011655088202425M दिनांक: 02/12/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank  
2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

*Pravala*

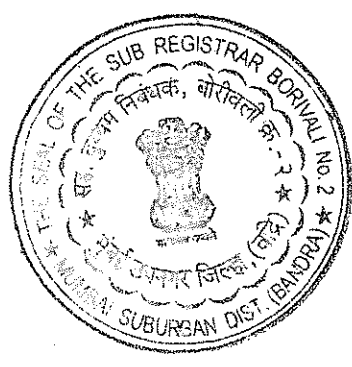
REGISTERED ORIGINAL DOCUMENT  
RECEIVED ON

.aspx?cross=191DO1MbiQ2

12/2/2024

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202411291667			29 November 2024, 11:35:20 AM	
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे(उपनगर)				
मूल्य विभाग	77-आकुर्ली ( बोरीवली )				
उप मूल्य विभाग	स्ता : दुबसरी महामार्ग,				
सर्व्हे नंबर /न. प्र. क्रमांक :	सि.टी.एस. नंबर# 161				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
सुली जमीन	निवासी सदनिका	कार्यालय	टुकडे	औद्योगिक	मोजमापनाचे एकक
67720	146880	168910	185200	146880	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	53.14चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे बंध-	0 TO 2बने	बांधकामाचा दर -	Rs.30250/-
उदाहरण सुविधा-	आहे	पत्रला -	31st floor And Above		
स्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
पत्रला निहाय घट/वाढ = 120% apply to rate= Rs.176256/-					
घसा-दानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - सुल्यक जमिनीचा दर ) * घसा-दानुसार टक्केवारी )+ सुल्यक जमिनीचा दर )					
= ( ( (176256-67720) * (100 / 100 ) )+67720 )					
= Rs.176256/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 176256 * 53.14					
= Rs.9366243.84/-					
Applicable Rules = .10,4					
एकात्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + रकबाचे मूल्य + मेहेनतून पत्रला क्षेत्र मूल्य + सगळ्या मजलीबे मूल्य + वडील मिळकतीचे मूल्य + घट/वाढ बाबत अंदाजे मूल्य + सुल्यक जमिनीचा दर घालून ठरवलेले मूल्य + इतरले भावतीच्या सुल्यक जमिनीचे मूल्य + बदिल बाळकती + नॅशनलिसेशन फायदा					
= A + B + C + D + E + F + G + H + I + J					
= 9366243.84 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.9366243.84/-					

Home Print



बदल - २/  
 २००६६ १ १०५  
 २०२४



CHALLAN  
MTR Form Number-6

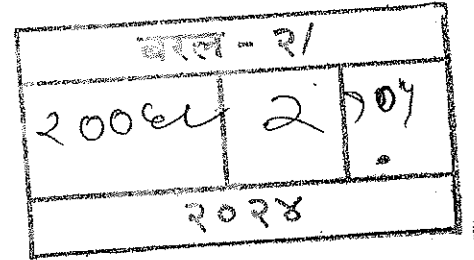


GRN	MH011655088202425M	BARCODE			Date	27/11/2024-15:41:48	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			Full Name	Prameela P Gupta			
Location	MUMBAI			Flat/Block No.	FLAT NO A 3204, SETHIA PRIDE WING A			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	Opp Poisar Metro Station, Next to Mahindra And Mahindra Gate No 8, W E Highway			
0030045501	Stamp Duty	480000.00		Area/Locality	Kandivali East, Mumbai			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 1 0 1			
				Remarks (If Any)	SecondPartyName=MS SETHIA INFRASTRUCTURE PVT LTD~			
				Amount In	Five Lakh Ten Thousand Rupees Only			
Total	5,10,000.00			Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	091933202412813391	750031273	
Cheque/DD No.				Bank Date	RBI Date	28/11/2024 15:57:58	Not Verified with RBI	
Name of Bank				Bank Branch	IDBI BANK			
Name of Branch				Scroll No.	Date	Not Verified with Scroll		

Department ID :

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

सदर चलान केवल दुर्यम निबंधक कार्यालय नोंदणी करवायाच्या दस्तांसाठी लागू आहे. नोंदणी कार्यालयाच्या दस्तांसाठी सदर चलान लागू नाही.

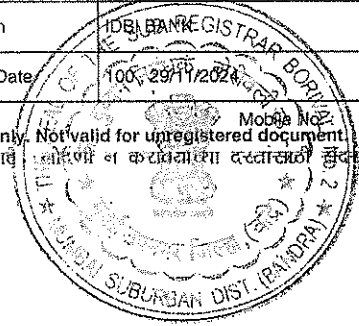
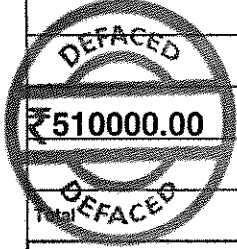




CHALLAN  
MTR Form Number-6



GRN	MH011655088202425M	BARCODE	[Barcode]		Date	27/11/2024-15:41:48	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BRL 9_JT SUB REGISTRAR BORIVALI 9			Full Name	Prameela P Gupta			
Location	MUMBAI							
Year	2024-2025 One Time			Flat/Block No.	FLAT NO A 3204, SETHIA PRIDE WING A			
Account Head Details		Amount in Rs.	Premises/Building					
0030045501	Stamp Duty	480000.00	Road/Street		Opp Poisar Metro Station, Next to Mahindra And Mahindra Gate No 8, W E Highway			
0030063301	Registration Fee	30000.00	Area/Locality		Kandivali East, Mumbai			
			Town/City/District					
			PIN		4 0 0 1 0 1			
				Remarks (If Any)	SecondPartyName=MS SETHIA INFRASTRUCTURE PVT LTD-			
				Amount In	Five Lakh Ten Thousand Rupees Only			
				Words	5,10,000.00			
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332024112813391	750031273	
Cheque-DD Details				Bank Date	RBI Date	28/11/2024-15:57:58	29/11/2024	
Cheque/DD No.				Bank-Branch		IDBI BANK GISTRAR BORIVALI		
Name of Bank				Scroll No. , Date		100/29/11/2024		
Name of Branch								



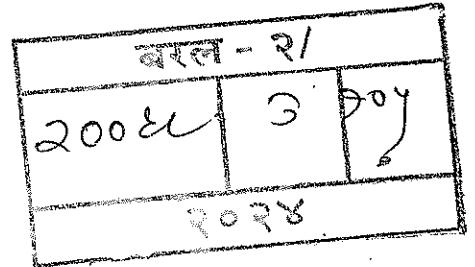
Department ID : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायत्याच्या दस्तासाठी लागू आहे. नोंदणी व करायल्या दस्तासाठी सुद्धे चालन लागू नाही.

Validity unknown

Digitally signed by  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURIES MUMBAI 1  
 Date: 2024.12.12 13:45:57 IST  
 Reason: GRAS E-Signature Document  
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-367-20068	0006539696202425	02/12/2024-13:43:53	IGR191	30000.00
2	(IS)-367-20068	0006539696202425	02/12/2024-13:43:53	IGR191	480000.00
Total Defacement Amount					5,10,000.00







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

**Receipt of Document Handling Charges**

PRN 1124280518451

Receipt Date 02/12/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 20068 dated 02/12/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name IBKL

Payment Date 28/11/2024

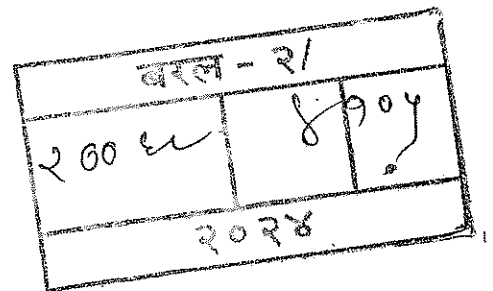
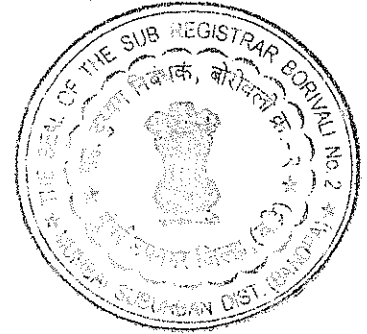
Bank CIN 10004152024112817567

REF No. 2940695476

Deface No 1124280518451D

Deface Date 02/12/2024

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





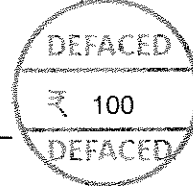
**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1124289918716

Receipt Date 02/12/2024

Received from DHC, Mobile number 0000000000, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 20068 dated 02/12/2024 at the Sub Registrar office Joint S.R. Borivali 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name IBKL

Payment Date 28/11/2024

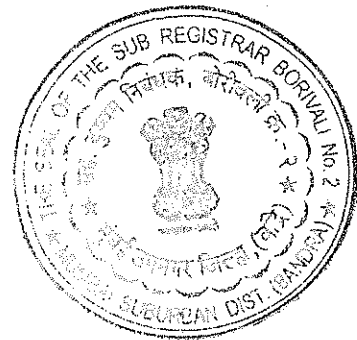
Bank CIN 10004152024112817816

REF No. 2940697842

Deface No 1124289918716D

Deface Date 02/12/2024

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



वरल - २/		
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२०२४		



बतल - २/		
२००६	९	१०५
२०२४		

### AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 2<sup>nd</sup> day of DECEMBER, 2024 BETWEEN M/S. SETHIA INFRASTRUCTURE PVT. LTD., a private limited company having PAN NO. AALCS9354B and CIN No. U45400MH2008PTC180721 and incorporated under the Companies Act, 1956 having its registered office at CTS No. 161/1 & 2, Western Express Highway, Opp. Poisar Metro Station, Kandivali (East), Mumbai - 400101, through its authorized Director **Ms. Meenal B. Sethia**, an adult Indian Inhabitant of Mumbai, hereinafter called as the "PROMOTER" (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include the Director/Directors and their respective legal heirs, representatives, successors and assigns) of the ONE PART;

AND

Promoter	<u>M/S</u>	NA	NA
Allottee / s	<u>Poamula</u>	NA	NA

**Prameela P.Gupta Having PAN No. ARCPG9828P and his / her / their address for the purpose of these presents B-8,Vishwashanti CHS LTD,Plot No. 449, Sector-4,Charkop, Kandivali West, Mumbai-400067.**hereinafter referred to as the **"Allottee/s"** (which expression shall unless it be repugnant to the context or meaning thereof shall in case of individuals mean and include his/her/their respective heirs, executors, administrators, successors and assigns and in case of partnership firm the partner or partners for the time being and from time to time constituting the said firm and survivors or survivor of them and the heirs, executors and administrators and assigns of last surviving partner and in case of incorporated bodies, its permitted successors and assigns) of the OTHER PART.

**WHEREAS:**

**Description of Project land -**

Originally, as per property registered card Shri Hira Janya Komb was the owner and seized, possessed of or otherwise well sufficiently entitled to All that piece and parcel of land adms. 11,001 sq.mtrs. or thereabouts bearing Survey No.23 corresponding to CTS Nos. 161, 161/1 and 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Kandivali (E), Mumbai- 400 101 (hereinafter referred to as the project land") and more particularly described in the **First Schedule** hereunder written.

Vide an Indenture of Lease dated 08<sup>th</sup> February, 1967 duly registered with the office of sub-registrar of assurance at Bombay under Sr. No. BOM/R/601/1967 executed between Shri Hira Janya Komb (therein referred to as 'Lessors') and Shri Narayan Sadashiv Nandgaonkar (therein referred to as 'Lessee'), the said Shri Hira Janya Komb had demised the said property unto and in favour of Shri Narayan Sadashiv Nandgaonkar for the period of 98 years commencing from 8<sup>th</sup> February, 1967 at the monthly rent, and upon the terms and conditions mentioned therein.

On or about 30<sup>th</sup> September, 1969 the said Shri Hira Janya Komb died intestate leaving behind (i) Laxmibai (widow), and three sons (ii) Gopal, (iii) Kisan, (iv) Janu and married daughters namely (v) Kamlabai Babu Kamdi nee Kamlabai Hira Komb, (vi) Ramabai Pandurang Nakre nee Ramabai Hira Komb, (vii) Anushya Kashinath Kanhre nee Tarabai Hira Komb, (viii) Jaya Suresh Bhamne nee Jaya Hira Komb and (ix) Sundra Navshya Shingre nee Sundra Hira Komb, as his only legal heirs and representative entitled to his estate including the said property

Promoter		NA	NA
Allottee / s	<i>Prameela</i>	NA	NA

as per the law applicable to them at the time of his demise.

On or about 12th April, 1983 the said Gopal Hira Komb also died intestate leaving behind (i) Anandibai (widow), (ii) Suresh Gopal Komb (son) (iii) Babu Gopal Komb (son), (iv) Sangita Shankar Baraf nee Lata Gopal Komb (married daughter), and (v) Ramila Ramesh Khairat nee Barkhu Gopal Komb (married daughter) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

Vide an Agreement dated 13<sup>th</sup> February, 1984 executed between (1) Laxmibai Hira Janya Komb, (2) Suresh Gopal Hira Komb for self as well as Karta & Manager of HUF, (3) Kisan Hira Janya Komb for self as well as Karta & Manager of HUF, (4) Janu Hira Janya Komb for self as well as Karta & Manager of HUF, (5) Kamalabai Babu Kamali nee Kakalabai Hira Komb, (6) Ramabai Pandurang Nakhare nee Ramabai Hira Komb, (7) Tarabai Kashinath Kanhere nee Tarabai Hira Komb, (8) Jaya Hira Komb, (9) Sundra Hira Komb (being the 'Vendor' therein) they have agreed to sell all their rights, title and interest in the said property in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) for the consideration and upon the terms & conditions recorded therein. As per the terms of the said Agreement, the said V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) have paid entire consideration to the Vendors therein and accordingly, the Vendors therein have handed over quiet, vacant and peaceful possession of the said property to V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) .

Vide an Indenture of Assignment dated 17<sup>th</sup> December, 1989 duly registered with the office of sub-registrar of assurance at Bombay at Sr. No. PBBJ/298/1989 executed between Narayan Sadashiv Nandgaonkar (therein referred to as 'Vendors') and V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) i.e. (therein referred to as 'Assignee'), the said Narayan Sadashiv Nandgaonkar has assigned, sold and transferred all their leasehold right under the aforesaid Indenture of Lease dated 08<sup>th</sup> February, 1967 unto and in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) for the consideration and upon the terms and conditions mentioned therein.

Vide Deed of Confirmation dated 23<sup>rd</sup> August, 2005 duly registered with the office of sub-registrar of assurance bearing registration no. BDR-11/4438/2005 executed by Everest Buildcon Ltd. (formerly known as V. Dinesh Traders Ltd. and presently known as M/s. Terraform Magnum Limited), the parties therein

Promoter	<i>MM</i>	NA	NA
Allottee / s	<i>Ramila</i>	NA	NA

have confirmed and registered the copy of Agreement dated 13<sup>th</sup> February, 1984, upon the terms and conditions mentioned therein.

In the meantime, vide Fresh Certificate of Incorporation Consequent upon Change of Name dated 23<sup>rd</sup> September 1994 issued u/s 23(1) of the Companies Act, 1956 by the Registrar of Companies, the name of V. Dinesh Traders Ltd. is changed to "Everest Buildcon Ltd."

Thereafter the name of Everest Buildcon Ltd. was also changed to "Terraform Magnum Limited" vide Fresh Certificate of Incorporation Consequent upon Change of Name dated 14<sup>th</sup> June 2012 issued u/s 23(1) of the Companies Act, 1956 by the Registrar of Companies.

Somewhere in the year 1990 V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) have originally filed a suit being H.C. Reg. Suit No. 2649 of 1990 in the Hon'ble High Court of Judicature at Bombay which later on transferred in the Hon'ble City Civil Court at Bombay being Suit No. 004 of 1990 against Dinesh Kisan Komb and/or their predecessors in title seeking order and decree of the Hon'ble Court that Dinesh Kisan Komb including their predecessors in title i.e. the Defendants therein be ordered and decreed to specifically perform Agreement dated 13<sup>th</sup> February, 1984 by doing all acts, deeds and things and executing all writings as may be necessary effectively to perform the said Agreements specifically in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited).

On or about 26<sup>th</sup> January, 2000 the said Suresh Hira Komb also died intestate leaving behind (i) Manjula (widow), (ii) Yogesh (son), (iii) Arvind (son), and Siddhesh (son) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 12<sup>th</sup> November, 2000 the said Janu Hira Komb also died intestate leaving behind (i) Chapi (widow) and (ii) Pravin Janu Komb as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 20<sup>th</sup> August 2002 the said Anandibai wd/o of late Gopal Hira Janya Komb also expired leaving behind her (1) Babu Gopal Komb (son), (2) Sangita Shankar Baral nee Lata Gopal Komb (Daughter), (3) Ramila Ramesh Khairat nee Barkhu Gopal Komb and (4) (i) Manjula, (ii) Yogesh, (iii) Arvind, and Siddhesh (all being legal heirs of late Suresh Gopal Komb i.e. son of late Anandibai), as her only legal heirs and representative entitled to her estate including her undivided right and share in the said property as per the law applicable to them at the time

Promoter	M.D.	NA	NA
Allottee / s	Premika	NA	NA


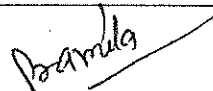
of her demise.

On or about 9<sup>th</sup> September 2003, the said Harishchandra son of Kisan Hira Janya Komb also died intestate bachelor leaving behind him (i) Prakash (real brother), (ii) Ramesh (real brother), (iii) Dinesh (real brother), (iv) Pramila Ramchandra Lange (real married sister) and (v) Savita Rajaram Dongare (real married sister) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 6<sup>th</sup> July 2004 the said Laxmibai wd/o of late Hira Janya Komb also expired leaving behind her (1) Kisan Hira Komb (son), (2) (i) Babu Gopal Komb, (ii) Sangita Shankar Baraf nee Lata Gopal Komb, (iii) Ramila Ramesh Khairat nee Barkhu Gopal Komb (all being legal heirs of late Gopal Hira Komb i.e. son of late Laxmibai), (3) (i) Chapi Janu Komb & (ii) Pravin Janu Komb (all being legal heirs of late Janu Hira Komb i.e. son of late Laxmibai), (4) (i) Manjula, (ii) Yogesh, (iii) Arvind, and Siddhesh (all being legal heirs of late Suresh Gopal Komb i.e. son of late Gopal Hira Komb), (5) Kamlabai Babu Kamdi nee Kamlabai Hira Komb, (6) Ramabai Pandurang Nakre nee Ramabai Hira Komb, (7) Anushya Kashinath Kanhre nee Tarabai Hira Komb, (8) Jaya Suresh Bhamne nee Jaya Hira Komb and (9) Sundra Navshya Shingre nee Sundra Hira Komb, (daughters) as her only legal heirs and representative entitled to her estate including her undivided right and share in the said property as per the law applicable to them at the time of her demise.

On or about 8<sup>th</sup> August, 2006 the said Ramesh Kisan Komb also died intestate leaving behind (i) Lata (widow), (ii) Dipak (son), (iii) Chandrakant (son), and (iv) Bharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 27<sup>th</sup> December 2006 the said Yamunabai w/o of Kisan Hira Janya Komb also expired leaving behind her (1) Kisan Hira Janya Komb (Husband), (2) Dinesh Kisan Komb (son), (3) Prakash Kisan Komb (son), (4) Savita Rajaram Dongarkar nee Savita Kisan Komb (Daughter), (5) Pramila Ramchandra Lange nee Pramila Kisan Komb (Daughter) and (6) (i) Lata (widow of Ramesh Kisan Komb), (ii) Dipak (son), (iii) Chandrakant (son), and Bharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter), (all being legal heirs of late Ramesh Kisan Komb i.e. son of late Yamunabai), as her only legal heirs and representative entitled to her estate including her undivided right and share in the said property

Promoter		NA	NA
Allottee / s		NA	NA



as per the law applicable to them at the time of her demise.

On or about 20<sup>th</sup> March, 2007 the said Kisan Hira Komb also died intestate leaving behind (1) Dinesh (son), (2) Prakash (Son), (3) Pramila Ramchandra Lange nee Pramila Kisan Komb (married daughter), (4) Savita Rajaram Dongarkar nee Savita Kisan Komb (married daughter) and (5) (i) Lata (widow of Ramesh Kisan Komb), (ii) Dipak (son), (iii) Chandrakant (son), and Bharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter), (all being legal heirs of late Ramesh Kisan Komb i.e. son of late Kisan Hira Komb, as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 10<sup>th</sup> December, 2007 the said Ramabai Pandurang Nakre nee Ramabai Hira Komb also died intestate leaving behind (i) Vasant who already predeceased her and expired bachelor somewhere in the year 1997-98, (ii) Laxman, (iii) Bhaidas and (iv) Jayant as her only legal heirs and representative entitled to her estate including her undivided right and share in the said property as per the law applicable to her at the time of her demise. Her husband Pandurang Nakre has already expired on 11<sup>th</sup> February, 2003.

On or about 24<sup>th</sup> March, 2009, the said Prakash son of Kisan Hira Janya Komb also died intestate bachelor leaving behind him (i) Dinesh (real brother), (ii) Pramilabai Ramchandra Lange (real married sister) and (iii) Savita Rajaram Dongarkar (real married sister) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said property as per the law applicable to them at the time of his demise.

On or about 1<sup>st</sup> October, 2010 the said Chapi wd/o Late Janu Hira Komb also died intestate leaving behind (i) Pravin Janu Komb as her only legal heirs and representative entitled to her estate including her undivided right and share in the said property as per the law applicable to them at the time of her demise.

In the meantime vide Release Deed dated 13.08.2012 duly registered with the office of sub-registrar of assurance at Borivali-5 bearing registration No.BDR-11/6829/2012 executed between (1) Laxman Pandurang Nakare, (2) Jaywant Pandurang Nakare, (3) Bhaidas Pandurang Nakare, (4) Pravin Janu Komb, (5) Babu Gopal Komb, (6) Manjula Suresh Komb, (7) Sangita alias Lata Shankar Barar (Parab), (8) Barkhubai (Ramila) Ramesh Khairat, (9) Lata Ramesh Komb, (10) Savita Rajaram Dongarkar, (11) Pramila Ramchandra Lange, (12) Kamlabai Babu Kamadi, (13) Tayabai alias Anusaya Kashinath Kanhere, (14) Jayabai Suresh Bamane, (15) Sunderabai Navshya Shingre (therein referred to as 'Releasers') and Dinesh Kisan Komb (therein referred to as 'Releasee'), the

Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Bramila</i>	NA	NA



releasers therein have released, grant, surrender, transfer and relinquished all their right, title and interest in the said property in favour of Dinesh Kisan Komb on the terms and conditions mentioned therein.

Vide a further Release Deed dated 30.3.2016 duly registered with the office of sub-registrar of assurance at Borivali-7 bearing registration No.BRL-7/2439/2016 executed between (1) Yogesh Suresh Komb, (2) Arvind Suresh Komb, (3) Siddhesh Suresh Komb, (4) Dipak Ramesh Komb, (5) Chandrakant Ramesh Komb, (6) Bharati Ramesh Komb (therein referred to as 'Releasers') and Dinesh Kisan Komb (therein referred to as 'Releasee'), the releasers therein have released, grant, surrender, transfer and relinquished all their right, title and interest in the said property in favour of Dinesh Kisan Komb on the terms and conditions mentioned therein.

In the meantime, vide Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 duly registered with the office of sub-registrar of assurance at Borivali-4 bearing registration No. BRL-4/6347/2019 the said M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) have assigned the leasehold right in respect of the said property and also all their right, title and interest as per Agreement dated 13<sup>th</sup> February, 1984, Deed of Confirmation dated 23<sup>rd</sup> August, 2005, Indenture of Lease dated 8<sup>th</sup> February, 1967 and Indenture of Assignment dated 17<sup>th</sup> December, 1989 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. for the consideration and upon the terms and conditions mentioned therein.

Vide Declaration cum Deed of Confirmation dated 16<sup>th</sup> March, 2021 duly registered with the office of sub-registrar of assurance bearing registration No. BRL9/3711/2021 executed by and between the said Dinesh Kisan Komb (Therein referred to as 'party of first part') and M/S. SETHIA INFRASTRUCTURE PVT. LTD. (therein referred to as 'party of second part'), the vendor therein have confirmed the said Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 executed by M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. in respect of the said property.

Accordingly, M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) have also filed a Chamber Summons no. 2249 of 2019 in the Suit No. 004 of 1990 for impleading M/S. SETHIA INFRASTRUCTURE PVT. LTD. as the party plaintiff no. 2 to the

Promoter	<i>M/S</i>	NA	NA
Allottee / s	<i>Aravind</i>	NA	NA

said suit, and accordingly, the said chamber summons made absolute & the name of the said M/S. SETHIA INFRASTRUCTURE PVT. LTD. has been recorded as Plaintiff no. 2 in the said suit.

Thereafter in the meantime the said suit ultimately came to be settled between Dinesh Kisan Komb & M/S. SETHIA INFRASTRUCTURE PVT. LTD. on one hand and M/s. Terraform Magnum Limited on other hand, and accordingly, the Consent terms came to be filed in the said suit on 19<sup>th</sup> December, 2019 and accordingly the said suit came to be decreed in view of the said consent terms on 3<sup>rd</sup> January, 2020.

As per the terms of the said consent decree/order dated 3<sup>rd</sup> January, 2020, the said Dinesh Kisan Komb and M/s. Terraform Magnum Limited (previously known as Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) have specifically confirmed that the aforesaid Agreement dated 13<sup>th</sup> February, 1984, Deed of Confirmation dated 23<sup>rd</sup> August, 2005, Indenture of Lease dated 08<sup>th</sup> February, 1967-and Indenture of Assignment dated 17<sup>th</sup> December, 1989, Release Deed dated 13.08.2012, Release Deed dated 30.3.2016 as well as Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. are valid, subsisting, binding upon the vendors and Confirming Party therein and/or their directors, legal heirs, and other legal heirs of their predecessors in title late Hira Janya Komb, if any.

As per the terms of the said consent decree order, the said Dinesh Kisan Komb and M/s. Terraform Magnum Limited have specifically confirmed and undertake that save and except the legal heirs shown in the Family Tree annexed and marked to the said consent terms, there are no other legal heirs of late Hira Janya Komb and further indemnify M/S. SETHIA INFRASTRUCTURE PVT. LTD. for the same.

In the meantime vide Declaration cum Deed of Confirmation cum Indemnity dated 16<sup>th</sup> March, 2021 executed between Shri. Dinesh Kisan Komb (therein referred to as 'Party of First Part'), and M/s. Sethia Infrastructure Pvt. Ltd. (therein referred to as 'Party of Second Part'), the said Shri. Dinesh Kisan Komb have confirmed the execution of Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. are valid, subsisting, binding upon him.

In due compliance of the terms of the said Consent terms/deed dated 3<sup>rd</sup> January, 2020, a Indenture of Conveyance dated 23<sup>rd</sup> December, 2021 duly registered with the office of sub-registrar of assurance at Borivali-1 bearing

Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Bannula</i>	NA	NA

registration No.BRL-1/16942/2021 came to be executed by and between Shri. Dinesh Kisan Komb (therein referred to as 'Owner/Vendor'), M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) (therein referred to as 'Confirming party') and M/S. SETHIA INFRASTRUCTURE PVT. LTD. (therein referred to as 'Purchaser'), whereby the said Shri. Dinesh Kisan Komb with M/s. Terraform Magnum Limited have sold, assigned, transferred and conveyed the said property together with all their right, title, interest, claim, benefit attached thereto in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD.

In pursuance of the aforesaid, the name of **M/S. SETHIA INFRASTRUCTURE PVT. LTD. i.e. the promoter herein** is also mutated in Revenue Records including Property Registered Card in respect of the said property as an owner thereof.

**AND**

WHEREAS presently, out of the said property, an area adms. about 3605.50 Sq. meters is declared as 'SLUM' under the provisions of Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and the rules framed thereunder by an Order bearing no. DC/ENC/REM/Borivali-1,/DESK-3/Nirmal Chawl Committee/ WS-1139/2018, dated 4<sup>th</sup> February, 2019 and is duly gazatted vide Government of Maharashtra Notification dated 4<sup>th</sup> February, 2019 and which is occupied by approximately 225 Slum Dwellers. The said slum dwellers accordingly have formed a proposed society in the name of "Nirmal Chawl SRA CHS (Proposed)". The slum dwellers of the said society have also executed their individual irrevocable consent and agreement in favour of the promoter herein. Infact other slum dwellers/occupants of the said project land, if any, may become the members of the said Society or may form a separate society as per their discretion. All the slum dwellers shall be resettled in a separate building to be constructed on the project land as per the approvals to be given by Slum Rehabilitation Authority. According to the presently sanctioned DCPR-2034, there is a proposed 18.30 meter wide road adms. about 1017.86 sq. meters which is passing through the project land.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

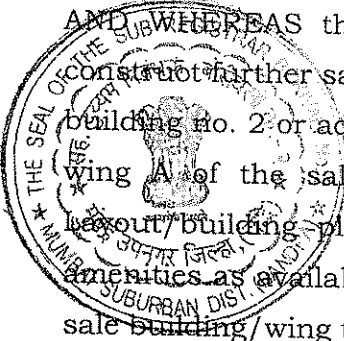
AND WHEREAS the Promoter is in possession of the project land

AND WHEREAS the Promoter is also negotiating with other owners of adjoining properties (including C.T.S. Nos. 162, 162(1) to (6) but not limited to) to the said property and is in process of acquiring the said adjoining land either by private

Promoter	<i>M/S</i>	NA	NA
Allottee / s	<i>Promoter</i>	NA	NA


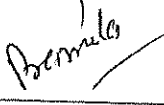
treaty or by resorting to acquisition proceedings as contemplated u/s 14 of Maharashtra Slum Improvement and Removal and Redevelopment Act, 1977 or any other law relating to the same, which shall be amalgamated with the said property and the Allottee hereby covenant for the same, however the said building will not be affected by the same.

AND WHEREAS the Promoter herein is thus developing the said project land in **Phase wise** manner and pursuant to the said scheme of development of the Project land in a phase wise manner, the Promoter herein has submitted the plan for **Phase-I** for construction of the building being wing A of the Sale building No. 2 consisting of 1 Service Basement + Stilt + 1<sup>st</sup> to 40<sup>th</sup> Upper floor on a portion of the said project land (For the sake of brevity hereinafter referred to 'PHASE-I'). The Wing "A" of the sale building no. 2 shall be known as "Sethia Pride Wing A" which for the sake of brevity hereinafter referred to as the **'SAID BUILDING'** more particularly described in **Schedule A** hereunder written or such permissible floor/s or building/s as per the approved plan.



AND WHEREAS the Promoter as shown in the proposed layout shall also construct further sale building/s/Wing/s touching the said wing "A" of the sale building no. 2 or adjoining to or an independent building/s/Wing/s to the said wing A of the sale building no. 2, in further phase/s by amending the layout/building plan as per the discretion of the Promoter. The common amenities as available to the said wing A of the sale building no. 2 and further sale building/wing to be constructed later touching/adjoining/independently to the said wing A of the sale building no. 2 in further phase/s shall be the common amenities as mentioned in the Second Schedule for all the flat Allottee / purchasers of the said wing "A" of the sale building no. 2 as well as for all other flat allottee(s) / purchasers in the said further building/wing to be constructed later touching/adjoining/independently to the said wing "A" of the sale building no. 2 in further phase/s and the Allottee hereby covenant for the same.

AND WHEREAS all the Allottes/Flat purchasers of the said wing "A" of the sale building no. 2 and another building / wing to be constructed touching / adjoining / independently to the said wing "A" of the sale building no. 2 shall form and register a single society of all the sale buildings and become the members of the said single society, However, in case, the Allottes/flat purchasers of the said sale wing "A" of the building no. 2 forms and registers their Society before completing the construction of further building to be constructed touching/adjoining/independently to the said wing "A" of the sale

Promoter		NA	NA
Allottee / s		NA	NA

building no. 2, then in such event all the allottees/flat purchasers of such further building shall become /admitted themselves to be the members of the such society to be formed by the Allottees/Flat purchasers of the said wing "A" of the sale building no. 2 herein without any hindrance or objection in future in respect of the same in any manner whatsoever.

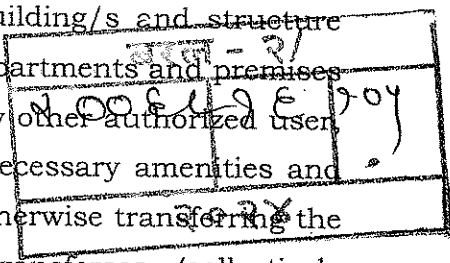
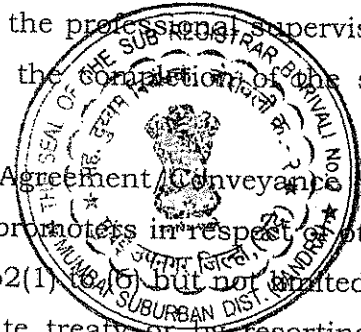
AND WHEREAS the Allottee is offered an Apartment bearing number **A-3204** on the **32th** floor, (herein after referred to as the said "Apartment") in the Wing A of the Building called Sethia Pride Wing A (herein after referred to as the said "Building") being constructed in the Phase 1 of the said project, by the Promoter.

AND WHEREAS the Promoter has entered into a standard agreement with its Architects, viz Mr. Manishkumar V. Bagsariya of M/s Jiyani Consultancy LLP (hereinafter referred to as 'The Architect'), who are registered with the Council of Architecture and such agreement is as per the agreement prepared by the Council of Architecture

AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation and Redevelopment) Act 2016 with the Real Estate Regulatory Authority at Mumbai on 10.08.2022 under registration number P51800046531 have been annexed and marked as **Annexure-F**.

AND WHEREAS the Promoter has appointed a structural Engineer viz. Mr. Haresh L. Patel for the preparation of the structural design and drawings of the said project/ buildings, and the promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the said Building.

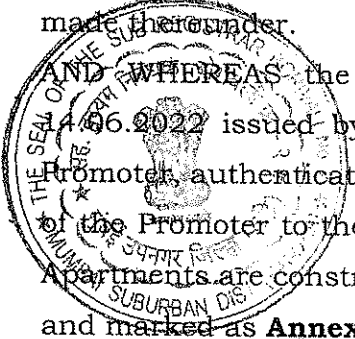
AND WHEREAS by virtue of various relevant Agreement/Conveyance and Agreement/Conveyance to be entered into by the promoters in respect of other adjoining properties (including C.T.S. Nos. 162, 162(1), 162(2) but not limited to) to be acquired by the Promoters either by private treaty or by resorting to acquisition proceedings as contemplated u/s 14 of Maharashtra Slum Improvement and Removal and Redevelopment Act, 1977 or any other law/scheme relating to the same, is desirous of and entitled to develop Project land along with such adjoining land by amalgamating the same with each other or otherwise, by constructing various multi storey building/s and structure thereon consisting of apartment, tenements, dwelling Apartments and premises of all kinds, for residential, non-residential, and/or any other authorized user, together with provision of parking spaces and other necessary amenities and services thereto for the purpose of selling, leasing or otherwise transferring the same to the prospective Allottees, lessees and other transferees (collectively



Promoter		NA	NA
Allottee / s		NA	NA

referred to as "PROJECT") as per the terms, conditions, stipulation and provisions contained in the aforesaid Agreements, the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof and also entitled to sign and execute the necessary agreement, deeds, documents and writings with the Allottees/ transferees of the said Apartment;

AND WHEREAS on demand from the Allottee/s, the Promoter has given inspection to the Allottees, of all the documents of the title relating to the project land and plans of the said Phase-I / Building mentioned above, designs and specifications of the said building prepared by the Promoter's Architect Mr. Manishkumar V. Bagsariya of M/s. Jiyani Consultancy LLP and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as 'the said Act') and Rules and regulations made thereunder.

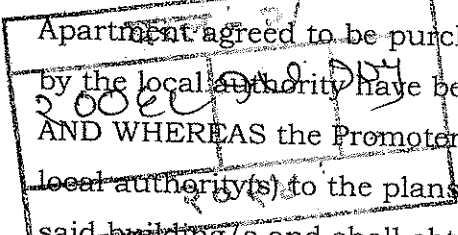


AND WHEREAS the authenticated copies of certificate of the title dated 14.06.2022 issued by Adv. Samadhan V. Sulane being the Advocate of the Promoter, authenticated copies of Property Cards showing the nature of the title of the Promoter to the project land which is inclusive of Phase-I on which the Apartments are constructed or are to be constructed have been annexed here to and marked as **Annexure- A and B** respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1**.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said Phase-I have been annexed here to and marked as **Annexure C-2** (proposed Phase-I plan);

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.



AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Manish</i>	NA	NA



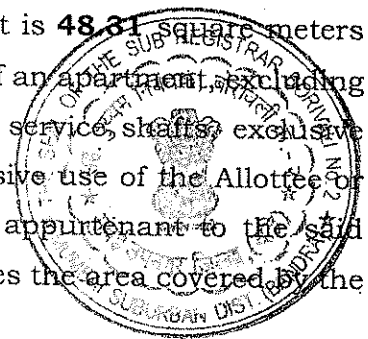
AND WHEREAS while sanctioning the said plans for the composite building, the concerned local authority Slum Rehabilitation Authority ('SRA) and / or Government has laid down/may lay down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters as may be applicable while constructing the project land / said building/s and upon due observance and performance of which only the Occupation Certificate and or the Building Completion Certificate in respect of the said building/s shall be granted by the concerned local Authority. However, any delay in issuing of Occupation Certificate and or Building Completion Certificate, shall not be considered as delay in Possession. As per the condition No. 49 mentioned in the LOI, the Allottee/s agree and confirm that the Allottee/s will not complain to SRA administration for approving substandard size rooms in the tenements/s, building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions and also indemnifies SRA and its officers from any probable disputes that may arise in future.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance of the said proposed plans.

AND WHEREAS the Allottee has applied to the promoter of an Apartment No. **3204** on **32th** floor in wing **A** situated in the building Wing A of the **Sale Building No. 2** to be known as Sethia Pride Wing A (hereinafter referred to as '**the said Apartment**') and more particularly described in the **schedule A** hereunder written) being constructed in the **Phase-I** being forming part of the project land.

AND WHEREAS the carpet area of the said apartment is **48.31** square meters and the 'carpet area' means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service, shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or Verandah area and exclusive open terrace area are appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment.

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



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Promoter	<i>MJ</i>	NA	NA
Allottee / s	<i>Pranab</i>	NA	NA

AND WHEREAS prior to the execution of this present is the Allottee has paid to the Promoter a sum of **Rupees.10,00,000/- (Rs Ten Lakh Only)**, being part payment of the sale consideration of the apartment agreed to be sold by the Promoter to the Allottee as advance payment or application fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no. P51800046531.

AND WHEREAS under section 13 of the said act the Promoter is required to execute a written agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said agreement under the Registration Act 1908 in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the said Apartment and the garage / covered parking (if allotted).

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

1. The Promoter shall construct the wing "A" of the Sale Building No. 2 consisting of 1 Service Basement + Stilt + 1<sup>st</sup> to 40<sup>th</sup> upper floors to be known as **Sethia Pride Wing "A"** in **Phase-I** in accordance with the plans, designs and specifications as approved by the concerned Local Authority from time to time. Provide that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the apartment of the Allottee except any alternation or addition required by any Government authorities or due to change in law.

1. a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee an Apartment No. **3204** of carpet area admeasuring **48.31** sq. meters i.e. **520** Square Feet on **32th** floor in the building Wing "A" of the Sale Building no. 2 to be known as 'Sethia Pride Wing "A"' (hereinafter referred to as '**the Apartment**') as shown in the Floor plan thereof hereto annexed and marked **Schedule B** for the consideration of

**Rs. 96,00,000/- (Rupees Ninety Six Lakh only)**.including the pro rata share in the common areas & amenities ('Common Areas') as defined under clause (n) of section 2 of the Act to the nature, extent and description of the common areas

Promoter	<i>MJ</i>	NA	NA
Allottee / s	<i>Bramda</i>	NA	NA



and facilities which are more particularly described in the **Second Schedule** herewith.

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos - **NA** situated at **NA** Basement and/or stilt and /or **NA** podium being constructed in the layout for the consideration of Rs. **NA**.

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos **NA** situated at ~~Basement / Stilt / Podium / Mechanical~~ parking being constructed in the layout for the consideration of Rs. **NA**.

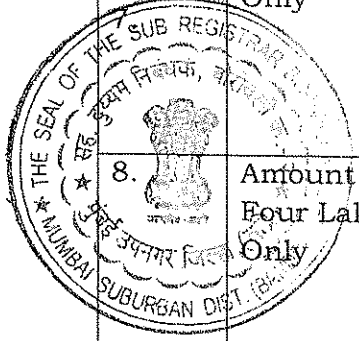
1. (b) The total aggregate consideration amount for the apartment including garage / stilt / mechanical parking spaces (if allotted)-is thus **96,00,000/- (Rupees Ninety Six Lakh only)**.

1. (c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 10,00,000/- (Rs. Ten Lakh Only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the Total amount of **Rs. 96,00,000/- (Rupees Ninety Six Lakh only)**. in the following manner:-

Sr. No.	Amount	%	Description
1.	Amount of Rs. 8,64,000 /- Rs Eight Lakh Sixty Four Thousand Only	9%	To be paid within 30 days from the date of booking. This 9% is inclusive of the advance payment or application fee as above (not exceeding 10% of the total consideration).
2.	Amount of Rs. 5,76,000 /- Rs Five Lakh Seventy Six Thousand Only	6%	On completion of Excavation of the building in which the said Apartment is located. (Not exceeding 30% of the total consideration after registration)
3.	Amount of Rs. 9,60,000 /- Rs Nine Lakh Sixty Thousand Only	10%	On completion of Plinth of the building in which the said Apartment is located. (Not exceeding 45% of the total consideration)

Promoter	<i>MU</i>	NA	NA
Allottee / s	<i>Bannu</i>	NA	NA

4.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 1 <sup>st</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
5.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 5 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
6.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 10 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 15 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
8.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 20 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
9.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 25 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
10.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 30 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
11.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of 35 <sup>th</sup> Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)



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Promoter	MS	NA	NA
Allottees	Basmeta	NA	NA

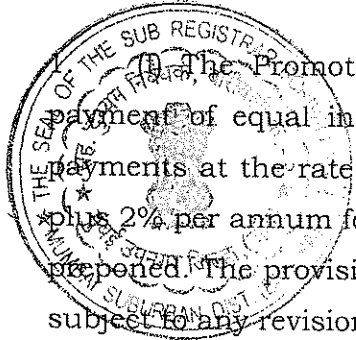
12.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On completion of the top Slab of the building in which the said Apartment is located. (Not exceeding 70% of the total consideration)
13.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On Completion of Internal Walls, internal Plaster, Door frames of the Apartment. (Not exceeding 75% of the total consideration)
14.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On Completion of the Staircase and Lift Wells up to the floor level of the Apartment. (Not exceeding 80% of the total consideration)
15.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On Completion Of External Plumbing and External Plaster up to the floor level of the Apartment. (Not exceeding 85% of the total consideration)
16.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On Completion of lifts, Water Pumps, Electrical Fittings of the wing in which the said Apartment is located. (Not exceeding 95% of the total consideration)
17.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On Completion of entrance lobby of the wing in which the said Apartment is located. (Not exceeding 95% of the total consideration)
18.	Amount of Rs. 4,80,000 /- Rs Four Lakh Eighty Thousand Only	5%	On or before taking possession of the said Apartment or within seven days from the Promoter offering possession of the Apartment whichever is earlier.

1. (d) The total price (Agreement Value) above excludes, deposits of Rs. 77,400/- as mentioned in clause 10 & 11 and one time development charges

Promoter	<i>MJ</i>	NA	NA
Allottee / s	<i>Bramila</i>	NA	NA

etc. of **Rs.2,60,000 /-**, Taxes (consisting of tax paid or payable by the promoter) by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the project payable by the Promoter up to the date of handing over the possession of the Apartment.

1. (e) The total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent Authority and/or other increase in charges which may be levied or imposed by the competent Authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc, the Promoter shall enclose the said notification/order/rule/regulation published / issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



(f) The Promoter may allow, in its sole discretion, a rebate for early payment of equal installments payable by the Allottee by discounting early payments at the rate of State Bank of India's highest marginal cost of lending plus 2% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1. (g) The Promoter shall confirm the final carpet area that has been allowed to the Allottee after the construction of the building is complete and the occupancy certificate/ BCC is granted by the Competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three per cent. The total price table for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All the monetary adjustments shall be made at the same rate per square meter as agreed in clause 1(a) of this Agreement.

2000/-

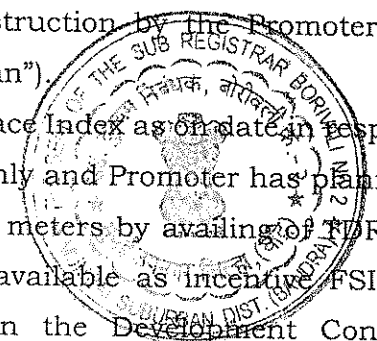
Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Pranav</i>	NA	NA

1.(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local Authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local Authority occupancy and/or completion certificate in respect of the Apartment.

2.2. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the said building in which the Apartment will be situated and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index as on date in respect of the said building is 14,287.96 square meters only and Promoter has planned to utilize Floor Space Index of 303635.92 square meters by availing of FSI or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to due to change in policy, which are applicable to the said project land. The Promoter has disclosed the Floor Space Index of 17427.26 square meters as proposed to be utilized by him on the said building in Phase-I/said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.



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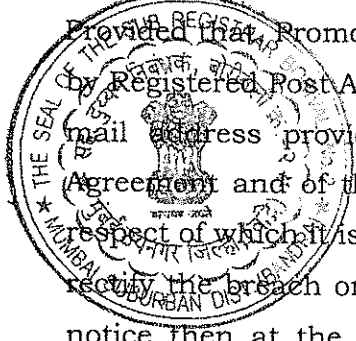
4.1 If the Promoter fails to abide by the time schedule for completing the said building and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as

Promoter	<i>MJ</i>	NA	NA
Allottee / s	<i>Parmida</i>	NA	NA

specified in the Rule, on all the amounts paid by the Allottee towards the agreement amount, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

**4.2** Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments or if the Allottee wishes to cancel / surrender the booking, the Promoter shall at his own option, may terminate / cancel this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any liquidated damages including 2% cost of the said Apartment as forfeiture charges, brokerage paid, subvention interest (if any) paid by the Promoter to the allottee, or any other amount which may be payable to Promoter including government taxes, GST if outstanding, stamp duty if paid by the Promoter, or such interest on taxes or interest on payments, etc) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.



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**5.** The fixtures and fittings with regards to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if branded) to be provided by the Promoter in the said building and the Apartment as are set out in **Annexure 'E'**, annexed hereto.

Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Banuda</i>	NA	NA

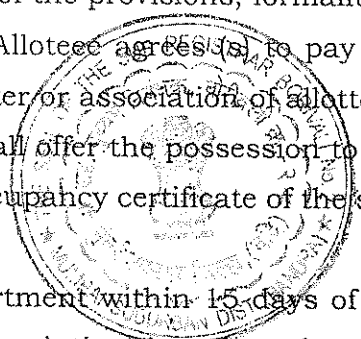


6. The Promoter shall give possession of the Apartment to the Allottee on or before the expiry of the RERA registration and its further renewals (if any). If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amount already received by him in respect of the Apartment with interest at the same rate as may be mentioned in clause 4.1 herein above from the date the Promoter received the sum till the date the amount and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

**7.1 PROCEDURE FOR TAKING POSSESSION:**

The Promoter, upon obtaining the occupancy certificate, whether part or full, from the competent authority, shall offer in writing for the possession of the Apartment, to the Allottee in terms of this Agreement, to be taken in 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the said building.



7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

**7.3 Failure of Allottee to take Possession of (Apartment/Plot):**

Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in Clause 7.2, such Allottee shall continue to be liable to pay maintenance charges as applicable.

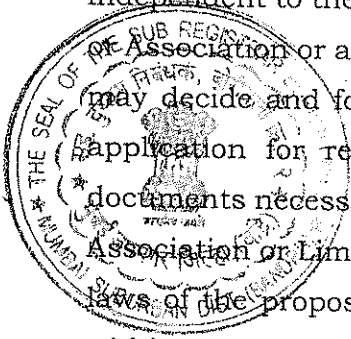
per clause 7.1, the  
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Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Parmits</i>	NA	NA

**7.4** If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects (if no alterations made by the allottee) on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

**8.** The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

**9.** The Allottee along with other Allottee(s) of the Apartments in the building as well as said further building to be constructed touching/adjoining or independent to the said building shall join in forming and registering the Society



of Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the

Application for registration and/or membership and the other papers and documents necessary for the formation and registration coming of the Society or

Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter

within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No

objection shall be taken by the Allottee if any, changes or modification are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may

be required by the Registrar of co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

**9.1** The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the

society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said

structure of the Building or wing in which the said Apartment is situated.

**9.2** The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause

to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project

land on which the building with multiple wings or buildings are constructed:

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Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Bramida</i>	NA	NA

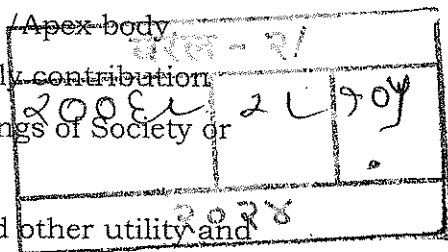
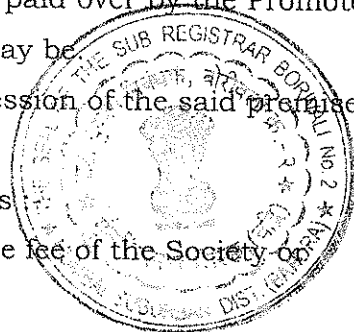


**9.3** Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, assessment taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerk bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s and the Promoter shall bear only the Property Tax of all the unsold Apartments even after formation of the society of the Allottees. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred/leased to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of **Rs. 5,200/-** per month (Excluding Property Tax) towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment/lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment/lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

**10.** The Allottee shall on or before delivery of possession of the said premises keep

deposited with the Promoter, the following amounts:

- (i) **Rs. 650** /- for share money, application entrance fee of the Society or Limited Company / Federation / Apex body.
- (ii) **Rs. 4000** /- for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) **Rs. 1350** /- for proportionate share of taxes and other Charges / levies in respect of the Society or Limited Company / Federation / Apex body.
- (iv) **Rs. 62,400/-** for deposit towards provisional monthly contribution (Excluding Property Tax) for 12 Months towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) **Rs. 7000** /- For Deposit towards Water, Electric, and other utility and services connection charges.

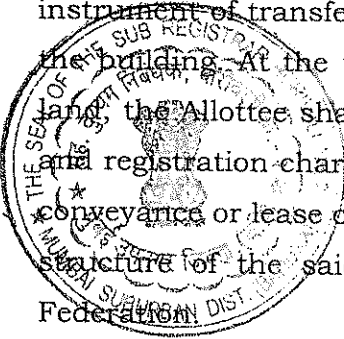


Promoter		NA	NA
Allottee / s		NA	NA

(vi) **Rs. 1000** /- for deposits of electrical receiving and Sub Station provided in Layout.

**11.** The Allottee shall pay to the Promoter a sum of **Rs. 1000** /- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

**12.** At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



**13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

The Promoter hereby represents and warrants to the Allottee as follows:-

(i) It has clear and marketable title with respect to the said property as declared in the title report annexed to this agreement and has the requisite right to carry out the development upon the Phase-I being forming part of the said property /project land and also has actual, physical and legal possession of the said property being part of the project land for the implementation of the project ;

(ii) The Promoter has lawful rights and that has it approvals from the competent authorities to carry out development of Phase-I and shall obtain requisite approvals from time to time to complete the development of the Phase-

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(iii) There are no encumbrances upon the Phase-I land except those disclosed in the title report,

(iv) There are no litigation is pending before any court of law with respect to the Phase-I land except those disclosed in the title report;

(v) All approvals, licenses and permits issued by the competent Authority is with respect to the phase-I, project, project land and said building/wing are valid

Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Pranika</i>	NA	NA

and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent Authority is with respect to the Phase-I, project, project land and the said building/wing shall be obtained by following due process of law and the Promoter has been and shall, or all times, remain to be in compliance with all applicable laws in relation to the Phase-I, project, project land, building/wing and common areas;

(vi) The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected'

(vii) The Promoter has not entered into an agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Phase-I land, and the said (Apartment) which will, in any manner, affect the rights of Allottee under this agreement;

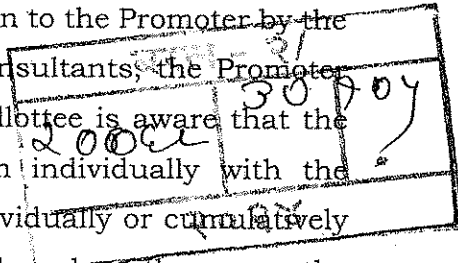
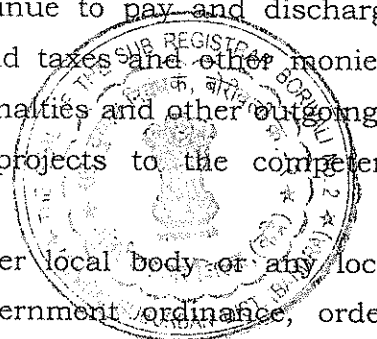
(viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said (Apartment) to the Allottee in the manner contemplated in this agreement;

(ix) At the time of the execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees.

(xi) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said projects to the competent Authorities;

(xii) No notice from the Government or any other local body or any local Authority or by any legislative enactment, government ordinance, order, notification [including any notice for acquisition or requisition of the phase-I land] has been received or served upon the Promoter in respect of the phase-I land except those disclosed in the title report;

(xiii) All drawings, sale plans, other drawings are as given to the Promoter by the Appointed Architect, Structural Consultants, other consultants, the Promoter has thus disclosed the same to the Allottee and the allottee is aware that the professional liability have been undertaken by them individually with the Promoter which shall prevail on these consultants individually or cumulatively if there is any harm/loss caused to the Allottee and based on the same, the Allottee has agreed to take the Apartment/apartment



Promoter		NA	NA
Allottee / s		NA	NA

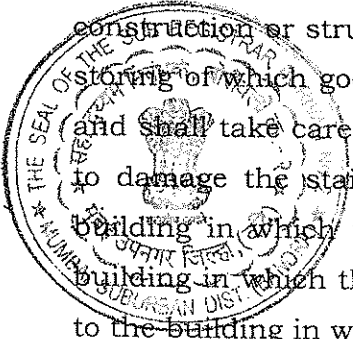
14. The Allottee/s or himself/themselves with the intention to bring all persons into whosoever hands the Apartment may come, hereby with the Covenants with the Promoter as follows:

i. To maintain the Apartment at the Allottees own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or to make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local Authorities, if required;

ii. Not to store in the Apartment any goods which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other Authority and shall take care while carrying heavy packages which may damage or likely to damage the staircase or common passages or any other structure of the building in which the Apartment is situated, including the entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs in the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules, regulations, bye laws of the concerned local Authority or other public Authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local Authority and/or any other public Authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenable repair and conditions, and in



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Bramula

Promoter	MS	NA	NA
Allottee / s	Bramula	NA	NA

particular, So as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to the columns, beams, walls, slabs, or RCC Pardis, or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

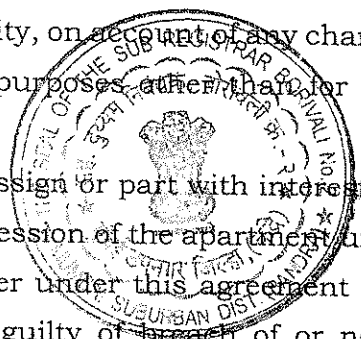
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or the portion of the Project land and the building in which the Apartment is situated.

vii. Pay to the promoter within 15 days of demand by the promoter, his share of security deposit demanded by the concerned local Authority or a government or giving water, electricity or any other service connection to the building in which the apartment is situated.

viii. To bear and pay increases in the local taxes, water charges, insurances and such other levies, any, which are imposed by the concerned local Authority and/or government and/or any other public Authority, on account of any change of user of the Apartment by the Allottee for any purposes other than for the purposes for which it was sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part of it the possession of the apartment until all the dues payable by the Allottee to the promoter under this agreement are fully paid up and only if the Allottee/s had not guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Allotte/s has intimated in writing to the Promoter and has obtained its prior written consent.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex body or Federation may adopt at its inception and the additions, alterations or amendments there off that may be made from time to time for protection and maintenance of the said building and the apartments there in and for the observance and performance of the building rules, regulations and by-laws for the time being of the concerned local Authority



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Promoter		NA	NA
Allottee / s		NA	NA

and of government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex body/Federation regarding the occupancy and use of the apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

xi. Till a conveyance of the structure of the building in which apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

xiii. The Allottee hereby agrees and confirms the stilts, basement and hoarding place anywhere including in the compound walls, terraces, open spaces shall always belong to the Promoters and all benefits thereof, will belong to the Promoters and the Promoters shall be entitled to deal with, dispose of, let out, give on hire or leave and license or any other basis, as the Promoters may deem fit and the Promoters shall be entitled to appropriate the sale proceeds, income, compensation, royalty etc. therefrom up to registration of the Federation/apex body of the Societies or Limited Company of all the societies of all the buildings in the project land.

xiv. As per conditions of the CFO NOC, the Allottee can make the false ceiling which shall be of non-combustible material. Similarly the suspenders of the false ceiling shall be of non-combustible material. Also the Allottee shall use materials for interior decoration/furnishings which shall not be of combustible in nature and may not spread toxic fumes/gases.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

Promoter	<i>NW</i>	NA	NA
Allottee / s	<i>Pranika</i>	NA	NA



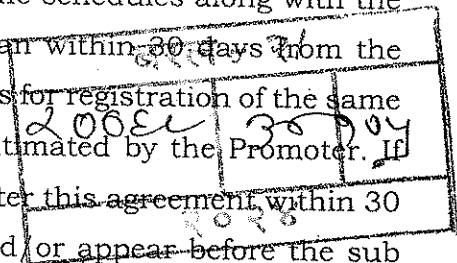
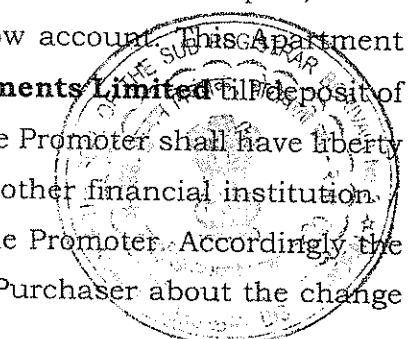
16. Nothing contained in this agreement is intended to be nor shall be construed as a Grant, demise or assignment in law, of the said apartments or of the said plot and building or any part thereof. The Allottee shall have no claim save and except in respect of the apartment here by agreed to be sold to him and all open spaces, Parking spaces, lobbies, staircases, terraces, recreation spaces, will remain the property of the Promoter until the said structure of the building was transferred/leased to the Society/Limited Company or other body and until the project land is transferred/leased to the Apex body/Federation of all the societies of all the buildings in the project land/ jointly to all the societies as hereinbefore mentioned.

**17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

The Promoter has already informed to the Allottee / Apartment Purchaser and the Allottee / Apartment Purchaser is already aware that the said project has been mortgaged to **Kotak Mahindra Investments Limited**. All the sale consideration (other than GST) by whatsoever name called, shall be deposited in the Escrow Account with **Kotak Mahindra Bank Limited** in the name and style of **SETHIA INFRASTRUCTURE PVT. LTD. SETHIA PRIDE WING A - COLLECTION A/C** bearing account no. **8846968027** and all the cheques, drafts etc. shall be drawn in favor of the aforesaid Escrow account. This Apartment shall remain mortgaged to **Kotak Mahindra Investments Limited** till deposit of sale consideration in full in the Escrow Account. The Promoter shall have liberty to switch over / transfer the said mortgage to any other financial institution NBFC at the conditions as may be deemed fit by the Promoter. Accordingly the Promoter shall inform to the Allottee / Apartment Purchaser about the change of Escrow Account from time to time.

**18. BINDING EFFECT:**

Forwarding this agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or at the Allottee until, firstly, the Allottee signs and delivers this agreement with all the schedules along with the payments are due as stipulated in the payment plan within 30 days from the date of receipt by the Allottee and a secondly, appears for registration of the same before the concerned sub-registrar as and when intimated by the Promoter. If the Allottee fails to execute and deliver to the Promoter this agreement within 30 days from the date of its receipt by the Allottee and/or appear before the sub registrar are for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default which is not



Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Pramula</i>	NA	NA

rectified within 15 days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection there with including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

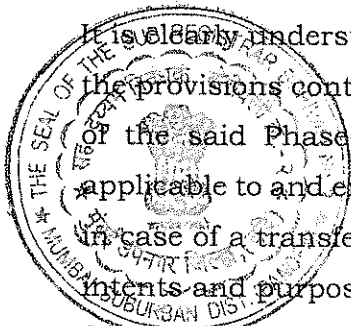
**19. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

**20. RIGHT TO AMEND**

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

**21. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES**



It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Phase-I being forming part of the project land shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**22. SEVERABILITY**

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

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**23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT.**

Where ever in this agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees in project, the same shall be in proportion to the carpet and area of the (Apartment/plot) to the total carpet area of all the (Apartments/plots) in the project.

**24. FURTHER ASSURANCES.**

Promoter	<i>NA</i>	NA	NA
Allottee / s	<i>Bravida</i>	NA	NA



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

#### 25. PLACE OF EXECUTION.

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

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promote will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by the agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by registered post A.D. and notified email ID/Under Certificate of posting at their respective addresses specified below

Name of the Allottee:

**Name of the Allottee :** Prameela P.Gupta

**Allottee's address:** B-8, Vishwashanti CHS LTD,  
Plot No. 449, Sector-4, Charkop,  
Kandivali West Mumbai-400067.

**Mobile No. :** 8450958340//9820168857

**Notified email id:** pramila.jpindustries@gmail.com


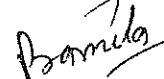
**Promoter name:** Sethia Infrastructure Pvt. Ltd,

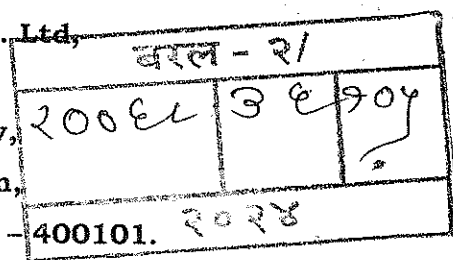
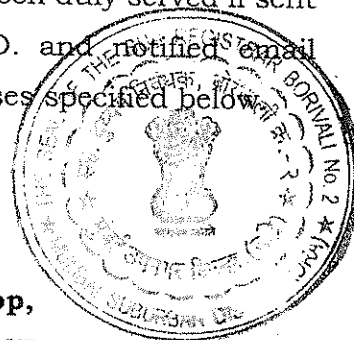
**Promoters address:** CTS No. 161 / 1 & 2,  
Western Express Highway,  
Opp. Poisar Metro Station,

Kandivali (East), Mumbai - 400101.

**Notified email:** info@sethiainfra.com

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this agreement in the about

Promoter		NA	NA
Allottee / s		NA	NA



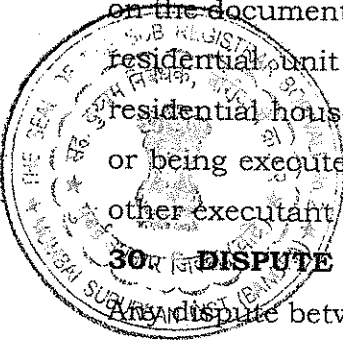
address by registered post. If the Allottee fails to inform of his/her/their such change of address, then the correspondence posted by the promoter to the allottee shall be deemed to have been received by the Allottee.

**28. JOINT ALLOTTEES**

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

**29. STAMP DUTY AND REGISTRATION:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

Reduction of 1% Stamp Duty for woman under Article 25(b) As per Order R. & F.D. No. Mudrank-2021/UOR.12/CR.107/M-1(Policy) dated 31st March 2021, Maharashtra Government reduced the Stamp Duty from 1st of April 2021 by One Percent as otherwise chargeable under clause (b) of Article 25 of Schedule on the document or instrument of conveyance or agreement to sell of any type of residential unit i.e. the flat or individual bungalow or row house or any residential house or any independent house or any type of tenement, executed or being executed between "the woman/woman purchaser/s and any Seller or other executant of the said document or instrument".



**30. DISPUTE RESOLUTION :-**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Adjudicating Authority as per the provisions of the Real Estate (Regulations and Development) Act, 2016, Rules and Regulations, thereunder.

**31. GOVERNING LAW**

That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Mumbai courts will have the jurisdiction for this agreement.

**IN WITNESS WHEREOF** parties hereinabove named have set their respective hands and signed this agreement for sale at Mumbai in presence of the attesting witness, signing on the day and year herein above written.  
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Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Bamita</i>	NA	NA

**FIRST SCHEDULE**

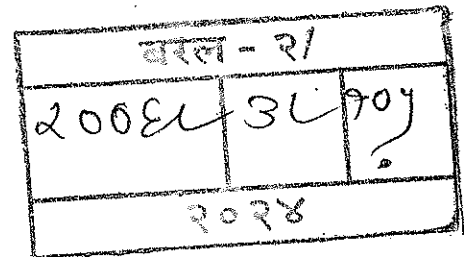
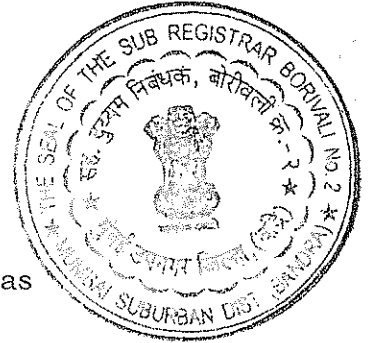
(Description of the Said Project Land)

All that piece and parcel of land adms. 11,001 sq.mtrs. or thereabouts bearing Survey No. 23 corresponding to CTS Nos. 161, 161/1 and 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban, situate, lying and being at Kandivali (E), Mumbai- 400 101 and bounded as follows:

- On or towards East : By Property bearing C.T.S No.159 and 160  
 On or towards West : By Property bearing C.T.S No.162  
 On or towards South : By Property bearing C.T.S No.163/A  
 On or towards North : By Property bearing C.T.S No.159 and Nallah

**SECOND SCHEDULE****List of common areas and facilities**

- 1) Fitness Center
- 2) Swimming Pool
- 3) Guest Room
- 4) Toddler's Play Room
- 5) Indoor Games
- 6) Terrace Garden
- 7) Grand and Designer Air Conditioned Lobby
- 8) CCTV surveillance in common areas
- 9) Fire Alarm & Sprinkler System in common areas
- 10) Security System



Promoter	<i>M</i>	NA	NA
Allottee / s	<i>Banub</i>	NA	NA

**THE COMMON SEAL OF**

The Within named "Promoter"

**M/S. SETHIA INFRASTRUCTURE PVT. LTD.**

Through its Director

**Ms. Meenal B. Sethia**

Who is authorized to sign and had put her

Signature on these presents

In the presence of

1. *[Signature]*
2. *[Signature]*



*Ms. Sethia*



**SIGNED AND DELIVERED** by the

Within named the "Allottee/s"

**Prameela P.Gupta**

*Prameela*



In the presence of .....

1. *[Signature]*
2. *[Signature]*

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Promoter	<i>Ms. Sethia</i>	NA	NA
Allottee / s	<i>Prameela</i>	NA	NA

**SCHEDULE A**

(Description of Phase-I -Sethia Pride Wing A)

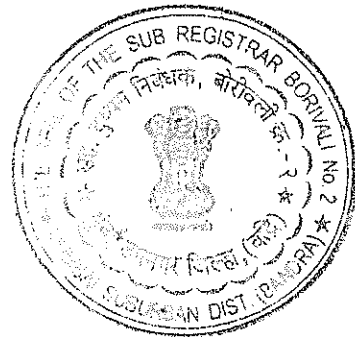
All that piece and parcel of land adms. 635 sq.mtrs. Or thereabouts i.e. the land beneath under the Plinth of Wing A of the sale building no. 2 to be constructed on part of the property described in the First schedule here above written and bounded as follows:

- On or towards East : By Boundary Wall  
 On or towards West : By 9.00 meter open space  
 On or towards South : By Proposed PTC / Rehab Building No. 1  
 On or towards North : By Proposed Phase 2

**AND**

(Description of Apartment & Open / basement parking / stilt / mechanical parking (if allotted))

Apartment No. **A-3204** having carpet area of **48.31** sq. Mts i.e. **520** Square Feet and exclusive terrace area and balcony area admeasuring **NA** square meters i.e. **NA** square feet on **32th** floor in wing A of the sale Building No. 2 to be known as 'Sethia Pride - Wing A' being constructed on property more particularly described in the Schedule A above with ~~Open / Basement Parking / Stilt / Mechanical parking~~ admeasuring **NA** square meter i.e. **NA** square feet having height of **NA** meters for ~~Sedan / Mini SUV / SUV~~ in the said building.



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Promoter	<i>MS</i>	NA	NA
Allottee / s	<i>Bamula</i>	NA	NA

**RECEIPT**

**RECEIVED** the day and year first herein above written of and from the within named Purchaser/s the sum of **Rs.10,00,000/- (Rupees Ten Lakh Only)**, being the earnest money deposit to be paid by him/her/them to us as stated hereinabove.

> **SP/A/3204 - PRAMEELA P GUPTA**

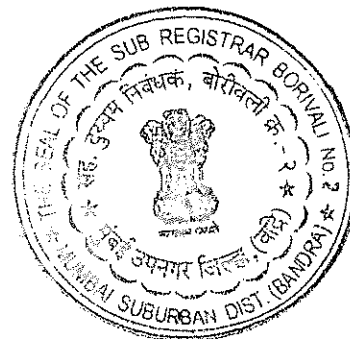
Dated	Cheque No.	Drawn On	Total Amount
25-Oct-2024	-	RTGS	10,00,000
		TOTAL	10,00,000

We say received

For, **Sethia Infrastructure Pvt Ltd**

*M. Sethia*

**Director/Auth. Signatory**



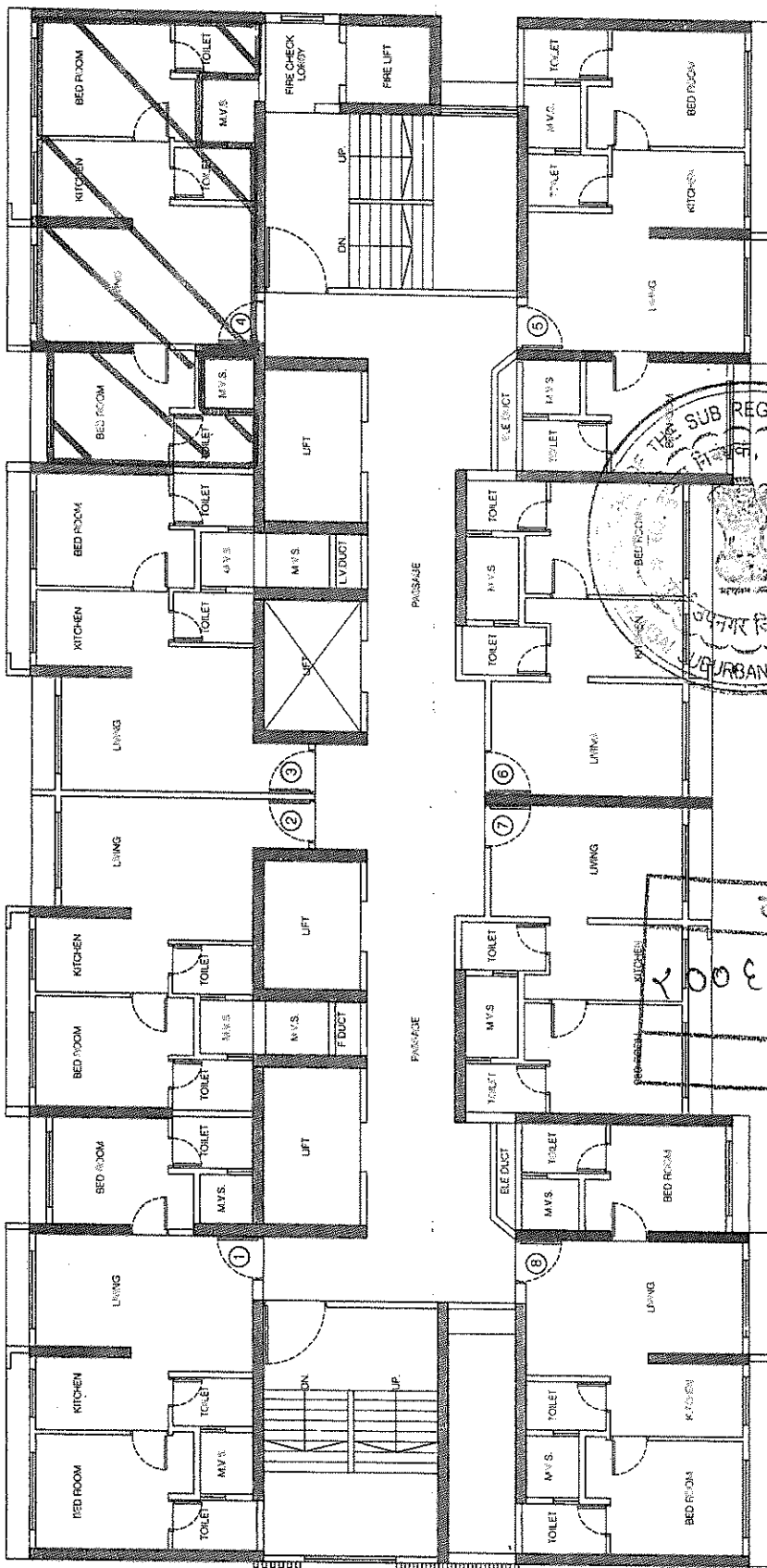
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SCHEDULE - B

FLAT NO. **A-3204**

RERA CARPET. **520** (SQ. FT.)



TYPICAL FLOOR PLAN ( 6TH TO 7TH, 9TH TO 14TH, 16TH TO 21ST, 23RD TO 28TH, 30TH TO 35TH, 37TH TO 39TH )

PROPOSED PLAN OF WING A OF SALE BUILDING NO. 2, SETHIA PRIDE WING A AT KANDIVALI (E)

*M*

*Parvati*

**Samadhan U. Sulane**

M.A., LL.B. (Mumbai)



Advocate & Notary



ADVOCATE HIGH COURT

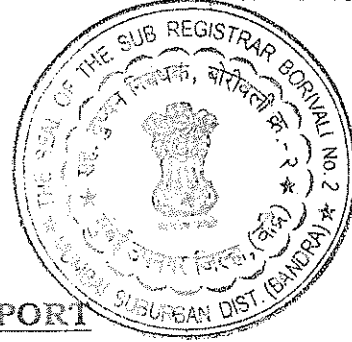
9324703211 advsulane@gmail.com

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

To,  
**Maha RERA,**  
6<sup>th</sup> & 7<sup>th</sup> Floor,  
Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (East), Mumbai - 400051

Date: 14.6.2022



**LEGAL TITLE REPORT**

**Sub:** Title Clearance Certificate with respect to All that piece and parcel of land adms. 11,001 sq. mtrs. or thereabouts bearing Survey No.23 corresponding to CTS Nos. 161, 161/1 and 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban situate, lying and being at Kandivali (E), Mumbai- 400 101 (hereinafter referred as the said plot).

1) I have investigated the title of the said plot on the request of M/S. SETHIA INFRASTRUCTURE PRIVATE LIMITED, Owner & Developer of the said plot and following documents:-

**I) Description of the plot:-**

All that piece and parcel of land adms. 11,001 sq. mtrs. or thereabouts bearing Survey No.23 corresponding to CTS Nos. 161, 161/1 and 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban situate, lying and being at Kandivali (E), Mumbai- 400 101.

**II) The documents of allotment of plot:-**

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*[Handwritten signature]*

A. Originally, as per plot registered card Shri Hira Janya Komb was the owner and seized, possessed of or otherwise well sufficiently entitled to All that piece and parcel of land adms. 11,001 sq.mtrs. or thereabouts bearing Survey No.23 corresponding to CTS Nos. 161, 161/1 and 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban together with the structures standing thereon, situate, lying and being at Kandivali (E), Mumbai- 400 101.

B. Vide an Indenture of Lease dated 08<sup>th</sup> February, 1967 duly registered with the office of sub-registrar of assurance at Bombay under Sr. No. BOM/R/601/1967 executed between Shri Hira Janya Komb (therein referred to as 'Lessors') and Shri Narayan Sadashiv Nandgaonkar (therein referred to as 'Lessee'), the said Shri Hira Janya Komb had demised the said plot unto and in favour of Shri Narayan Sadashiv Nandgaonkar for the period of 98 years commencing from 3<sup>th</sup> February, 1967 at the monthly rent of Rs. 1000/- and upon the terms and conditions mentioned therein.

On or about 30<sup>th</sup> September, 1969 the said Shri Hira Janya Komb died intestate leaving behind (i) Laxmibai (widow), and three sons (ii) Gopal, (iii) Jagan, (iv) Janu, and married daughters namely (v) Kamlabai Babu Kamdi nee Kamlabai Hira Komb, (vi) Ramabai Pandurang Nakre nee Ramabai Hira Komb, (vii) Anushya Kashinath Kanhre nee Tarabai Hira Komb, (viii) Jaya Suresh Bhamne nee Jaya Hira Komb and (ix) Sundra Navshya Shingre nee Sundra Hira Komb, as his only legal heirs and representatives entitled to his estate including the said plot as per the law applicable to them at the time of his demise.

D. On or about 12th April, 1983 the said Gopal Hira Komb also died intestate leaving behind (i) Anandibai (widow), (ii) Suresh Gopal Komb (son) (iii)

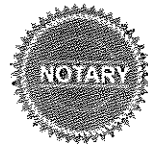
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**Samadhan U. Sulane**

M.A., LL.B. (Mumbai)



Advocate & Notary



ADVOCATE HIGH COURT

9324703211 advsulane@gmail.com

Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

Babu Gopal Komb (son), (iv) Sangita Shankar Baraf nee Lata Gopal Komb (married daughter), and (v) Ramila Ramesh Khairat nee Barkhu Gopal Komb (married daughter) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.

E. Vide an Agreement dated 13<sup>th</sup> February, 1984 executed between (1) Laxmibai Hira Janya Komb, (2) Suresh Gopal Hira Komb for self as well as Karta & Manager of HUF, (3) Kisan Hira Janya Komb for self as well as Karta & Manager of HUF, (4) Janu Hira Janya Komb for self as well as Karta & Manager of HUF, (5) Kamalabai Babu Kamali nee Kamalabai Hira Komb, (6) Ramabai Pandurang Nakhare nee Ramabai Hira Komb, (7) Tarabai Kashinath Kanhere nee Tarabai Hira Komb, (8) Jyoti Hira Komb, (9) Sundra Hira Komb (being the 'Vendor' therein) they have agreed to sell all their rights, title and interest in the said plot in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited') for the consideration and upon the terms & conditions recorded therein. As per the terms of the said Agreement, the said V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited') have paid entire consideration to the Vendors therein and accordingly, the Vendors therein have handed over quiet, vacant and peaceful possession of the said plot to V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited')

F. Vide an Indenture of Assignment dated 17<sup>th</sup> December, 1989 duly registered with the office of sub-registrar of assurance at Bombay at Sr. No.PBBJ/298/1989 executed between Narayan Sadashiv Nandgaonkar (therein referred to as 'Vendors') and V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited') i.e. (therein referred to as 'Assignee'), the said Narayan Sadashiv Nandgaonkar

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transferred all their leasehold right under the aforesaid Indenture of Lease dated 08<sup>th</sup> February, 1967 unto and in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) for the consideration and upon the terms and conditions mentioned therein.

- G. Vide Deed of Confirmation dated 23<sup>rd</sup> August, 2005 duly registered with the office of sub-registrar of assurance bearing registration no. BDR-11/4438/2005 executed by Everest Buildcon Ltd. (formerly known as V. Dinesh Traders Ltd. and presently known as M/s. Terraform Magnum Limited), the parties therein have confirmed and registered the copy of Agreement dated 13<sup>th</sup> February, 1984, upon the terms and conditions mentioned therein.

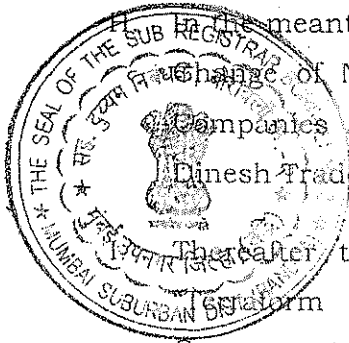
meantime, vide Fresh Certificate of Incorporation Consequent upon Change of Name dated 23<sup>rd</sup> September 1994 issued u/s 23(1) of the Companies Act, 1956 by the Registrar of Companies, the name of V. Dinesh Traders Ltd. is changed to "Everest Buildcon Ltd."

Thereafter the name of Everest Buildcon Ltd. was also changed to "M/s. Terraform Magnum Limited" vide Fresh Certificate of Incorporation Consequent upon Change of Name dated 14<sup>th</sup> June 2012 issued u/s 23(1) of the Companies Act, 1956 by the Registrar of Companies.

- J. Somewhere in the year 1990 V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited) have originally filed a suit being H.C. Reg. Suit No. 2649 of 1990 in the Hon'ble High Court of Judicature at Bombay which later on transferred in the Hon'ble City Civil Court at Bombay being Suit No. 004 of 1990 against Dinesh Kisan Komb and/or their predecessors in title seeking order and decree of the Hon'ble Court that Dinesh Kisan Komb including their predecessors in title i.e. the Defendants therein be ordered and decreed to specifically perform

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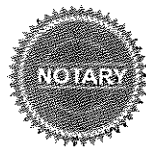


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Advocate & Notary



ADVOCATE HIGH COURT

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Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

Agreement dated 13<sup>th</sup> February, 1984 by doing all acts, deeds and things and executing all writings as may be necessary effectively to perform the said Agreements specifically in favour of V. Dinesh Traders Ltd. (presently known as 'M/s. Terraform Magnum Limited)

- K. On or about 26<sup>th</sup> January, 2000 the said Suresh Hira Komb also died intestate leaving behind (i) Manjula (widow), (ii) Yogesh (son), (iii) Arvind (son), and Siddhesh (son) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.
- L. On or about 12<sup>th</sup> November, 2000 the said Janu Hira Komb also died intestate leaving behind (i) Chapi (widow) and (ii) Pravin Hira Komb as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.
- M. On or about 20<sup>th</sup> August 2002 the said Anandibai wd/o of late Gopal Hira Janya Komb also expired leaving behind her (1) Babu Gopal Komb (son), (2) Sangita Shankar Baraf nee Lata Gopal Komb (Daughter), (3) Ramila Ramesh Khairat nee Barkhu Gopal Komb and (4) (i) Manjula, (ii) Yogesh, (iii) Arvind, and Siddhesh (all being legal heirs of late Suresh Gopal Komb i.e. son of late Anandibai), as her only legal heirs and representative entitled to her estate including her undivided right and share in the said plot as per the law applicable to them at the time of her demise.
- N. On or about 9<sup>th</sup> September 2003, the said Harishchandra son of Kisan Hira Janya Komb also died intestate bachelor leaving behind him (i)Prakash (real brother), (ii) Ramesh (real brother), (iii) Dinesh (real brother), (iv) Pramilabai Ramchandra Lange (real married sister) and (v) Savita Rajaram Dongare (real married sister) as his only legal heirs and representative.

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representatives entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.

O. On or about 6<sup>th</sup> July 2004 the said Laxmibai wd/o of late Hira Janya Komb also expired leaving behind her (1) Kisan Hira Komb (son), (2) (i) Babu Gopal Komb, (ii) Sangita Shankar Baraf nee Lata Gopal Komb, (iii) Ramila Ramesh Khairat nee Barkhu Gopal Komb (all being legal heirs of late Gopal Hira Komb i.e. son of late Laxmibai), (3) (i) Chapi Janu Komb & (ii) Pravin Janu Komb (all being legal heirs of late Janu Hira Komb i.e. son of late Laxmibai), (4) (i) Manjula, (ii) Yogesh, (iii) Arvind, and Siddhesh (all being legal heirs of late Suresh Gopal Komb i.e. son of late Gopal Hira Komb), (5) Kamlabai Babu Kamdi nee Kamlabai Hira Komb, (6) Ramabai Pandurang Nakre nee Ramabai Hira Komb, (7) Anushya Kashinath Kanhre nee Tarabai Hira Komb, (8) Jaya Suresh Bhamne nee Jaya Hira Komb and (9) Sundra Navshya Shingre nee Sundra Hira Komb, (daughters) as her only legal heirs and representatives entitled to her estate including her undivided right and share in the said plot as per the law applicable to them at the time of her demise.

P. On or about 8<sup>th</sup> August, 2006 the said Ramesh Kisan Komb also died intestate leaving behind (i) Lata (widow), (ii) Dipak (son), (iii) Chandrakant (son), and (iv) Eharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.

Q. On or about 27<sup>th</sup> December 2006 the said Yamunabai w/o of Kisan Hira Janya Komb also expired leaving behind her (1) Kisan Hira Janya Komb (Husband), (2) Dinesh Kisan Komb (son), (3) Prakash Kisan Komb (son), (4)

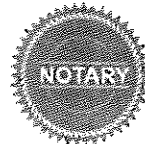
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Ref. No. : \_\_\_\_\_

Date : \_\_\_\_\_

Savita Rajaram Dongarkar nee Savita Kisan Komb (Daughter), (5) Pramila Ramchandra Lange nee Pramila Kisan Komb (Daughter) and (6) (i) Lata (widow of Ramesh Kisan Komb), (ii) Dipak (son), (iii) Chandrakant (son), and Bharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter), (all being legal heirs of late Ramesh Kisan Komb ~~son of late Yarnunabai~~, as her only legal heirs and representative entitled to her estate including her undivided right and share in the said plot as per the law applicable to them at the time of her demise.

R. On or about 20<sup>th</sup> March, 2007 the said Kisan Hira Komb also died intestate leaving behind (1) Dinesh (son), (2) Prakash (son), (3) Pramila Ramchandra Lange nee Pramila Kisan Komb (married daughter), (4) Savita Rajaram Dongarkar nee Savita Kisan Komb (married daughter) and (5) (i) Lata (widow of Ramesh Kisan Komb), (ii) Dipak (son), (iii) Chandrakant (son), and Bharati Nilesh Mungekar nee Bharati Ramesh Komb (daughter), (all being legal heirs of late Ramesh Kisan Komb i.e. son of late Kisan Hira Komb, as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.

S. On or about 10<sup>th</sup> December, 2007 the said Ramabai Pandurang Nakre nee Ramabai Hira Komb also died intestate leaving behind (i) Vasant who already predeceased her and expired bachelor somewhere in the year 1997-98, (ii) Laxman, (iii) Bhaidas and (iv) Jayant as her only legal heirs and representative entitled to her estate including her undivided right and share in the said plot as per the law applicable to her at the time of her demise. Her husband Pandurang Nakre has already expired on 11<sup>th</sup> February, 2003.

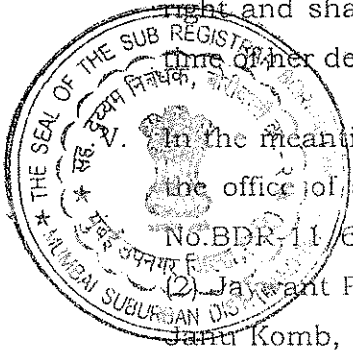
T. On or about 24<sup>th</sup> March, 2009, the said Prakash son of Kisan Hira Komb

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Komb also died intestate bachelor leaving behind him (i) Dinesh (real brother), (ii) Pramilabai Ramchandra Lange (real married sister) and (iii) Savita Rajaram Dongarkar (real married sister) as his only legal heirs and representative entitled to his estate including his undivided right and share in the said plot as per the law applicable to them at the time of his demise.

- U. On or about 1<sup>st</sup> October, 2010 the said Chapi wd/o Late Janu Hira Komb also died intestate leaving behind (i) Pravin Janu Komb as her only legal heirs and representative entitled to her estate including her undivided right and share in the said plot as per the law applicable to them at the time of her demise.



In the meantime vide Release Deed dated 13.08.2012 duly registered with the office of sub-registrar of assurance at Borivali-5 bearing registration No.BDR-11/6829/2012 executed between (1) Laxman Pandurang Nakare, (2) Jaywant Pandurang Nakare, (3) Bhaidas Pandurang Nakare, (4) Pravin Janu Komb, (5) Babu Gopal Komb, (6) Manjula Suresh Komb, (7) Sangita alias Lata Shankar Baraf (Parab), (8) Barkhubai (Ramila) Ramesh Khairat, (9) Lata Ramesh Komb, (10) Savita Rajaram Dongarkar, (11) Pramila Ramchandra Lange, (12) Kamlabai Babu Kamadi, (13) Tayabai alias Anusaya Kashinath Kanhere, (14) Jayabai Suresh Bamarie, (15) Sunderabai Navshya Shingre (therein referred to as 'Releasers') and Dinesh Kisan Komb (therein referred to as 'Releasee'), the releasers therein have released, grant, surrender, transfer and relinquished all their right, title and interest in the said plot in favour of Dinesh Kisan Komb on the terms and conditions mentioned therein.

- W. Vide a further Release Deed dated 30.3.2016 duly registered with the office of sub-registrar of assurance at Borivali-7 bearing registration No.BRL-

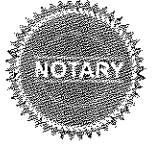
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Date : \_\_\_\_\_

7/2439/2016 executed between (1) Yogesh Suresh Komb, (2) Arvind Suresh Komb, (3) Siddhesh Suresh Komb, (4) Dipak Ramesh Komb, (5) Chandrakant Ramesh Komb, (6) Bharati Ramesh Komb (therein referred to as 'Releasers') and Dinesh Kisan Komb (therein referred to as 'Releasee'), the releasers therein have released, grant, surrender, transfer and relinquished all their right, title and interest in the said plot in favour of Dinesh Kisan Komb on the terms and conditions mentioned therein.

X. In the meantime, vide Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 duly registered with the office of sub-registrar of assurance at Borivali-4 bearing registration No. BRL-4/6347/2019 the said M/s. Terraform Magnum Limited (previously known as Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) have assigned the leasehold right in respect of the said plot and also all their right, title and interest as per Agreement dated 13<sup>th</sup> February, 1984, Deed of Confirmation dated 23<sup>rd</sup> August, 2005, Indenture of Lease dated 8<sup>th</sup> February, 1967 and Indenture of Assignment dated 17<sup>th</sup> December, 1989 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. for the consideration and upon the terms and conditions mentioned therein.

Y. Vide Declaration cum Deed of Confirmation dated 16<sup>th</sup> March, 2021 duly registered with the office of sub-registrar of assurance bearing registration No. BRL9/3711/2021 executed by and between the said Dinesh Kisan Komb (Therein referred to as 'party of first part') and M/S. SETHIA INFRASTRUCTURE PVT. LTD. (therein referred to as 'party of second part'), the vendor therein have confirmed the said Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 executed by M/s. Terraform Magnum Limited (previously known as Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) in

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favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. in respect of the said plot.

Z. Accordingly, M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) herein have also filed a Chamber Summons no..2249 of 2019 in the said Suit No. 004 of 1990 for impleading M/S. SETHIA INFRASTRUCTURE PVT. LTD. as the party plaintiff no. 2 to the said suit, and accordingly, the said chamber summons made absolute & the name of the said M/S. SETHIA INFRASTRUCTURE PVT. LTD. has been recorded as Plaintiff no. 2 in the said suit.

Thereafter in the meantime the said suit ultimately came to be settled between Dinesh Kisan Komb & M/S. SETHIA INFRASTRUCTURE PVT. LTD. on one hand and the Vendor herein on other hand, and accordingly, the Consent terms came to be filed in the said suit on 19<sup>th</sup> December, 2019 and accordingly the said suit came to be decreed in view of the said consent terms on 3<sup>rd</sup> January, 2020.

BB. As per the terms of the said consent decree/order dated 3<sup>rd</sup> January, 2020, the said Dinesh Kisan Komb and M/s. Terraform Magnum Limited (previously known as 'Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) have specifically confirmed that the aforesaid Agreement dated 13<sup>th</sup> February, 1984, Deed of Confirmation dated 23<sup>rd</sup> August, 2005, Indenture of Lease dated 08<sup>th</sup> February, 1967 and Indenture of Assignment dated 17<sup>th</sup> December, 1989, Release Deed dated 13.08.2012, Release Deed dated 30.3.2016 as well as Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. are valid, subsisting, binding upon the vendors and Confirming Party therein and/or

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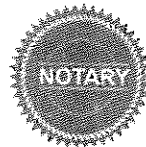
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**Samadhan U. Sulane**

M.A., LL.B. (Mumbai)



Advocate & Notary



ADVOCATE HIGH COURT

9324703211 advsulane@gmail.com

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Date : \_\_\_\_\_

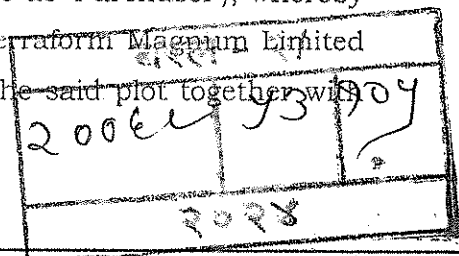
their directors, legal heirs, and other legal heirs of their predecessors in title late Hira Janya Komb, if any.

CC. As per the terms of the said consent decree order, the said Dinesh Kisan Komb and M/s. Terraform Magnum Limited have specifically confirmed and undertake that save and except the legal heirs shown in the Family Tree annexed and marked to the said consent terms, there are no other legal heirs of late Hira Janya Komb and further indemnify M/S. SETHIA INFRASTRUCTURE PVT. LTD. for the same.

DD. In the meantime vide Declaration cum Deed of Confirmation cum Indemnity dated 16<sup>th</sup> March, 2021 executed between Shri. Dinesh Kisan Komb (therein referred to as 'Party of First Part'), and M/s. Sethia Infrastructure Pvt. Ltd. (therein referred to as 'Party of Second Part'), the said Shri. Dinesh Kisan Komb have confirmed the execution of Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 in favour of M/S. SETHIA INFRASTRUCTURE PVT. LTD. are valid, subsisting, binding upon him.

EE. Thereafter, in due compliance of the terms of the said Consent terms/deed dated 3<sup>rd</sup> January, 2020, a Indenture of Conveyance dated 23<sup>rd</sup> December, 2021 duly registered with the office of sub-registrar of assurance at Borivali-1 bearing registration No.BRL-1/16942/2021 came to be executed by and between Shri. Dinesh Kisan Komb (therein referred to as 'Owner/Vendor'), M/s. Terraform Magnum Limited (previously known as Everest Buildcon Ltd. and formerly known as V. Dinesh Traders Ltd.) (therein referred to as 'Confirming party') and M/S. SETHIA INFRASTRUCTURE PVT. LTD. (therein referred to as 'Purchaser'), whereby the said Shri. Dinesh Kisan Komb with M/s. Terraform Magnum Limited have sold, assigned, transferred and conveyed the said plot together with

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all their right, title, interest, claim, benefit attached thereto in favour of M/s. SETHIA INFRASTRUCTURE PVT. LTD.

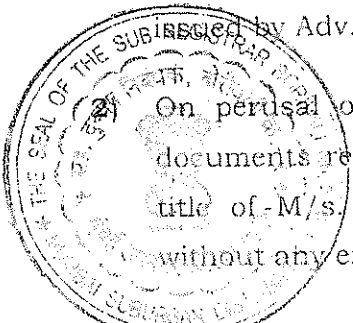
**III) 7/12 extract or property card:-**

Property Cards issued by City Survey Office, Goregaon, dated 17-01-2022 under mutation entry no. 553.

**IV) Search report:-**

Search report for 30 years for period from the year 1991 to the year 2021 conducted by Adv. Manish Singh.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said plot, I am of the opinion that the title of -M/s. Sethia Infrastructure Pvt. Ltd. is clear, marketable and without any encumbrances.



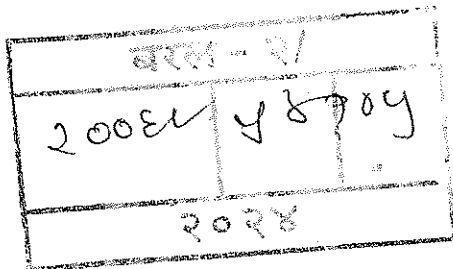
**Owners of the Land:-**

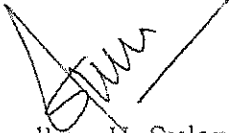
M/s. Sethia Infrastructure Pvt. Ltd. are the owners of C.T.S. No. 161, 161/1 & 161/2 of Village Akurli, Taluka Borivali now Goregaon, in the registration district and sub-district of Mumbai City and Mumbai Suburban situate, lying and being at Kandivali (E), Mumbai- 400 101.

- 3) The report reflecting the flow of the title of M/s. Sethia Infrastructure Pvt. Ltd, owner & developer of the said land is enclosed herewith as annexure.

Encl: - Annexure

Date: 14.06.2022



  
 Adv. SAMADHAN U. SULANE  
 ADVOCATE & NOTARY (GOVT. OF INDIA)  
 48/3, Kumbha Ambekar Nagar, "Sulane Niwas",  
 1st Floor, Ngr, Gokhale Rd., S. Br. Siddhivinayak Mandir  
 Chakrapar (E), Mumbai - 400 075.  
 Mob.: 9224703211

**Samadhan U. Sulane**

M.A., LL.B. (Mumbai)



Advocate & Notary

NOTARY

ADVOCATE HIGH COURT

9324703211 advsulane@gmail.com

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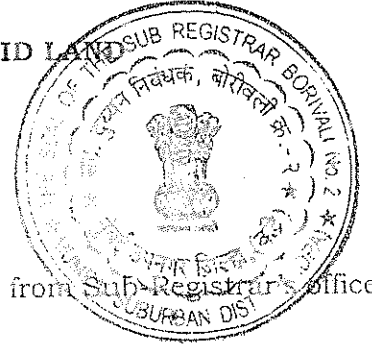
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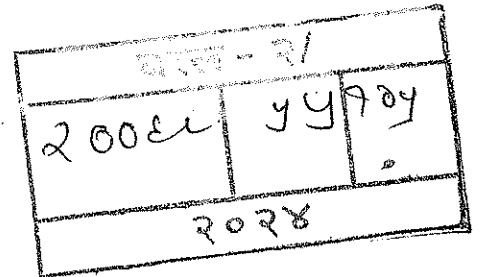
FLOW OF THE TITLE OF THE SAID LAND

- 1) P. R. Card as on date of application for registration.
- 2) Mutation Entry No. 553
- 3) Search report for 30 years from 1991 to 2021 taken from Sub-Registrar's office at Mumbai and Borivali 1 to 11.
- 4) Any other relevant title: - Deed of Assignment of leasehold right and right under agreement for sale dated 26.4.2019 and Indenture of Conveyance dated 23.12.2021.
- 5) Litigations if any:- None



Date: 14.06.2022

Adv. Samadhan U. Sulane  
Adv. SAMADHAN U. SULANE  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
Mata Ramabai Ambedkar Nagar, "Sulane Niwas",  
Jai Prabhat Ngr, Galli No. 4, Nr. Siddhivinayak Mandir,  
Ghatkopar (E), Mumbai - 400 075.  
Mob.: 9324703211



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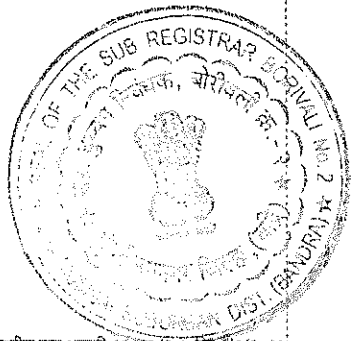
मालमत्ता पत्रक

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गाव/पेठ : आकुली		तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१६१			१०९२२.३०	सौ	-बिनशती सारा प्रती चौ.मी.ला.र.रु.४.९३/-

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९६६ [शेती]
पट्टेदार
इतर भार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(षा) पट्टेदार(प) किंवा गार	साक्षात्करण
३०/०१/२०१४	मा.जिल्हा अधीक्षक भूमि अभिलेख मुंबई उपनगर जिल्हा यांचे कडील क्र.न.भू/अंकी व अक्षरी नकाशा क्र.१/सत्ता प्रकार/२०१३ दिनांक २६/७/२०१३ चे पत्रान्वये सदर मिळकत पत्रिकेवर सत्ता प्रकार नमूद नसलेने चौकशी नोंदवही प्रमाणे सत्ता प्रकार शेती दाखल केला.			फेरफार क्र.५०० प्रमाणे सही- ३०/०१/२०१४ न.भू.अ. गोरगाव
१५/१२/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे चाचकडील परिपत्रका क्र.न.भू.अ/वि.प/अक्षरी/नोद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.आकुली/फे.क्र.५१३ दिनांक १५/१२/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडाल अन्वयेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी वहात हजार नऊशे वेचाळीस पाईट तीस चौ.मी दाखल केले.			फेरफार क्र.५१३ प्रमाणे सही- १५/१२/२०१५ न.भू.अ.गोरगाव
०३/०५/२०१९	मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र.सी/कार्या-७७/जमीन एस आरबी ११३२९/२०१९ दि.१५/०१/२०१९ चे परिशिष्ट /सनद अन्वये व त्या सोबतचा मंजूर अभिन्यास इकडिल जतितातडी बिनशती मो.र.नं.२६७/२०१९ दि.१५/०१/२०१९ अन्वये न.भू.क्र.१६१,१६१/१ते२ चे संपुर्ण क्षेत्र निवासी प्रयोजनार्थ बिनशती कडे रंग झालेने त्यानुसार व इकडिल दि.३/०५/२०१८ रोजीचे आदेशानुसार न.भू.क्र.१६१ या मिळकत पत्रिकेवरील सत्ता प्रकार शेती कमी करून दाखल केला व बिके सारा प्रति चौ.मी.४.९३/- नोंद घेऊन ७/१२ व नमुना नं.६ प्रमाणे धारक सदरी असलेली शेती कमी करून १) दिनेश किसन कोंब २) प्रविन जानु कोंब ३)बाबु गोपाळ कोंब ४) जयाबाई सुरेश वामथे ५) तायाबाई उर्फ अनुसयाबाई काशिनाथ कन्हेरे ६)भाईदास पांडुरंग नाकरे ७)कमलाबाई बाबु कामडी ८)सुंदराबाई नवशा शिंगरे ९)मंजुळा सुरेश कोंब १०)लता शंकर बरफ ११)बाबुराखुबाई रमेश खैराट १२) लता रमेश कोंब १३) सविता राजाराम डोंगरकर १४)प्रमिला रामचंद्र लागे १५)लक्ष्मण पांडुरंग नाखरे १६)जयवंत पांडुरंग नाखरे यांचीनावे दाखल केले (तसेच ७/१२ प्रमाणे महाराष्ट्र जमीन महसूल अधिनियम १९६६ कलम ३६ व ३६अ ला पात्र/आधिन अशी इतर हक्क सदरी नोंद दाखल केली.)		H [ १) दिनेश किसन कोंब ] [ ०.०० चौ.मी ]  [ २) प्रविन जानु कोंब ] [ ३)बाबु गोपाळ कोंब ] [ ४) जयाबाई सुरेश वामथे ] [ ५) तायाबाई उर्फ अनुसयाबाई काशिनाथ कन्हेरे ] [ ६)भाईदास पांडुरंग नाकरे ] [ ७)कमलाबाई बाबु कामडी ] [ ८)सुंदराबाई नवशा शिंगरे ] [ ९)मंजुळा सुरेश कोंब ] [ १०) लता शंकर बरफ ] [ ११)बाबुराखुबाई रमेश खैराट ] [ १२)लता रमेश कोंब ] [ १३)सविता राजाराम डोंगरकर ] [ १४)प्रमिला रामचंद्र लागे ] [ १५)लक्ष्मण पांडुरंग नाखरे ] [ १६) जयवंत पांडुरंग नाखरे ] [ इतर हक्क- ] [ महाराष्ट्र जमिन महसूल अधिनियम १९६६ कलम ३६ व ३६अ ला पात्र ]	फेरफार क्र.५२९ प्रमाणे सही- ०३/०५/२०१९ न.भू.अ गोरगाव



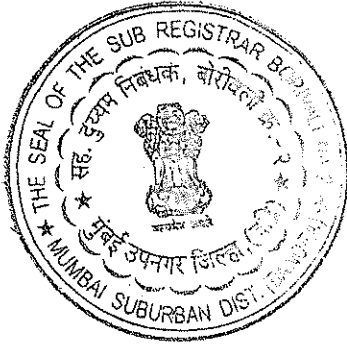
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१८/०६/२०१९	हक्क सोड, सह दुय्यम निबंधक बोरिवली क्र.५ यांचे कडील नोंदणीकृत हक्क सोड दस्त क्र.बदर ११/६८२९/२०१९ दि.१४/०८/२०१९ अन्वये १) प्रविण जानु कोंब २)बाबु गोपाळ कोंब ३) जयबाई सुरेश वामण ४) ताराबाई उर्फ अनुसयाबाई काशिनाथ कन्देरे ५)भाईदास पांडुरंग नाकर ६)कमलाबाई बाबु कामडी ७)सुंदराबाई नवरा शिगरे ८)मंजुळा सुरेश कोंब ९)लता शंकर बरफ १०)बारकरबाई रमेश खेराट ११) लता रमेश कोंब १२) सविता राजाराम डोंगरकर १३)प्रमिला रानचंद्र लॉग १४)लक्ष्मण पांडुरंग नाखरे १५)जयवंत पांडुरंग नाखरे यानी न.भू.क्र.१६१,१६१/१,२ या मिल्कती मधिल आपला अविभाजीत हिस्सा श्री दिनेश किसन कोंब यांचे लाभाधी सोडलेने सदर मिल्कती वरील हक्क सोडणार यांची नावे कमी करुन श्री दिनेश किसन कोंब यांचे नाव संपूर्ण क्षेत्रास कायम ठेवले तसेच इतर हक्क सदरची नोंद कायम ठेवलेची नोंद दाखल केली.			फेरफार क्र.५३० प्रमाणे सही- १८/०६/२०१९ न.भू.अ. गोरगाव
२३/११/२०२१	आदेशाने नोंद - जिल्हाधीकारी, यांचे कडील आदेश क्र. : क.सी/कार्या-२आय/३६अ नोंद/कावि-१२४/२१ दि. २७/१०/२०२१ अन्वये व मा.कक्ष अधिकारी महाराष्ट्र शासन यांचे कडिल पत्र क्र जमीन-२६२१/७३८/प्र.क्र.४०/ज-३ दि. १४/१०/२०२१ने घेणेत आलेली ७/१२ प्रमाणे महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व३६अ ला अधिन इतर हक्क सदरी दाखल करणेत आलेली नोंद कमी करणेत आली.			फेरफार क्र.५४६ प्रमाणे सही- २३/११/२०२१ न.भू.अ. गोरगाव
१७/०१/२०२२	खरेदी नोंद - सह दु.नि.बोरीवली ९ यांचेकडील र.त.क्र. १६९४२/२०२१ दिनांक २३/१२/२०२१ अन्वये १) दिनेश किसन कोंब यानी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी देणार यांचे नाव दाखल केले.	१६९४२/२०२१ २३/१२/२०२१	H मेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड चे संचालक इर्षराज बसंतराज सेठिया १०९४२,३० चौ.मी	फेरफार क्र.५५३ प्रमाणे सही- १७/०१/२०२२ न.भू.अ., न.भू.अ. गोरगाव

हे मासिका पत्रक डिजिटली स्वाईच केलेले आहे

हे मिल्कत पत्रिका (दिनांक १/१७/२०२२ ३:३८:५५ PM रोजी) डिजिटल स्वाईचीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिल्कत पत्रिका डाऊनलोड दिनांक १/१७/२०२२ ४:५६:१६ PM वेधता पडताळणी साठी <http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard> या संकेत स्थळावर जाऊन २२०३१००००२३५१२६४ हा क्रमांक वापरावा.



बाल - २/		
२००६	५७	१०५
२०२४		

महाराष्ट्र शासन

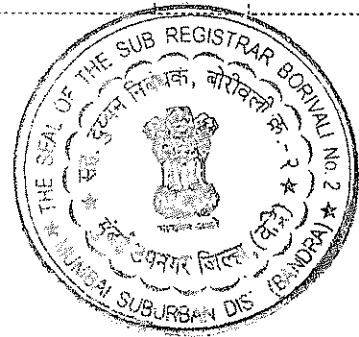
मालमत्ता पत्रक

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गाव/पेठ : आकुली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर	
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपत्रिक आणि त्याच्या फेरतपासणीची नियत वेळ
१६१/१			२०.२०	सी	(०.९०)०.१५(१-८-५७ ते ३१-७-७०) (ता. १-८-१९७९ पासून) ५.४०, १-८-७१ पासून) विनशेती सारा प्रती चौ.मी. ला र.रु.४.९३/-

सुविधाधिकार	
हक्काचा मुळ धारक H	[ श्री.हीरा जनेया कोंब ]
वर्ष: १९६६	
पट्टेदार	
इतर भार	---
इतर शोरे	श्री.रामचंद्र हाशा जाधव-इमला मालक

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
०१/०७/१९७१	मा.उपजिल्हाधिकारी मुंबई उपनगर मुलूंड कडील क्र.DC-IV/LND-A-७१ ता.२-१२-७१ ने वि.शे.			सही- ०१/०७/१९७१ न.भू.अ.क्र.६ मुं.उ
२५/१०/१९७३	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी/एल.एन.डी.सी/IV/७१ दि.२-१२-७१ प्रमाणे पुनर्दीत वि.शे. सारा नोंद घेतली. सारा र.रु.०.९० दि.१-८-७१ पासून.			सही- २५/१०/१९७३ न.भू.अ.क्र. ६.मु.उ.जि.
२४/०३/१९८२	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.ए.डी.सी IV/एल.एन.डी/ ७१ दि.१५-१२-८१ प्रमाणे मुदतवाढ वि.शे.सारा नोंद घेतली.(वाणिज्यीक)			सही- २४/०३/१९८२ न.भू.अ.क्र. १०.मु.उ.जि.
०५/०९/२०००	मा.अधीक्षक भूमि अभिलेख मुंबई उपनगर यांचे कडील अपिल एस.आर. ३८२/९९ चे अपील त्यांचे कडील दि.२९-६-९९ चे निर्णयान्वये विनाकार्यवाही निकाली ठेवणेत आले आहे.			फेरफार क्र.३६६ प्रमाणे सही- ०५/०९/२००० न.भू.अ.गोरगाव
०९/०३/२००६	मा.अधीक्षक भूमि अभिलेख मुं.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/न.भू.अ.गोरगाव/अभिलेख पुनर्लेखन दि. ६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र.४२३ प्रमाणे सही- ०९/०३/२००६ न.भू.अ. गोरगाव
१४/०८/२०१५	मा.जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.आकुली/फे.क्र.१११ दिनांक १४/०८/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी वीस पोईंट वीस चौ.मी दाखल केले.			फेरफार क्र.५११ प्रमाणे सही- १४/०८/२०१५ न.भू.अ.गोरगाव



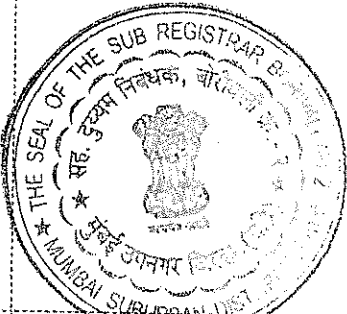
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मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र.सी./कार्या-७३१/जमीन एस आरबी ११०३९/२०५ दि.८/१/२०१९ चे परिशिष्ट/सनद अन्वये व त्या सोबतचा मंजूर अभिन्यास इकडिल अतितातडी विनशेती चोर.नं.२६७/२०१९ दि.१५/०१/२०१९ अन्वये न.भू.क्र.१६१,१६१/१९२ चे संपुर्ण क्षेत्र नियासी प्रयोजनार्थ विनशेती कडे वर्ग झालेने त्यानुसार व इकडिल दि.३/०५/२०१८ रोजीचे आदेशानुसार न.भू.क्र.१६१ या मिळकत पत्रिकेवरील सत्ता प्रकार शेती कमी करून काढाखल केला व तिचे सारा प्रति चौ.मी.४.९३/- नोंद घेऊन ७/१२ व नमुना नं.६ प्रमाणे धारक सदरी असलेली शेती कमी करून १) दिनेश किसन कोंब २) प्रविन जानु कोंब ३)बाबु गोपाळ कोंब ४) जयाबाई सुरेश बामणे ५) तायाबाई उर्फ अनुसयाबाई काशिनाथ कन्हेरे ६)भाईदास पांडुरंग नाकरे ७)कमलाबाई बाबु कामडी ८)सुंदराबाई नवशा शिंगरे ९)मंजुळा सुरेश कोंब १०)लता शंकर बरफ ११)बारखुबाई रमेश खैराट १२) लता रमेश कोंब १३) सविता राजाराम डोंगरकर १४)प्रमिला रामचंद्र लोंगे १५)लक्ष्मण पांडुरंग नाखरे १६)जयवंत पांडुरंग नाखरे यांचीनावे दाखल केली ( तसेच ७/१२ प्रमाणे महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला पत्र/आधिन अशी इतर हक्क सदरी नोंद दाखल केली.)

०३/०५/२०१९



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- [ १) दिनेश किसन कोंब ]
- [ ०.०० चौ.मी ]
- [ २) प्रविन जानु कोंब ]
- [ ३)बाबु गोपाळ कोंब ]
- [ ४) जयाबाई सुरेश बामणे ]
- [ ५) तायाबाई उर्फ अनुसयाबाई काशिनाथ कन्हेरे ]
- [ ६)भाईदास पांडुरंग नाकरे ]
- [ ७)कमलाबाई बाबु कामडी ]
- [ ८)सुंदराबाई नवशा शिंगरे ]
- [ ९) मंजुळा सुरेश कोंब ]
- [ १०)लता शंकर बरफ ]
- [ ११)बारखुबाई रमेश खैराट ]
- [ १२) लता रमेश कोंब ]
- [ १३) सविता राजाराम डोंगरकर ]
- [ १४)प्रमिला रामचंद्र लोंगे ]
- [ १५)लक्ष्मण पांडुरंग नाखरे ]
- [ १६)जयवंत पांडुरंग नाखरे ]
- [ इतर हक्क ]
- [ जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला पत्र /आधिन ]

फेरफार क्र.५२९ प्रमाणे सही- ०३/०५/२०१९ न.भू.अ गोरेगाव

हक्क सोड, सह. उपनगर निबंधक, बोरिवली क्र.५ यांचे कडील नोंदणीकृत हक्क सोड दस्त क्र.बदर ११/६८२१/२०१२ दि.१४/०८/२०१२ अन्वये १) प्रविन जानु कोंब २)बाबु गोपाळ कोंब ३) जयाबाई सुरेश बामणे ४) तायाबाई उर्फ अनुसयाबाई काशिनाथ कन्हेरे ५)भाईदास पांडुरंग नाकरे ६)कमलाबाई बाबु कामडी ७)सुंदराबाई नवशा शिंगरे ८)मंजुळा सुरेश कोंब ९)लता शंकर बरफ १०)बारखुबाई रमेश खैराट ११) लता रमेश कोंब १२) सविता राजाराम डोंगरकर १३)प्रमिला रामचंद्र लोंगे १४)लक्ष्मण पांडुरंग नाखरे १५)जयवंत पांडुरंग नाखरे यांची न.भू.क्र.१६१,१६१/१२ या मिळकती मधिल आपला आविभाजीत हिस्सा श्री दिनेश किसन कोंब यांचे लाभार्थी सोडलेने सदर मिळकती वरील हक्क सोडणार यांची नावे कमी करून श्री दिनेश किसन कोंब यांचे नाव संपूर्ण क्षेत्रास कायम ठेवले तसेच इतर हक्क सदरची नोंद कायम ठेवलेची नोंद दाखल केली.

१८/०६/२०१९

फेरफार क्र.५३० प्रमाणे सही- १८/०६/२०१९ न.भू.अ गोरेगाव

आदेशाने नोंद - जिल्हाधिकारी, यांचे कडील आदेश क्र. : क्र.सी/कार्या-२आय/३६अ नोंद/कावि-१२६/२१ दि. २७/१०/२०२१ अन्वये व मा.कक्ष अधिकारी महाराष्ट्र शासन यांचे कडील पत्र क्र जमीन-२६२१/७३८/प्र.क्र.४०/ज-३ दि.१४/१०/२०२१ने घेणेत आलेली ७/१२ प्रमाणे महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला आधिन इतर हक्क सदरी दाखल करणेत आलेली नोंद कमी करणेत आली.

२३/११/२०२१

फेरफार क्र.५४६ प्रमाणे सही- २३/११/२०२१ न.भू.अ. गोरेगाव

खरेदी नोंद - सह.दु.नि.बोरीवली ९ यांचेकडील र.व.क्र. १६१४२/२०२१ दिनांक २३/१२/२०२१ अन्वये १) दिनेश किसन कोंब यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.


१४/०१/२०२२

H  
मेसर्स सेटिया  
१६१४२/२०२१ इन्फ्रास्ट्रक्चर प्रायवेट  
२३/१२/२०२१ लिमिटेड चे संचालक  
हर्षराज वसंतराज  
सेटिया २०.२० चौ.मी

फेरफार क्र.५५३ प्रमाणे सही- १४/०१/२०२२ न.भू.अ., न.भू.अ. गोरेगाव

३ महत्वाचा पत्ता दिविसदरी राखव घेवतेले जाते

हि मिळकत पत्रिका (दिनांक १/१७/२०२२ ३:३९:०२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक १/१७/२०२२ ४:५७:०० PM  
घैघता पडताळणी साठी <http://aapleabidilekh.mahaburni.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०३१०००२३५१२६५ हा क्रमांक वापरावा.



बरल - ३/  
२००६ १६ १०५  
२०२४



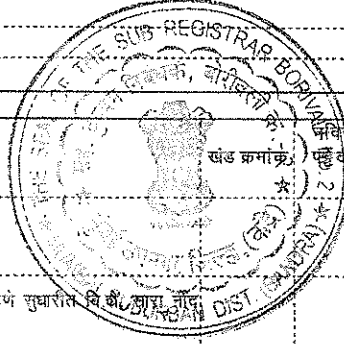
महाराष्ट्र शासन

मालमत्ता पत्रक

1523

गाव/पेट : आकुर्ली	तालुका/न.भू.का. : नगर भूमापन अधिकारी, गोरगाव	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर
१६१/२		३८.५०
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा बाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
	सी	(१.५०)(०.२५)(१-८-१९७७)पासून(१-८-५७ ते ३१-७-७०)१.००, १-८-७९

सुविधाधिकार	हक्काचा मुळ धारक H
वर्ष: १९६६	[ श्री.हीरा जनेया कोंब ]
पट्टेदार	
इतर मार	
इतर अरे	श्री. पांडुरंग बाळकृष्ण मोरे-इमला मालक १/२ हिस्सा.



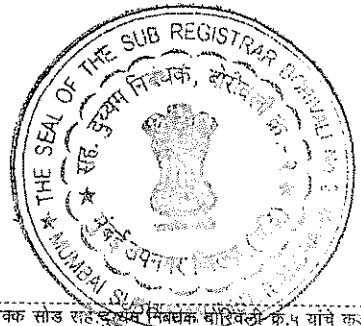
दिनांक	व्यवहार	खंड क्रमांक	भूमापन धारक(वा) वीर(या) किंवा मार	साक्षाकन
०१/०७/१९७१	गा.उपजिल्हाधिकारी मुंबई उपनगर मुलुंड कडील क्र.DC IV/LND-A-७२ शा.२-१२-७१.			सही- ०१/०७/१९७१ न.भू.अ.६, मुं. उ., मुंबई
२५/१०/१९७३	उ.जि.अधि.मु.ऊ.अंधेरी यांचेकडील क्र.ए.डी.सी/एल.एन.डी.सी/७२ दि.२५-१-७२ प्रमाणे सुधारित वि.शे.सारा नोंद घेतली.सारा र.र.१.५० दि.१-८-७१ पासून.			सही- २५/१०/१९७३ न.भू.अ.६, मुं. उ., मुंबई
१०/०५/१९७९	मा.न.भू.अ.क्र.१० मुंबई उप नगर मुंबई यांचे कडील आदेश क्र.आकुर्ली न.भू.क्र. १६१/१९ दि.१०-५-७९ अन्वये श्री.वत्साराय बाळकृष्ण मोरे यांचे १/२ हिस्सा लेसी म्हणून दाखल		L वत्साराय बाळकृष्ण मोरे - १/२ हिस्सा	सही- १०/०५/१९७९ न.भू.अ.६, मुं. उ., मुंबई
२४/०३/१९८२	उ.जि.अधि.मु.उ.अंधेरी यांचेकडील क्र.डी.सी.१५/एल.एन.डी/७२ दि.१५-१२-८१ प्रमाणे मुदतवाढ वि.शे.सारा नोंद घेतली(वाणिज्यीक)			सही- २४/०३/१९८२ न.भू.अ.क्र. १० मुंबई उपनगर, मुंबई
०५/०९/२०००	मा.अधीक्षक भूमि अगिलेख मुंबई उपनगर यांचेकडील अपील एस आर. ३८२/९९ चे अपील त्यांचेकडील दि.२२-६-९९ चे निर्णयान्वये विनाकार्यावाही निकाली ठेवणेत आले आहे.			फेरफार क्र.३६६ प्रमाणे सही- ०५/०९/२००० न.भू.अ.६, मुं. उ., मुंबई
०९/०३/२००६	मा.अधीक्षक भूमि अगिलेख मु.उप जिल्हा यांचे कडील आदेश क्र. न.भू.सं.३/व.भू.अ.गोरगाव/अगिलेख पुनर्लेखन दि.६/२/०६ अन्वये सदर मिळकत पत्रिकेचे पुनर्लेखन केलेची नोंद केली.			फेरफार क्र.४२३ प्रमाणे सही- ०९/०३/२००६ न.भू. अ. गोरगाव
१४/०८/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.आकुर्ली/फे.क्र ५११ दिनांक १४/०८/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी अडतीस पॉईंट पन्नास चौ.मी दाखल केले.			फेरफार क्र.५११ प्रमाणे सही- १४/०८/२०१५ न.भू.अ.गोरगाव

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<p>०३/०५/२०१९</p>	<p>मा.जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडिल क्र.सी/काया-६३१/जमीन एस आरबी ११०३२/२० दि.८/०/२०१९ चे परिशिष्ट सनद अन्वये व त्या सोबतचा मंजूर अभिन्यास इन्कविल अतिरिक्त डी विनशेती मो.र.नं.२६७/२०१९ दि.१५/०१/२०१९ अन्वये न.मू.क्र.१६१,१६१/१९२ चे संपूर्ण क्षेत्र नियासी प्रयोजनार्थ विनशेती कडे वर्ग झालेले त्यानुसार व इन्कविल दि.३/०५/२०१८ रोजीचे आदेशानुसार न.मू.क्र.१६१ या गिळकती पत्रिकेवरील सत्ता प्रकार शेती कमी करून काढाखल केला व विशेष सारा प्रति चौ.मी.४.९३ नोंद घेऊन ७/१२ व नमुना नं.६ प्रमाणे धारक सदरी आलेली शेती कमी करून १) दिनेश किसन कोंब २) प्रविन जानु कोंब ३)बाबु घोपाळ कोंब ४) जयाबाई सुरेश बामणे ५) ताय्या बाई उर्फ अनुसया बाई काशिनाथ कन्हारे ६)भाऊदास पांडुरंग नाकरे ७)कमलाबाई बाबु कामडी ८)सुंदराबाई नवशा शिंगरे ९)मंजुळा सुरेश कोंब १०)लता शंकर बरफ ११)बाबुराव रमेश खेराट १२) लता रमेश कोंब १३) सविता राजाराम डोंगरकर १४)प्रमिला रामचंद्र लोंगे १५)लक्ष्मण पांडुरंग नाखरे १६)जयवंत पांडुरंग नाखरे यांची नावे दाखल केली (तसेच ७/१२ प्रमाणे महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला आधिन इतर हक्क सदरी नोंद दाखल केली.)</p>	<p>H [ १) दिनेश किसन कोंब ] [ ०.०० चौ.मी ]  [ २) प्रविन जानु कोंब ] [ ३)बाबु घोपाळ कोंब ] [ ४) जयाबाई सुरेश बामणे ] [ ५) ताय्या बाई उर्फ अनुसया बाई काशिनाथ कन्हारे ] [ ६)भाऊदास पांडुरंग नाकरे ] [ ७)कमलाबाई बाबु कामडी ] [ ८)सुंदराबाई नवशा शिंगरे ] [ ९)मंजुळा सुरेश कोंब ] [ १०)लता शंकर बरफ ] [ ११)बाबुराव रमेश खेराट ] [ १२) लता रमेश कोंब ] [ १३) सविता राजाराम डोंगरकर ] [ १४)प्रमिला रामचंद्र लोंगे ] [ १५)लक्ष्मण पांडुरंग नाखरे ] [ १६)जयवंत पांडुरंग नाखरे ] [ इतर हक्क ] [ महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला पात्र/आधिन ]</p>	<p>फेरफार क्र.५२९ प्रमाणे सही- ०३/०५/२०१९ न.मू.अ. गोरेगाव</p>
<p>१८/०६/२०१९</p>	<p>हक्क सोड सह-सुलभ विभागक वारिशी क्र.५ यांचे कडील नोंदणीकृत हक्क सोड वरत क्र.४६२ १५/६८२९/२०१९ दि.१४/०८/२०१९ अन्वये १) प्रविन जानु कोंब २)बाबु घोपाळ कोंब ३) जयाबाई सुरेश बामणे ४) ताय्या बाई उर्फ अनुसया बाई काशिनाथ कन्हारे ५)भाऊदास पांडुरंग नाकरे ६)कमलाबाई बाबु कामडी ७)सुंदराबाई नवशा शिंगरे ८)मंजुळा सुरेश कोंब ९)लता शंकर बरफ १०)बाबुराव रमेश खेराट ११) लता रमेश कोंब १२) सविता राजाराम डोंगरकर १३)प्रमिला रामचंद्र लोंगे १४)लक्ष्मण पांडुरंग नाखरे १५)जयवंत पांडुरंग नाखरे यांची न.मू.क्र.१६१,१६१/१९२ या गिळकती मधील आपला अविभाजीत हिस्सा श्री दिनेश किसन कोंब यांचे लाभार्थी सोडलेले सदर गिळकती वरील हक्क सोडणार यांची नावे कमी करून श्री दिनेश किसन कोंब यांचे नाव संपूर्ण क्षेत्रास कायम ठेवले तसेच इतर हक्क सदरी नोंद कायम ठेवलेची नोंद दाखल केली.</p>		<p>फेरफार क्र.५३० प्रमाणे सही- १८/०६/२०१९ न.मू.अ. गोरेगाव</p>
<p>२३/११/२०२१</p>	<p>आदेशाने नोंद - जिल्हाधिकारी, यांचे कडील आदेश क्र. : क्र.सी/काया-२आय/३६अ नोंद/कावि-१२६/२१ दि. २७/१०/२०२१ अन्वये व मा.कक्ष अधिकारी महाराष्ट्र शासन यांचे कडिल पत्र क्र जमीन-२६२५/६३८/प्र.क्र.४०/ज-३ दि.१४/१०/२०२१ने घेणेत आलेली ७/१२ प्रमाणे महाराष्ट्र जमीन महसुल अधिनियम १९६६ कलम ३६ व ३६अ ला आधिन इतर हक्क सदरी दाखल करणेत आलेली नोंद कमी करणेत आली.</p>		<p>फेरफार क्र.५४६ प्रमाणे सही- २३/११/२०२१ न.मू.अ. गोरेगाव</p>
<p>१७/०१/२०२२</p>	<p>खरेदी नोंद - सह दु.नि.बोरीवली ९ यांचेकडील र.व.क्र. १६९४२/२०२१ दिनांक २३/१२/२०२१ अन्वये १) दिनेश किसन कोंब यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करून खरेदी देणार यांचे नाव दाखल केले.</p>	<p>H मेसर्स सेठिया १६९४२/२०२१ इन्फ्रास्ट्रक्चर प्रायव्हेट २३/१२/२०२१ लिमिटेड चे संचालक हर्षराज बसंतराज सेठिया ३८.५० चौ.मी</p>	<p>फेरफार क्र.५५३ प्रमाणे सही- १७/०१/२०२२ न.मू.अ., न.मू.अ. गोरेगाव</p>



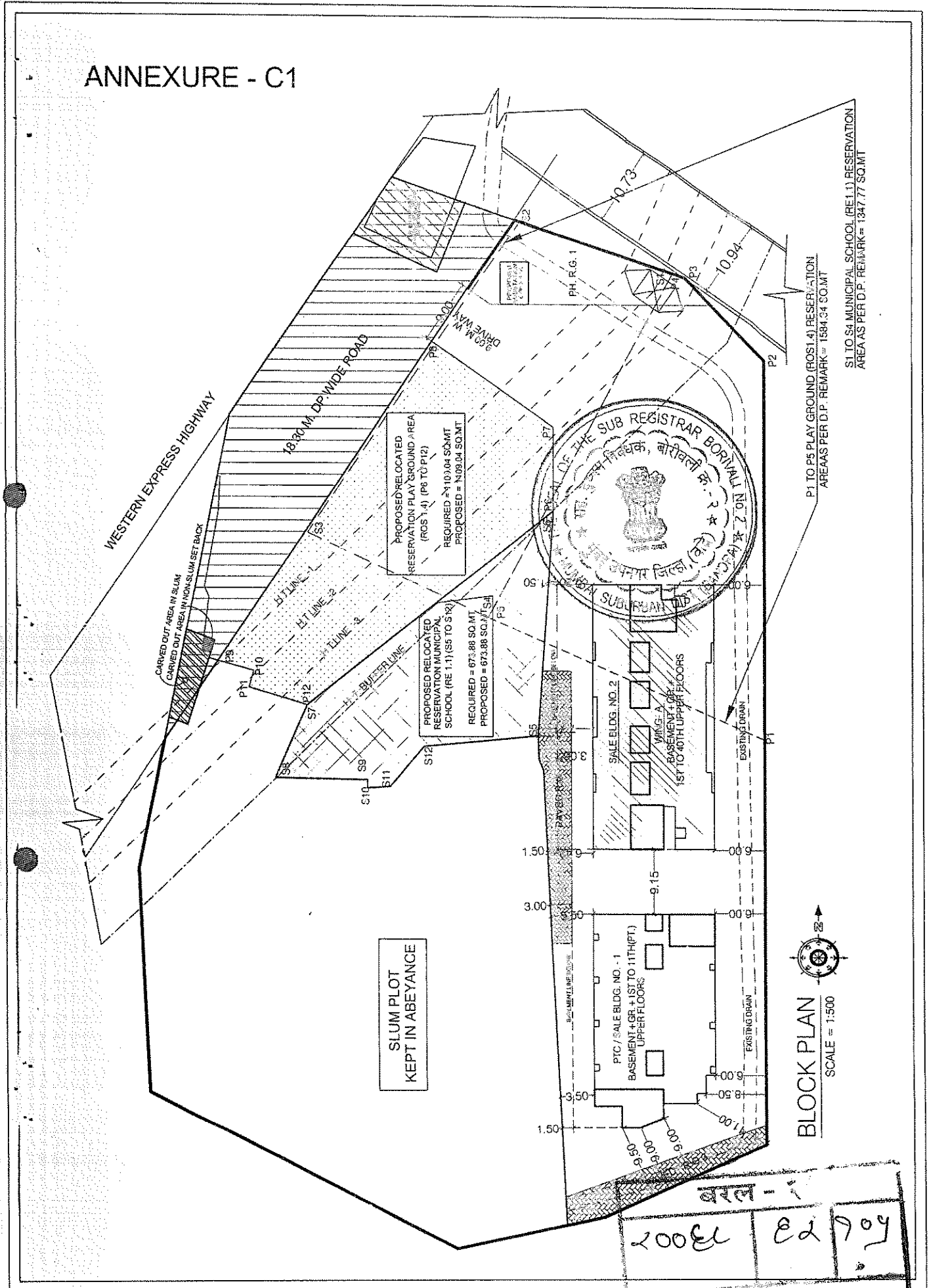
हे नकारात्मक पत्रक डिजिटरीत मार्फत केलेले आहे

हे गिळकत पत्रिका (दिनांक १/१७/२०२२ ३:३९:०२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
गिळकत पत्रिका डाऊनलोड दिनांक १/१७/२०२२ ४:५७:०५ PM  
वैधता पडताळणी साठी <http://aapleabhihkh.mahabhumi.gov.in/DSL/R/propertycard> या संकेत स्थळावर जाऊन २२०३१०००२३५१२६६ हा क्रमांक वापरावा.



वरत - २/  
२००६ ६९ १०५  
२०२४

# ANNEXURE - C1



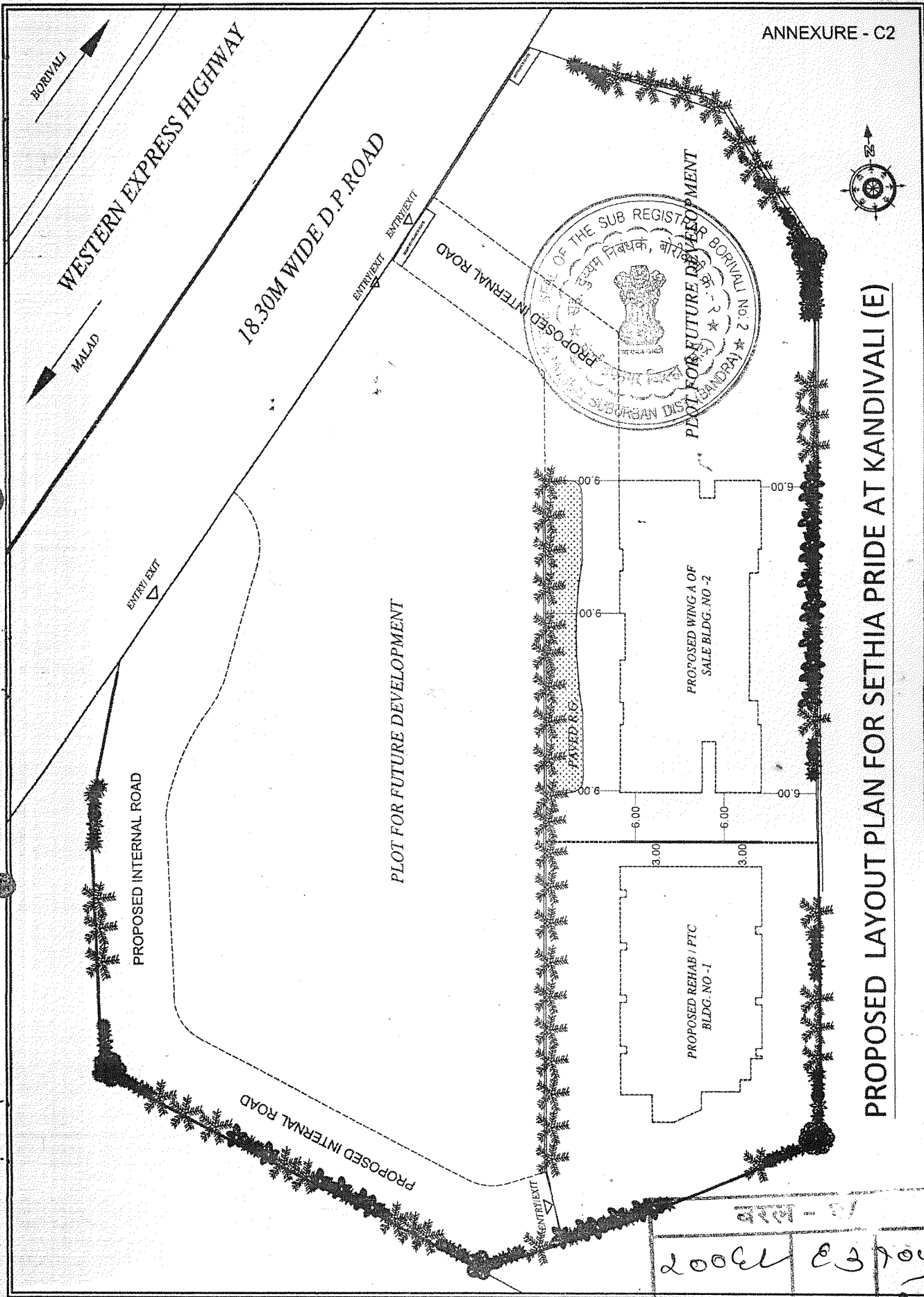
P1 TO P5 PLAY GROUND (RCS1.4) RESERVATION AREAS PER D.P. REMARK = 1584.34 SQ.MT

S1 TO S4 MUNICIPAL SCHOOL (RE1.1) RESERVATION AREA AS PER D.P. REMARK = 1347.77 SQ.MT

SLUM PLOT KEPT IN ABEYANCE

**BLOCK PLAN**  
SCALE = 1:500

बराल - १  
२००६ ए ६२७०५



PROPOSED LAYOUT PLAN FOR SETHIA PRIDE AT KANDIVALI (E)

2002 03 20

2002



**SLUM REHABILITATION AUTHORITY**

No: R-S/PVT/0083/20201215/AP/S-2

Date:

170 NOV 2023

To,  
Shri. Manishkumar V. Bagsariya  
of M/s. Jiyani Consultancy LLP,  
802, 8<sup>th</sup> floor, Shiva Mudra CHSL,  
Nanda patkar Road, Vile parle (E)  
Mumbai- 400 057.

Subject: Amended plans to Sale building no. 2 in S. R. Scheme on non-slum plot on plot bearing CTS no. 161, 161/1 and 2 of Village Akurli, Taluka Borivali Western Express highway at Kandivali (East), Mumbai 400 101 under regulation 33(11) & 30 of DCPR-2034.

Ref:- Your letter dated 18/11/2022.

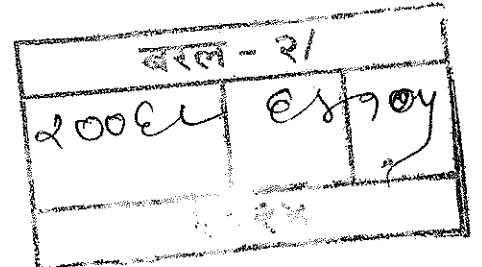
Gentleman,

With reference to above, the amended plans submitted by you for Sale building no. 2 are hereby approved by the office of the Sub Registrar, Borivali No. 2, Mumbai Suburban Dist. subject to following conditions.



- 1) That all conditions of Letter of Intent issued under No R/S/PVT/0083/20201215/LOI dated 01/06/2022 shall be complied with.
- 2) That conditions of IOA under No. R/S/PVT/0083/20201215/AP/S-2 dtd. 09/06/2022 and amended IOA dated 19/07/2022 shall be applicable and should be complied with.
- 3) That revised structural design drawing & calculation from registered licensed structural Engineer shall be submitted.
- 4) That you shall re-endorse CC as per amended plans herewith.

Administrative Building, Anant Kanekar Marg, Bandra(E), Mumbai- 400051  
Tel. : 022-26565800/26590405/1879 Fax : 91-22-26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E-mail : [info@sra.gov.in](mailto:info@sra.gov.in)



5) That this permission is issued with respect to UD letter u/no. TP3-4323/UDR 40/प्र. क्र. 125/2023/UD-11/ dated 03/11/2023.

One set of amended plans is returned herewith as token of approval.

Yours faithfully,

—sd—

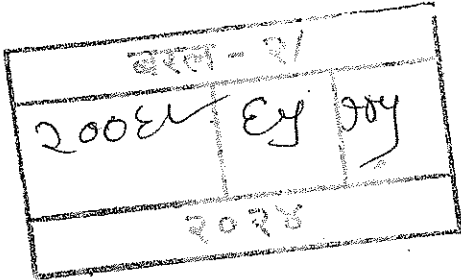
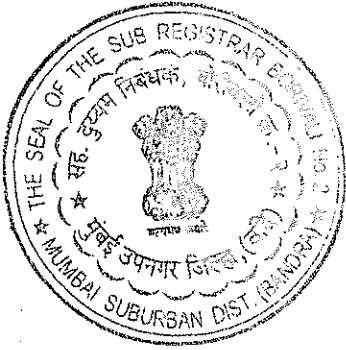
Executive Engineer  
Slum Rehabilitation Authority.

**Copy to:**

- 1) M/s. Sethia Infrastructure Pvt. Ltd.
- 2) The Assistant Municipal Commissioner "R/S" Ward,
- 3) A. E. W. W. "R/S" Ward,
- 4) A. A. & C. "R/S" Ward

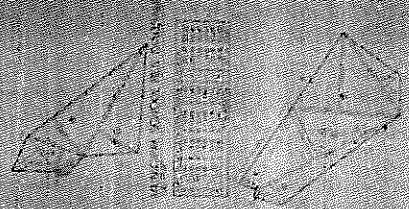
For information please.

*Prakash*  
10.11.2023.  
Executive Engineer  
Slum Rehabilitation Authority.





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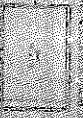


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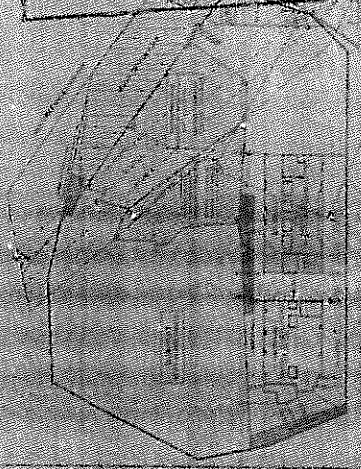
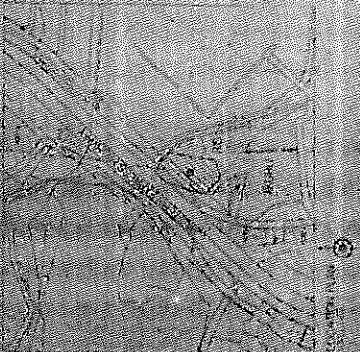
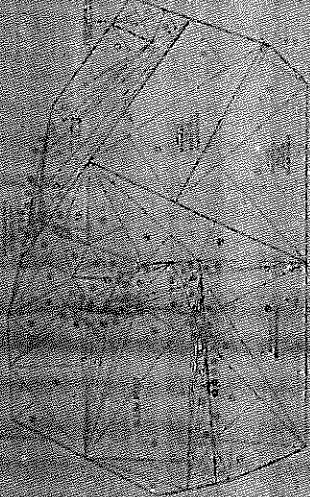


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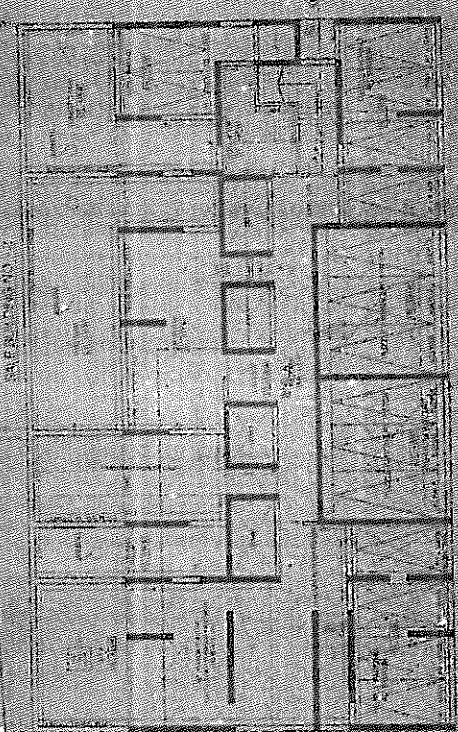
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बखत - २/  
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THE SEAL OF THE SUB REGISTRAR  
MUMBAI SUBURBAN DISTRICT



बल-२  
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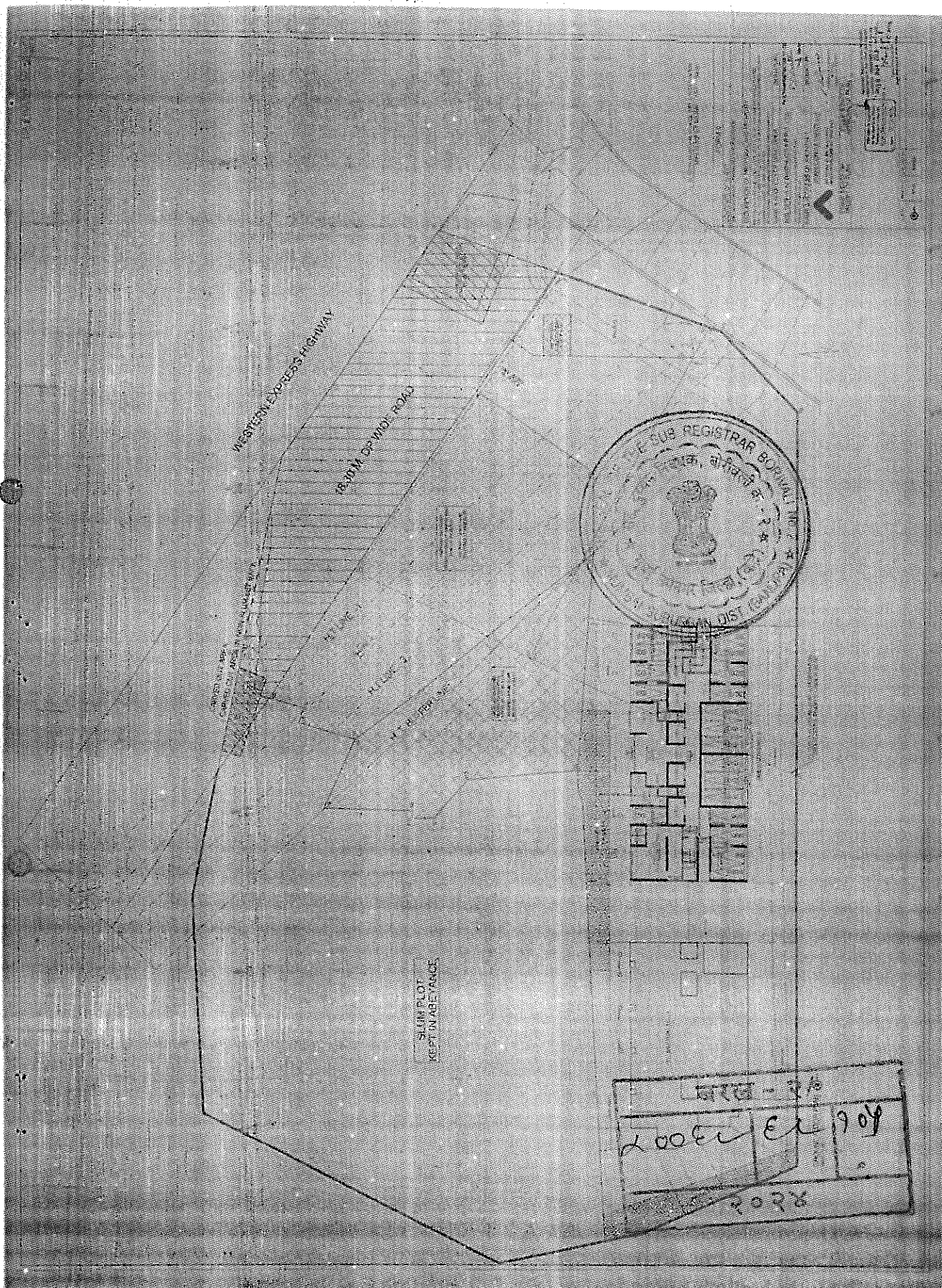
SLIM PLOT

PT. SALE PLAN NO. 1

BASEMENT FLOOR PLAN

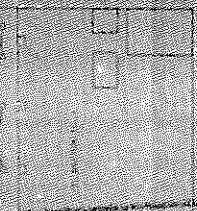
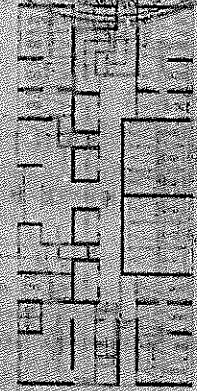
PAVED G. 2





WESTERN EXPRESS HIGHWAY

BROAD BR WIDE ROAD



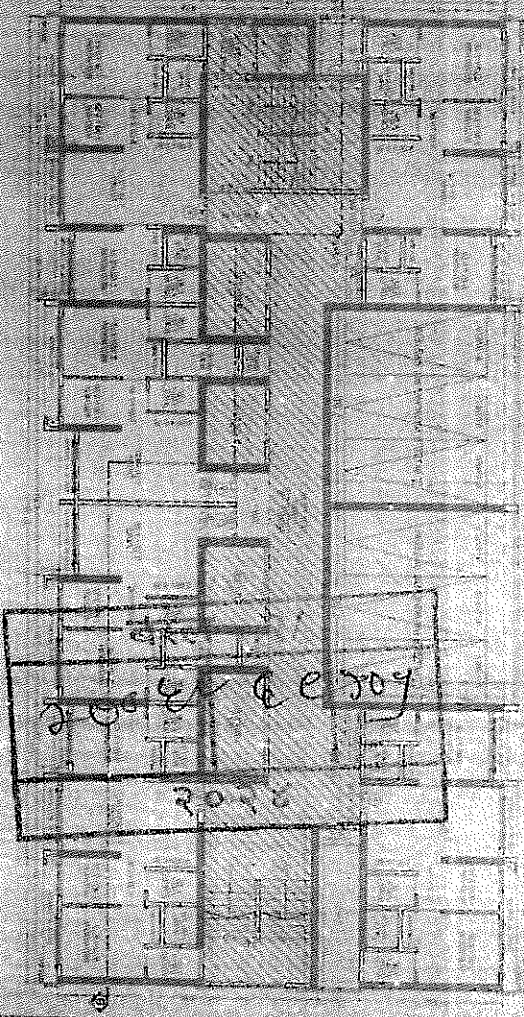
SUN PLOT  
RESIDENTIAL

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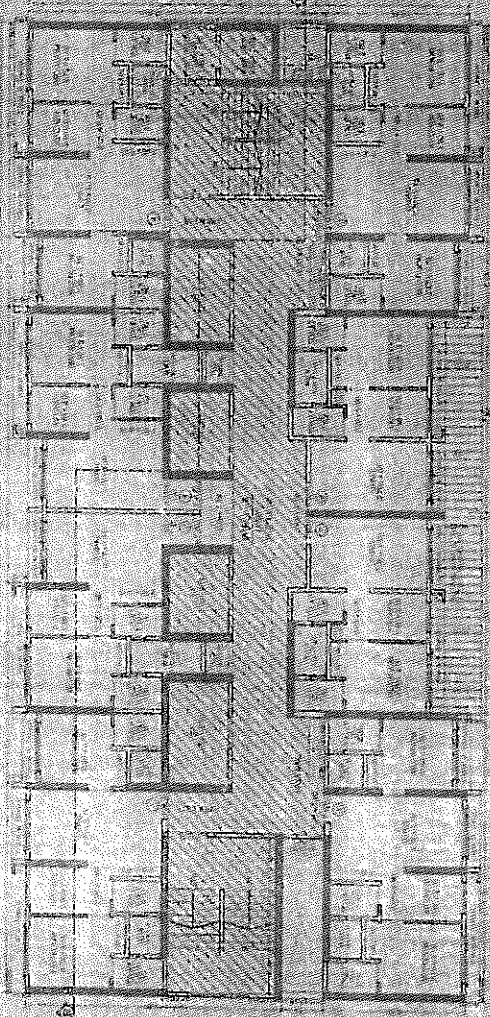


SALE BUILDING NO. 10407  
PART A

Approved by the Registrar  
of the Survey of India  
on 10/05/2011  
10/05/2011



1ST TO 4TH FLOOR PLAN



5TH FLOOR PLAN

1ST TO 4TH FLOOR ABSELINE DIAGRAM

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FORM I

PLANNERS OF SHEET: ...

DESCRIPTION OF PROPOSED REAL PROPERTY: ...

NAME & ADDRESS OF DEVELOPER: ...

NAME & ADDRESS OF ARCHITECT: ...

NAME & ADDRESS OF ENGINEER: ...

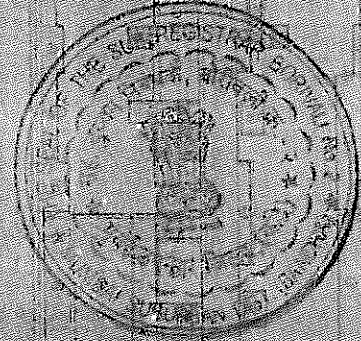
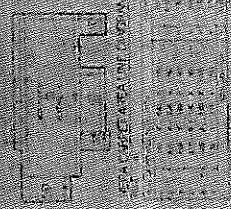
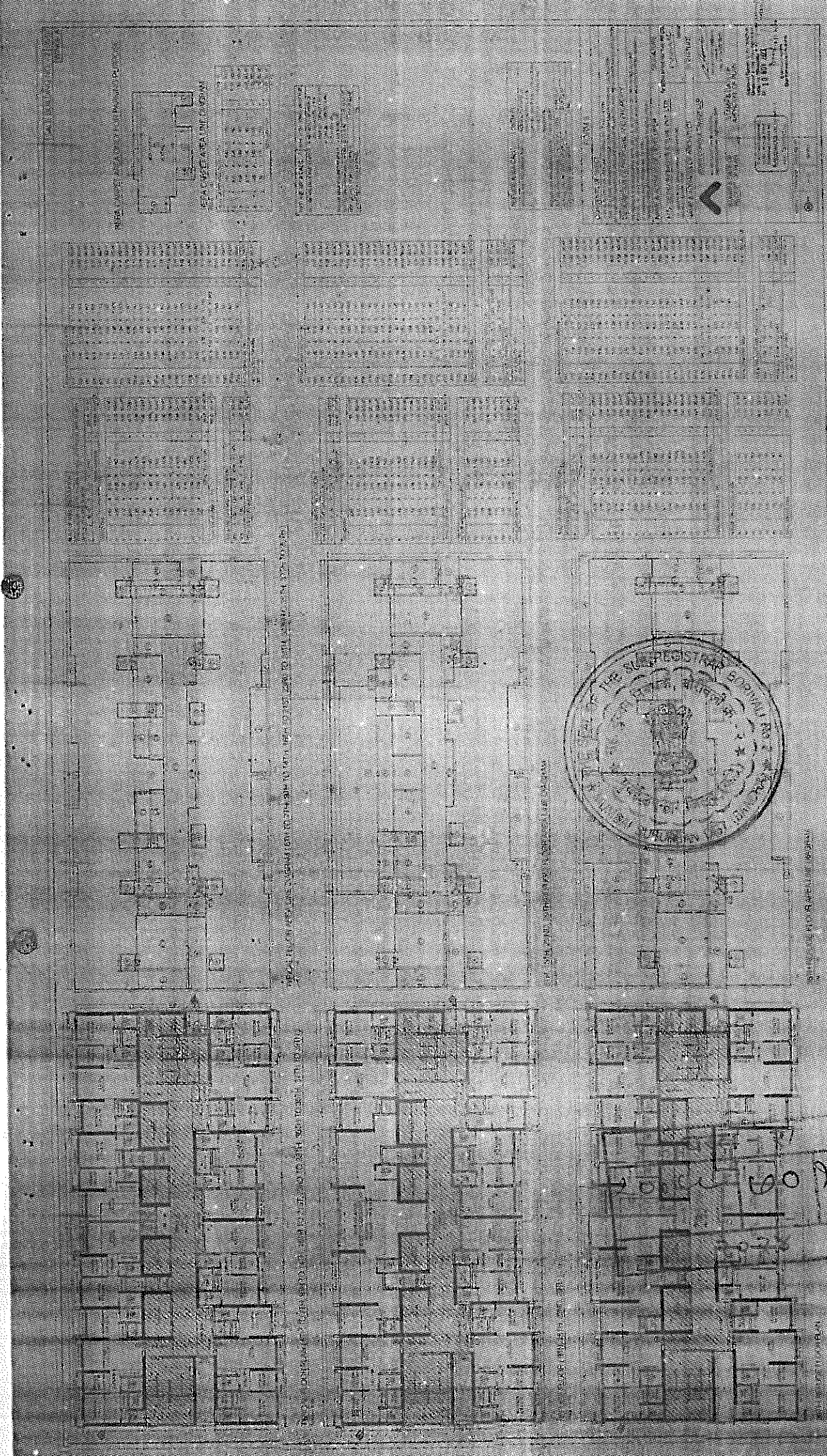
NAME & ADDRESS OF SURVEYOR: ...

DATE OF SHEET: ...

DATE OF RECEIPT OF PLAN: ...

DATE OF APPROVAL OF PLAN: ...





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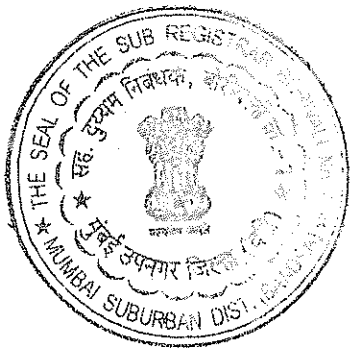








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ANNEXURE - E

**Living Room**

1. Decorative main door with quality fittings and safety lock
2. Vitrified flooring
3. Anodized aluminum sliding window with mosquito net
4. Branded electrical switches
5. Fire Sprinkler

**Bedroom**

1. Designer flush doors
2. Vitrified flooring
3. Anodized aluminum sliding window with mosquito net
4. Branded electrical switches

**Kitchen**

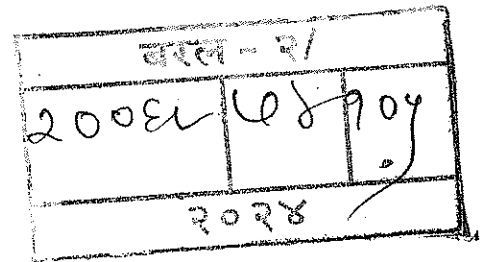
1. Granite kitchen platform with S. S. Sink
2. Vitrified flooring
3. Designer Dado tiles up to lintel level
4. Exhaust fan
5. Branded electrical switches
6. Concealed plumbing with branded fittings & fixtures

**Toilet**

1. Designer Dado tiles up to lintel level
2. Concealed plumbing with branded fittings & fixtures
3. Instant geyser in master toilet
4. Exhaust fan
5. Branded electrical switches
6. Anti-skid tiles

**Lifts**

1. Passenger's Lift - 4 Nos. - Each costing between 50 lakhs to 65 Lakhs
2. Fire Men Lift at Mid Landing - 1 No.





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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51800046531**

**Project: SETHIA PRIDE WING A , Plot Bearing / CTS / Survey / Final Plot No.:161, 161/1 and 161/2 at Borivali, Borivali, Mumbai Suburban, 400101;**

1. **Sethia Infrastructure Pvt. Ltd**, having its registered office / principal place of business at **Tehsil: Borivali, District: Mumbai Suburban, Pin: 400097.**

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

- ◊ The promoter shall enter into an agreement for sale with the allottees;
- ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 10.

OR

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

- ◊ The Registration shall be valid for a period commencing from **10/08/2022** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

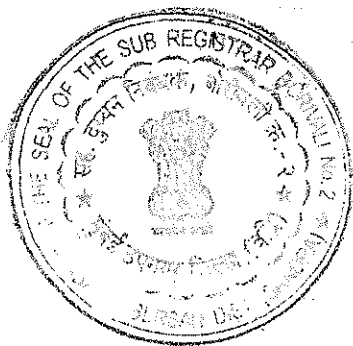


Dated: 10/08/2022  
Place: Mumbai

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

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**SLUM REHABILITATION AUTHORITY**

No.: R-S/PVT/0083/20201215/LOI

Date: - 1 JUN 2022

1. **Architect:** Shri. Manishkumar V. Bagsariya  
M/s. Jiyani Consultancy LLP,  
802, 8<sup>th</sup> floor, Shiva Mudra CHSL,  
Nanda patkar Road, Vile parle (E)  
Mumbai- 400 057.
2. **Developer:** M/s. Sethia Infrastructure Pvt. Ltd.  
701, Centre Plaza, Shivaji Chowk, Daftary  
Road, Malad (E), Mumbai 400 097.
3. **Society:** "Nirmal Chawl SRA CHS (Prop.)"

Sub: Proposed S. R. Scheme under regulation 33(10), 33(11) & 30 of DCPR 2034 on properties bearing CTS no. 161, 161/1 and 2 of Village Akurli, Tahaka Borivali Western Express highway at Karve (East), Mumbai 400 101 for "Nirmal Chawl SRA Sahakar CHS (Prop.)"

Ref: R-S/PVT/0083/20201215/LOI

Gentleman,

With reference to the above mentioned Slum Rehabilitation Scheme and on the basis of documents submitted by applicant, it is pleased to issue in principle approval to the scheme in the form of this **Letter of Intent (LOI)** subject to the following conditions.

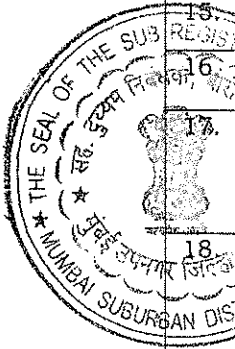
1. This Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents.
2. This LOI is valid for the period of 3 (three) months from the date of issue. However, if IOA/CC are obtained for any one bldg. of the project then this LOI will remain valid till validity of IOA/CC.
3. The built-up area for sale and rehabilitation shall be as per the following scheme parameters. In the event of change in area of plot, nos. of eligible huts etc. the parameters shall be revised from time to time.

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R-S/PVT/0083/20201215/LOI

The salient features of the scheme are as under:

Sr. No.	Particulars	Area in Sq. mt.					
		33(11)		Non-slum	Total		
1.	Total Plot area	4013.89		2932.11	6946.00		
2.	Carved out Area	122.39		--	122.39		
3.	Encroachment area kept in abeyance	--		--	--		
4.	Plot Area for S.R. Scheme	3891.50		2932.11	6823.61		
5.	Less :						
	i.) Setback/DP Road	981.16		--	981.16		
	ii) Reservation of P.G	--		1109.04	1109.04		
	iii) Reservation of School	--		673.88	673.88		
6.	Balance Plot Area	2910.34		1149.19	4059.53		
7.	Amenity Open Space	--		--	--		
8.	Net plot area	2910.34		1149.19	4059.53		
9.	Addition for:						
	i.) Setback/DP Road	--		--	--		
	ii) Reservation of P.G	--		1109.04	1109.04		
	iii) Reservation of School	--		673.88	673.88		
10.	Plot area for FSI	2910.34		2932.11	5842.45		
11.	Permissible FSI on Plot	4.00		1.00	--		
		Road Set-back	Zonal	PTC	Sale		
		0.674	1.00	1.163	1.163		
12.	Additional 0.50 FSI	--		1466.05	1466.05		
13.	FSI credit available by TDR	--		2932.11	2932.11		
14.	Total BUA permissible on plot	1962.32	2910.34	3384.35	3384.35	7330.27	18971.63
15.	Proposed BUA	1962.32	2910.34	3393.98	3374.72	7330.27	18971.63
16.	Sale BUA proposed to be consumed on plot	8247.38		7330.27	15577.65		
	No. of tenements to be Rehabilitated:-			--	--		
	PTC Residential	61			61		
	RTC Commercial	07			07		
18.	Amenities:-			--	--		
	Balwadi	01			01		
	Welfare Center	01			01		
	Health Center	01			01		
	Library	01			01		
	Society Office	01			01		



4. This LOI is issued on the basis of documents submitted by the applicant. If any of the document submitted by Architect / Developer / Society or Owner are proved fraudulent/misappropriated before the Competent Court/HPC and if directed by Competent Court /HPC to cancel the LOI, then the LOI is liable to be cancelled and concerned person/Society /Developer/Architect are liable for action under version provision of IPC 1860 and Indian Evidence Act.1872.

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*[Handwritten signature]*

R-S/PVT/0083/20201215/LOI

5. Details of land ownership: -
  - a) As regards ownership of plot, it is owned by Private owner.
6. Details to access: - The plot under reference is deriving access through 18.30mt. wide D.P. road.
7. Details of D.P. remarks: - As per D.P remarks the land under reference is situated in "Residential Zone (R)" and is partly reserved for P.G. and Municipal School.
8. The Developer shall pay Rs. 40,000/- per tenement towards Maintenance Deposit and shall also pay Infrastructural Development charges @ 2% of ASR to the Slum Rehabilitation Authority.
9. The Developer shall hand over PTC tenements if any within three months after grant of OCC. The said PTC tenements as mentioned in salient features condition no.3 above be handed over to the Slum Rehabilitation Authority/MHADA/MCGM or any designated Govt. Authority for Project Affected Persons, each of carpet area 27.88 sq.mt. free of cost.

The PTC tenements shall be marked as a PTC tenement on front doors prominently. After completion of the building, PAP tenements shall be protected by the developer at his cost till handing over to the concerned authority by providing security guards etc.

10. The Developer shall complete the rehab component of project within the stipulated time period from the date of issue of CC to 1<sup>st</sup> rehab building as mentioned below: -

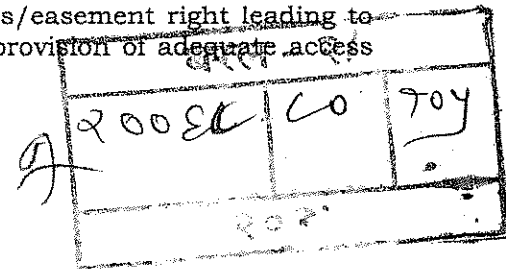
Plot area up to 4000 sq.mt.

Plot area between 4001 to 7500 sq.mt.

Plot area more than 7500 sq.mt.

In case of failure to complete the project within stipulated time period the extension be obtained from the CEO/SRA with valid reasons.

11. The Developer, Architect shall submit the duly notarized Indemnity Bond on Rs.220/- non-judicial stamp papers indemnifying the Slum Rehabilitation Authority and its officers against any kind of dispute, accident on site, risks or any damages or claim arising out of any sort of litigation with the slum dwellers / property owners or any others before IOA in a prescribed format.
12. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the competent Authority, after amending plans wherever necessary or as may be directed.
13. The Developer shall submit various NOCs including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.
14. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access



R-S/PVT/0083/20201215/LOI

to the adjoining land locked plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

15. The IOA/Building plans will be approved in accordance with the modified Development Control and Promotion Regulations and prevailing rules, policies and conditions at the time of approval.
16. The Arithmetical error/ typographical error if any revealed at any time shall be corrected on either side.
17. High Rise Building :

- a. That you shall appoint Project Management Consultant with prior approval of Dy.Ch.Eng. (S.R.A.)/E.E. (S.R.A.) for implementation / supervision / completion of S.R. Scheme.
- b. The Project Management Consultant appointed for the scheme shall submit quarterly progress report to Slum Rehabilitation Authority after issue of LOI.
- c. That the developer shall execute tri-partite Registered agreement between Developer, SRA/Society & Lift Supplying Co. or maintenance firm for comprehensive maintenance of the electro mechanical systems such as water pumps, lifts, etc. for a period of ten years from the date of issue of Occupation Certificate to the Rehabilitation / Composite building.

Entire cost shall be borne by the developer and copy of the registered agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.

- d. The third party quality auditor shall be appointed for the scheme with prior approval of Dy. Ch. Eng. (S.R.A.) / E.E. (S.R.A.) for quality audit of the building work at various stages of the S.R. Scheme.
  - e. That the developer shall install fire-fighting system as per requirements of C.F.O. and to the satisfaction of this department. The developer shall execute tri-partite Registered agreement between Developer, SRA/Society & Fire Fighting equipment supplying Co. and/or maintenance firms for comprehensive maintenance for a period of ten years from the date of issue of occupation certificate to the building.
- Entire cost shall be borne by the developer and copy of the Registered Agreement shall be submitted to S.R.A for record before applying for Occupation Certificate including part O.C.
- f. That the structural design of buildings having height more than 24m shall be got peer reviewed from another registered structural engineer / educational institute.

18. That you shall submit registered undertaking from the Developer for not misusing stilt before granting C.C. to Composite building.

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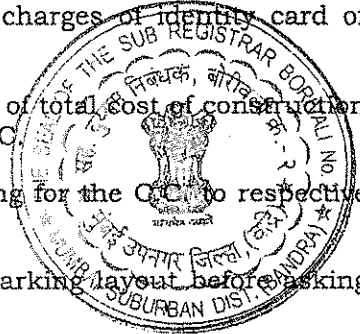
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19. That you shall submit registered undertaking for not misusing part terrace / Pocket terrace before granting C.C. to respective building.
20. The Amenity Tenements as mentioned in salient features condition shall be handed over within 30 days from the date of issue of OCC of Composite bldg. & handing over/Taking over receipt shall be submitted to SRA by the developer.

Sr. No.	Amenity	Amenity to be handed over to
1	Balwadi	The women and child Welfare Department, Government of Maharashtra.
2	Society office	The slum dwellers society.
3	Welfare Centre	The slum dwellers society.
4	Health Center	The slum dwellers society.
5	Library	The slum dwellers society.

21. That proper safety measures like barricading, safety net etc. shall be taken on site during construction work as maybe necessary depending upon the type of work and the developer along with their concerned technical team shall be solely responsible for safety.
22. That you shall submit the drain covering permission from concerned MCGM department before granting plinth C.C. to sale building no. 1.
23. That you shall pay the non-refundable Legal charges as per office order u/no. SRA/LA/Office order/126/2016 dtd. 22/02/2016.
24. As per the Circular No. 137 you shall pay charges of identity card of eligible slum dwellers/lottery.
25. That you shall pay labour cess of one percent of total cost of construction (excluding land cost) before granting Plinth C.C.
26. That you shall submit CFO NOC before asking for the C.C. to respective building.
27. That you shall submit E.E. (T&C) NOC for parking layout before asking for the C.C.
28. That you shall submit E.E. (M&E) NOC for artificial light and ventilation before asking for C.C.
29. That the work shall not carried out between 10.00 pm. to 6.00 am, only in accordance with rule 5A (3) of noise pollution (regulation & control) Rules 2000 & the provision of notification issued by Ministry of Environment & forest Department.
30. That you shall register the said project with MAHA- RERA & submit the certificate to this office for office record.
31. That you shall submit NOC/Remarks from office of Ch. Eng.(SWM)/DMC(SWM) for providing segregation centers/OWC's and transportation & deposition of C & D waste generated from site to



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designated land fill sites as per C & D waste management plan rule 2016 at the time of IOA.

32. That you shall submit Undertaking stating therein that the adequate safety measures shall be taken during entire construction activity as per the recommendations of Registered Structural Consultant & Geotechnical Consultant & or any other Consultant required as per specific site conditions. The entire responsibility in this regards shall vest with the developer.
33. That you shall submit the plot boundary demarcation before asking plinth C.C. to 1<sup>st</sup> building in the layout.
34. That you shall submit and get Layout approved before granting CC to the 2<sup>nd</sup> building in the layout.
35. That you shall get D.P. Road/Setback land/P.G. area/School reservation and reservations demarcated from A.E. Survey / E.E. (T & C) / E.E. (D.P.) department of M.C.G.M. before C.C. to any first building in the layout and handed over M.C.G.M. free of cost and free of encumbrance by transferring the ownership in the name of M.C.G.M. duly developed as per municipal specification and certificate to that effect shall be obtained and submitted before obtaining C.C. for the last 25% of sale built up area approved in the scheme.
36. That you shall submit the separate PRC of setback area in the name of MCGM before granting C.C. to last 25% of sale BUA in the Scheme.
37. That you shall submit MOE&F NOC before granting C.C. beyond 20,000 sq. mt.
38. That you shall hand over unencumbered plot of P.G. to the concerned department of MCGM before granting equivalent C.C. to sale BUA.
39. That you shall submit concurrence from concerned department of MCGM regarding location and planning of amenity against reservation of Municipal School before C.C. to last 25% of sale building.
40. That you shall construct and hand over Amenity of Municipal School along with separate plot to the concerned department of MCGM before granting equivalent C.C. to sale BUA.
41. That you shall submit Nalla remarks before asking for CC to Sale building no. 2 in the layout.
42. That plot falls within 45 mt. from the edge of Highway hence you shall submit remarks from concerned department before C.C. to any first building in the layout.
43. That you shall submit remarks from MMRDA as plot falls within influence zone of Metro line before C.C. to any first building in the layout.
44. That you shall close file in building proposal department for the plot and submit documents regarding the same before asking CC to any building in S.R. Scheme.



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45. That the developer shall ensure compliance of the provisions of building and other construction workers (Regulation and Employment and conditions of strikes, Act-1996 and submit documentation to that effect in order to comply the various orders of Hon'ble supreme court of India in 1A127961/2018 in SWM(c) No.(s)1/2015.
46. That you shall submit the 51% written agreement of slum dwellers before starting eviction proceeding of slum dwellers.
47. That you shall amend the plan if any variation is noticed in the carpet area certified by the competent Authority, than the excess area, if any will be counted in sale component.
48. That you shall install CCTV Cameras with direct feed to SRA Server at site as may be directed by I.T. Dept. SRA.
49. That you shall incorporate a condition in the agreements of END USERS to the effect that the said END USERS shall not complain to SRA Administration for approving substandard size rooms in the tenements/tenement, building with deficient open spaces, mechanical light and ventilation, probable mechanized failure of mechanized parking provisions, as well as, copy of such specimen agreement shall be submitted to SRA Administration. SRA & its officers shall be indemnified from any probable dispute that may arise in future.
50. That you shall abide with all the proceedings / orders of court of law or any judicial / cosy judicial forums arising out of S.R. Scheme under reference, if any. You shall submit proposals by taking due cognizance of it from time to time.

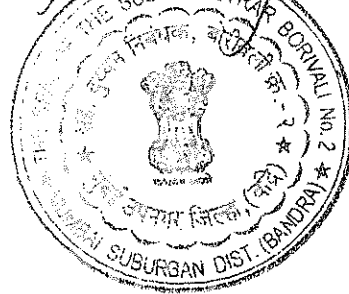
If applicant Society/Developer/Architect are agreeable to all these conditions, then may submit proposal for approval of plans separately for each building, in conformity with the Development Control and Promotion Regulations - 2034 in the office of the undersigned within 90 days from receipt of this LOI.

Yours faithfully,

*[Signature]*

for Chief Executive Officer  
Slum Rehabilitation Authority

(Hon'ble CEO/SRA has approved LOI)



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DEVELOPER COPY

Sr. No. 398

### SLUM REHABILITATION AUTHORITY

Administrative Building, Anant Kanekar Marg, Bandra (east), Mumbai - 400051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

NO-R-S/PVT/0083/20201215/AP/S-2

#### COMMENCEMENT CERTIFICATE

19 JUL 2022

To. M/s. Sethia Infrastructure Pvt. Ltd.

Sale Building No.2

701, Centre Plaza, Shivji Chowk,  
Daftary Road, Malad (E)

Mumbai- 400 097.

Sir,

With reference to your application No. 000350 dated 02/06/2022 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. \_\_\_\_\_ C.T.S.No. 161, 161/1 & 161/2

of village Akurli  
ward R/S

T.P.S.No.

Situated at Western Express Highway at Kandivali (E)  
Mumbai- 400 101.

The Commencement Certificate / Building Permit is granted subject to compliance of mentioned in LOI

U/RNo. R-S/ PVT/0083/20201215/LOI

IDA/U/RNo. R-S/ PVT/0083/20201215/AP/S-2

and on following conditions.

1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management Plan.
5. If construction is not commenced 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 and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) 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 condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
  - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 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 C.E.O. (SRA) has appointed Shri S.R Tank.

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C is granted for work up to Plinth Level as per approved amended Plans dated 19/07/2022.

For and on behalf of Local Authority  
The Slum Rehabilitation Authority

Executive Engineer (SRA)

FOR

CHIEF EXECUTIVE OFFICER  
(SLUM REHABILITATION AUTHORITY)

17 NOV 2023

This C.C is re-endorsed & further C.C is granted for full work upto 21st (pt) upper floor and RCC frame work from 21st (pt) upper floor to 22nd upper floor as per amended approved plans dated 10/11/2023.

S. on exhibited disc.

Executed on 17.11.2023  
Executive Engineer

Slum Rehabilitation Authority

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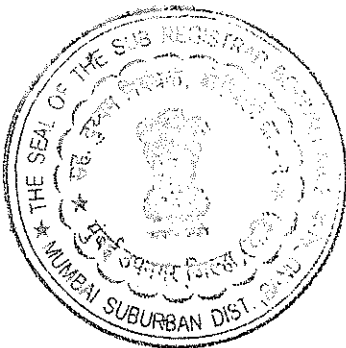
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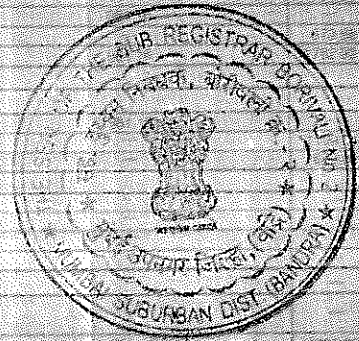
AMENDED IOA / SALE BUILDING NO - 2 / 01/07

This cancels Approval to the Previous Plans submitted under no. 64/2010/2020/15/SP/S-2 Dated 09/06/2022

Approved Subject to the condition mentioned in this office permission Letter no. SRA/ENG/REG/07/2022/2020/15/SP/S-2 Dated 19 JUL 2022 Executive Engineer, Slum Rehabilitation Authority

FORM - I

Table with multiple columns and rows for project details, including sections for 'REGULATORY AREAS', 'PROVIDED AREAS', 'RESERVED AREAS', and 'COMPENSATORY AREAS FOR REGULATION NO 91/93'. The table contains various numerical and categorical data points.



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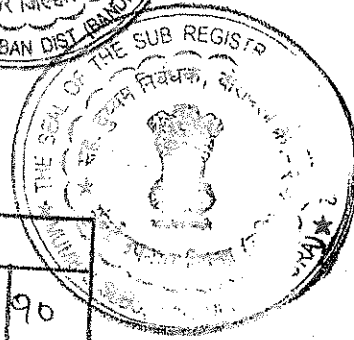
**SALE BLDG NO - 2**  
**BUILT-UP AREA STATEMENT**

FLOOR	GROSS BUILT UP BUA	STAIRS FT BUA	RE-FLICE BUA	FITNESS CENTER BUA	METER ROOM BUA	NET SALE BUA	EXCESS REFLICE BUA	EXCESS FITNESS CENTER BUA	NET SALE BUA	BASIC SALE BUA	FUNGIBLE SALE BUA
GR FLOOR											
1ST FLOOR	486.08	174.75				311.33			311.33	311.33	
2ND FLOOR	486.08	174.75				311.33			311.33	311.33	
3RD FLOOR	486.08	174.75				311.33			311.33	311.33	
4TH FLOOR	486.08	174.75				311.33			311.33	311.33	
5TH FLOOR	567.02	183.72				383.30			383.30	383.30	
6TH FLOOR	567.02	183.72				383.30			383.30	383.30	
7TH FLOOR	567.02	183.72				383.30			383.30	383.30	
8TH REF	567.02	183.72	109.81			377.21	6.81		377.21	377.21	
9TH FLOOR	567.02	183.72				383.30			383.30	383.30	
10TH FLOOR	567.02	183.72				383.30			383.30	383.30	
11TH FLOOR	567.02	183.72				383.30			383.30	383.30	
12TH FLOOR	567.02	183.72				383.30			383.30	383.30	
13TH FLOOR	567.02	183.72				383.30			383.30	383.30	
14TH FLOOR	567.02	183.72				383.30			383.30	383.30	
15TH REF	567.02	183.72	109.81			377.21	6.81		377.21	377.21	
16TH FLOOR	567.02	183.72				383.30			383.30	383.30	
17TH FLOOR	567.02	183.72				383.30			383.30	383.30	
18TH FLOOR	567.02	183.72				383.30			383.30	383.30	
19TH FLOOR	567.02	183.72				383.30			383.30	383.30	
20TH FLOOR	567.02	183.72				383.30			383.30	383.30	
21ST FLOOR	567.02	183.72				383.30			383.30	383.30	
22ND REF	567.02	183.72	109.81			377.21	6.81		377.21	377.21	
23RD FLOOR	567.02	183.72				383.30			383.30	383.30	
24TH FLOOR	567.02	183.72				383.30			383.30	383.30	
25TH FLOOR	567.02	183.72				383.30			383.30	383.30	
26TH FLOOR	567.02	183.72				383.30			383.30	383.30	
27TH FLOOR	567.02	183.72				383.30			383.30	383.30	
28TH FLOOR	567.02	183.72				383.30			383.30	383.30	
29TH REF	567.02	183.72	109.81			377.21	6.81		377.21	377.21	
30TH FLOOR	567.02	183.72				383.30			383.30	383.30	
31ST FLOOR	567.02	183.72				383.30			383.30	383.30	123.04
32ND FLOOR	567.02	183.72				383.30			383.30		383.30
33RD FLOOR	567.02	183.72				383.30			383.30		383.30
34TH FLOOR	567.02	183.72				383.30			383.30		383.30
35TH FLOOR	567.02	183.72				383.30			383.30		383.30
36TH REF	574.41	183.72	87.68			376.63			376.63		376.63
37TH FLOOR	567.02	183.72				383.30			383.30		383.30
38TH FLOOR	567.02	183.72				383.30			383.30		383.30
39TH FLOOR	567.02	183.72				383.30			383.30		383.30
40TH FLOOR	586.27	174.75				411.52		123.04	411.52		123.04
TOTAL	32282.70	7328.25	574.41	109.81	1703	14962.55	27.44	123.04	14962.55	11043.02	3228.21



बिल - २/  
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0605202101580	Date	06/05/2021
Received from DHC, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Borivali 9 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	06/05/2021
Bank CIN	10004152021050601420	REF No.	2686960510
This is computer generated receipt, hence no signature is required.			



बरल - १/		
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२०२१		

बरल - २/		
२००६८	१०	१०५
२०२१		





517/5820

पावती

Original/Duplicate

Thursday, May 06, 2021

नोंदणी क्र. :39म

12:57 PM

Regn.:39M

पावती क्र.: 3396 दिनांक: 06/05/2021

गाभाचे नाव: कुनार

दस्तऐवजाचा अनुक्रमांक: बरल9-5820-2021

दस्तऐवजाचा प्रकार: पॉवर ऑफ अॅटर्नी

कारण करणाऱ्याचे नाव: मेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रा लि चे संचालक वसंतराज सेठिया - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 200.00

पृष्ठाची संख्या: 10

एकूण: रु. 300.00

आपणास मूळ दस्त, थंबनेल प्रिंट सूची-२ अंदाजे  
1:13 PM ह्या वेळेस मिळेल.

BRL9

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

डॉ. तुळसि निंबळकर, बोरीवली-९,  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0605202101580 दिनांक: 06/05/2021

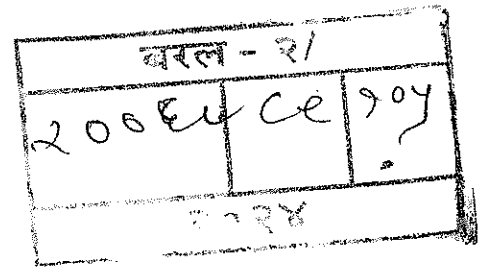
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001028416262122E दिनांक: 06/05/2021

बँकेचे नाव व पत्ता:

*mselt*

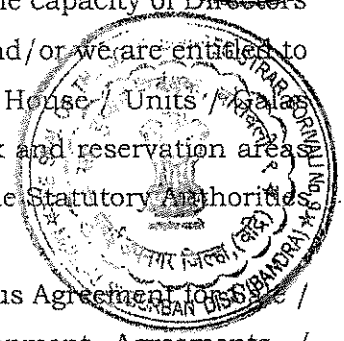


**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENT SHALL COME We (1) **MR. BASANTRAJ MEGHRAJ SETHIA**, an adult Indian Inhabitant, having office at 701, Center Plaza, Daftary Road, Malad (East), Mumbai - 400 097 and (2) **MISS MEENAL BASANTRAJ SETHIA**, an adult Indian Inhabitant, having office at 701, Center Plaza, Daftary Road, Malad (East), Mumbai - 400 097, do hereby **SEND GREETINGS:**

**WHEREAS:**

- A. We are directors of **M/s SETHIA INFRASTRUCTURE PVT. LTD.** having office at 701, Center Plaza, Daftary Road, Malad (East), Mumbai - 400 097 and doing the business of Builders and Developers etc.
- B. As per the resolution dated 03.05.2021, we are jointly and severally authorized to sign and execute all the documents on behalf of the company.
- C. We are entitled to purchase various Residential / Industrial Plot and/or Development Rights in our favour in the capacity of Directors of **M/s SETHIA INFRASTRUCTURE PVT. LTD.** and/or we are entitled to develop / sell / lease out / handover the Dwelling House / Units / Offices / Shops / Parking / garages / Set-back and reservation area to the prospective Purchaser / Lessee and/or to the Statutory Authorities in our project.
- D. We required to enter in to and/or to execute various Agreement / Deed of Conveyance / Lease Deed / Development Agreements / Undertaking / Affidavit / Handing over Deed etc. in the capacity of Director.
- E. On Account of our pre-occupation it is not possible for us to register the said agreement/s in favor of various Purchaser/s of Flat/s, Shop/s Bungalow/s, Industrial Units and Office/s.



said agreement/s in favor of various Purchaser/s of Flat/s, Shop/s		
5120	2	90

**NOW KNOW YE AND ALL THESE PRESENTS WITNESSETH THAT WE (1) MR. BASANTRAJ MEGHRAJ SETHIA and (2) MISS MEENAL BASANTRAJ SETHIA** are the directors of **M/s SETHIA INFRASTRUCTURE PVT. LTD** do hereby jointly and severally nominate constitute and appoint **MR. MADHUKAR G. SHINDE** having address at Room No. 3 Shreeji Niwas, 1st Carpenter Street, Nanubhai Desai Road, C.P. Tank, Mumbai 400 004 and/or **MR. DATTARAM V. DAREKAR** having address at 21/B-603, Green View, Bimisar Nagar, Goregaon (East), Mumbai - 400 065 to be our agent and lawful attorney for us in our name

MR. DATTARAM V. DAREKAR		
2008	02	704

*(V) Darekar*

*M. SETHIA*

*M. SETHIA*

and on our behalf to do and execute or cause to be done and executed following acts, deeds matters and things that to say:-

1. TO PRESENT Agreement for sale, correction, cancellation deed, lease, assignment, supplementary agreement gift deed, undertaking, affidavit, deed of conveyance, development agreement, handover deed, amenities agreement of Flat/s, Shop/s, Industrial Unit/s, Office/s, Parking, Set-back areas, reservation areas or any other documents, undertaking executed by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease assignments of surrender, undertaking or other instrument and assurance which may be executed and signed by any of us.


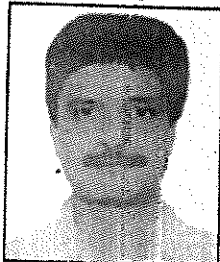
2. THIS Power of Attorney is given for registration of the documents executed by any of us and not to sign or execute any documents.

THIS Power of attorney is revocable and can be revoked at any time by giving notice to the attorney.



IN WITNESS WHEREOF WE HAVE HEREUNTO SET AND SUBSCRIBED MY RESPECTIVE HAND AND SIGNATURE THIS the 6<sup>th</sup> day of April 2021.

SIGNED AND SEALED by the within named)

(1) MR. BASANTRAJ MEGHRAJ SETHIA, )

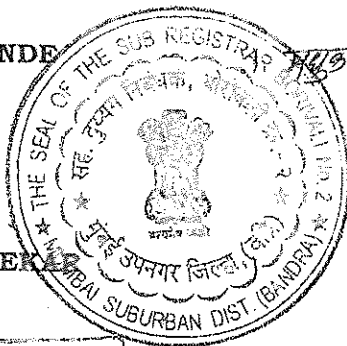
  
Meghraj  


(2) MISS MEENAL BASANTRAJ SETHIA )

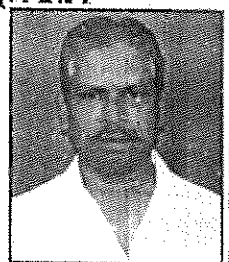
  
Meenal  


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WE ACCEPTED:  
MR. MADHUKAR G. SHINDE  
(Attorney Holder)

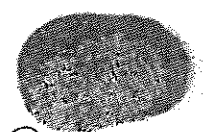


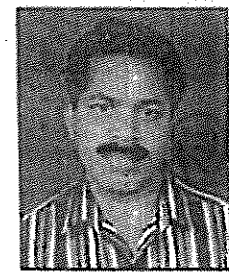
मधुकर जगदवन शिंदे  


...EXECUTANTS  


MR. DATTARAM V. DAREKAR  
(Attorney Holder)

बदल - ₹/		
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2024		

  
Darekar





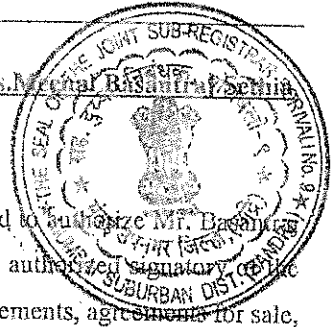
Sethia Infrastructure Pvt. Ltd.

Admin. Off.: Next to Sethia Imperial Avenue, Opp. Times of India, On Western Express Highway, Kurla West (East), Mumbai - 400 101. Tel.: +91 22 2384 4444 E : info@sethiainfra.com | Web : www.sethiainfra.com CIN - U45400MH2005PTC180721

Regd. Off.: 701, 7<sup>th</sup> floor, Center Plaza, Shivaji Chowk, Daftary Road, Malad East, Mumbai - 400097.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SETHIA INFRASTRUCTURE PRIVATE LIMITED HELD ON MONDAY, 03<sup>RD</sup> MAY, 2021 AT THE REGISTERED OFFICE OF THE COMPANY AT 701, 7TH FLOOR, CENTER PLAZA SHIVAJI CHOWK, DAFTARY ROAD, MALAD EAST MUMBAI- 400097 COMMENCED AT 10:00 A.M. AND CONCLUDED AT 11:00 A.M.

Item No 1: To authorize Mr. Basantraj Meghraj Sethia and /or Ms. Meenal Basantraj Sethia jointly or severally as an authorized Signatory:



“RESOLVED THAT consent of the Board be and is hereby accorded to authorize Mr. Basantraj Meghraj Sethia and /or Ms. Meenal Basantraj Sethia, the directors, as authorized signatory of the Company to jointly or severally sign and to execute all contracts, agreements, agreements for sale, legal documentation, undertaking, applications, returns, papers, receipts, all documents of any nature or type, with any party, person or relevant authority as may be required in respect of working / transactions entered into by the Company and which require authentication or representation, physical, written or otherwise, in the name and on behalf of Company.

“RESOLVED FURTHER THAT Mr. Basantraj Meghraj Sethia and /or Ms. Meenal Basantraj Sethia, jointly or severally be and is hereby authorized to do the following activities and deeds, including but not limited to:



- To negotiate and enter into contracts, give instructions to the other parties including Bank vendors, customers, government or semi government body, public authority and other representations, actions on behalf of the Company;
- To sign and execute necessary contracts, deeds, documents, instruments, papers, writing, confirmation slips and other documents as may be required in the normal course of business or otherwise from time to time and to perform all necessary acts, deeds and things on behalf of the Company in connection thereto.

*Mandate*

बरोल - २१		
५८२०	५	१०
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बरोल - २१		
२००८६	२८७७५	



Sethia Infrastructure Pvt. Ltd.

Admin. Off: Near to Sethia Imperial Avenue, Opp. Times of India,  
On Western Express Highway, Kandivli (East), Mumbai - 400 101. Tel: +91 22 2884 4444  
E: [ir@sethiainfra.com](mailto:ir@sethiainfra.com) | Web: [www.sethiainfra.com](http://www.sethiainfra.com) CIN - U45400MH2008PTC180721

Regd. Off: 701, 7 floor, Centre Plaza, Shreeji Chowk, Daktary Road, Malad East, Mumbai-400097.

FOR SETHIA INFRASTRUCTURE PRIVATE LIMITED

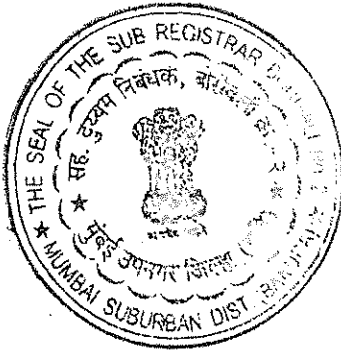
HARSHRAJ BASANTRAJ SETHIA

Director

DIN NO: 06880054

Place: Mumbai

Date: 03/05/2021



बदल - ९/		
५८२०	६०	१०
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बदल - ९/		
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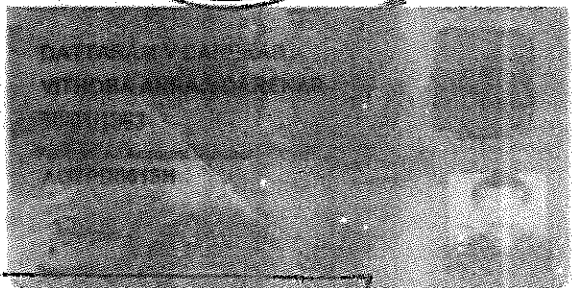
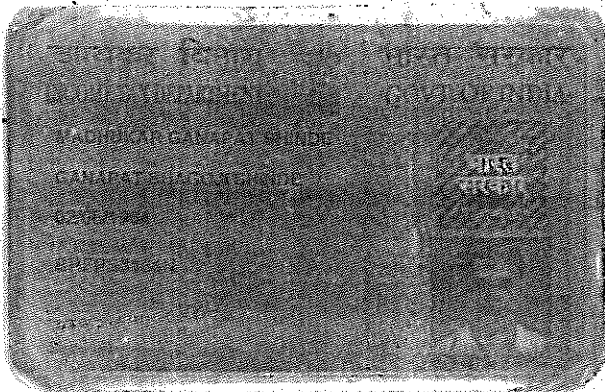
आयकर विभाग  
INCOME TAX DEPARTMENT  
BASANTRAJ MEGHRAJ SETHIA  
MEGHRAJ SETHIA  
03/08/1964  
Permanent Account Number  
AABPS6933R  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
SETHIA INFRASTRUCTURE PRIVATE LIMITED  
02/04/2008  
Permanent Account Number  
AALCS9354B

आयकर विभाग  
INCOME TAX DEPARTMENT  
MEENAL BASANTRAJ SETHIA  
BASANTRAJ SETHIA  
25/04/1991  
Permanent Account Number  
CXZPS1919N  
Signature

भारत सरकार  
GOVT. OF INDIA

THE JOINT SUB-REGISTRAR, BURNALINE  
मुंबई उपनगर जिल्हा (पूरुब)  
MUMBAI SUBURBAN DIST. (EAST)

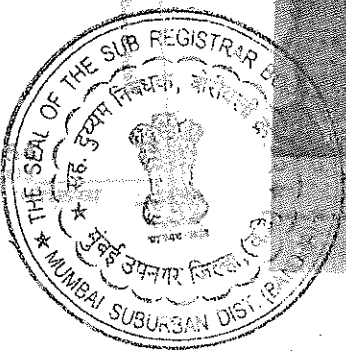


बरल - २/

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3881 2905 42  
VID. 9177 517 (368)  
3881 2905 42

सुधी ब्रह्मरुत हिवाडे  
Sudhi Brahmurut Hivade  
DOB: 01/08/1968 (368)  
SEX: MALE



भारत सरकार  
GOVERNMENT OF INDIA

प्रायता कर्ता कांबळे  
Kalpana Karta Kambale  
जन्म वर्ष / Year of Birth: 2000  
लिंग / Female

2195 1484 1302

साधारण माणसाचा अधिकार

बरल - २/

२००८	२०	१०५
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517/5820  
शुक्रवार, 06 मे 2021 12:57 म.नं.

दस्त गोषवारा भाग-1

वरल9

दस्त क्रमांक: 5820/2021

दस्त क्रमांक: वरल9 /5820/2021

वाजार मुख्य: रु. 01/-

मोबदला: रु. 00/-

भरनेचे मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

पावती:6396

पावती दिनांक: 06/05/2021

अ. क्र. 5820 वर दि.06-05-2021

सादरकरणाराचे नाव: भेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रा लि चे संचालक  
वसंतराज सेठिया --

रोजी 12:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

दस्त हजर करणाऱ्याची सही:

एकूण: 300.00

महेश्वर निवेद्यक, बोरीवली-१,  
मुंबई उपनगर जिल्हा.

श. दुय्यम निवेद्यक, बोरीवली-१,  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: पॉवर ऑफ अॅटर्नी

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

शिक्षा क्र. 1 06 / 05 / 2021 12 : 52 : 52 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 06 / 05 / 2021 12 : 53 : 42 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

शरद दस्तावेज ह्य नोंदणी कायदा १९०८ अंतर्गत अखेरक दस्तुदीनुसारच नोंदणीत दाखल केलेला आहे. \* दस्तावेज संपूर्ण मजकूर, मिळवता येवपी, साक्षीदार व सोबत जोडलेल्या कायदेकर्माची सत्यता जमावली आहे. \* दस्तावेज सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निवेद्यक व दस्तुदीयांकाने संपूर्णपणे जबाबदार राहतील.

महेश्वर  
लिहून देणारे :

महेश्वर गोपान शिंदे  
लिहून घेणारे :



वरल - १/  
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दस्तावेज संख्या-2

बरल 9  
दस्ता क्रमांक: 5820/2021

06/05/2021 1 03:00 PM

दस्ता क्रमांक: 5820/2021  
दस्ताचा प्रकार: पोवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्याचिंच	अंगठ्याचा ठसा
1	नाम: मेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रा लि ये संस्थानक बसंतराव सेठिया पत्ता: प्लॉट नं: 701, भाळा नं: -, इमारतीचे नाव: सेंटर प्लाजा, अर्लाक नं: शिवाजी चौक, इपनरी रोड, रोड नं: भाळाड पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन नंबर: AALCS93548	कुलसुखत्यार देवार वय :- 56 स्वाक्षरी:-		
2	नाम: मेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रा लि ये संस्थानक वीरल बसंतराव सेठिया पत्ता: प्लॉट नं: 701, भाळा नं: -, इमारतीचे नाव: सेंटर प्लाजा, अर्लाक नं: शिवाजी चौक, इपनरी रोड, रोड नं: भाळाड पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AALCS93548	कुलसुखत्यार देवार वय :- 30 स्वाक्षरी:-		
3	नाम: मधुकर म लिंडे पत्ता: प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: सय न 3 चौकी तियास , अर्लाक नं: -, रोड नं: 1 कार्पेन्टर स्ट्रीट, तामुघाई देवाई रोड, सी पी टॉक, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: BHFPS3184N	पोवर ऑफ अटॉर्नी होग्दर वय :- 57 स्वाक्षरी:-		
4	नाम: दलाराम श्री सोकर पत्ता: प्लॉट नं: -, भाळा नं: -, इमारतीचे नाव: 21 / वी 803, वीन व्हिगाड, अर्लाक नं: -, रोड नं: विदीलाक जगर, गोरगाव पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:	पोवर ऑफ अटॉर्नी होग्दर वय :- 57 स्वाक्षरी:-		

*Manojkumar Desai*

*Veer Desai*

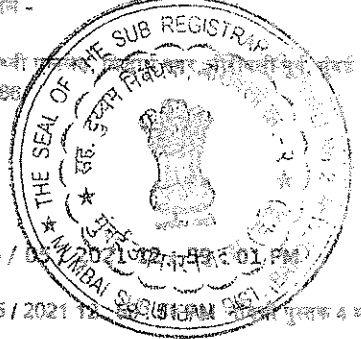
*Madhukar M. Linde*

*Dalaram Shri Sokar*

वरील दस्तावेज करून देवार तथाकथीन पोवर ऑफ अटॉर्नी चा दस्ता देऊन करून घेण्याचे पत्राच करताना.  
शिक्का क्र.3 ची वेळ: 08 / 05 / 2021 12 : 57 : 34 PM

ओळख:-  
द्वितीय हमय असे निवेदीय करताना की ते दस्तावेज करून देणा-यांना अर्थात: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्याचिंच	अंगठ्याचा ठसा
1	नाम: कल्पना कांबळे - वय: 21 पत्ता: वी-103, पुष्पी एन्क्लेव, सिडार्थ नगर, बोरीवली पूर्व, मुंबई पिन कोड: 400066	<i>Kalpana</i> स्वाक्षरी	
2	नाम: सुधीर तियागे - वय: 30 पत्ता: वी-103, पुष्पी एन्क्लेव, सिडार्थ नगर, बोरीवली पूर्व, मुंबई पिन कोड: 400066	<i>Sudhir</i> स्वाक्षरी	



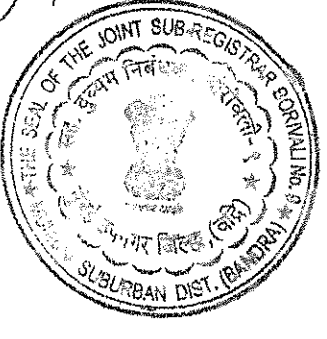
शिक्का क्र.4 ची वेळ: 06 / 05 / 2021 12: 59: 01 PM  
शिक्का क्र.5 ची वेळ: 06 / 05 / 2021 12: 59: 01 PM

प्रमाणित करण्यात येते की, या दस्तामध्ये एकूण 90 पाने आहेत.  
पुस्तक क्र. १/बरल-१/५८२०-२०२१  
व नोंदला, दिनांक ०६/०५/२०२१

BRLS  
मह. दुय्यम निबंधक, बोरीवली-१,  
मुंबई उपनगर जिल्हा.

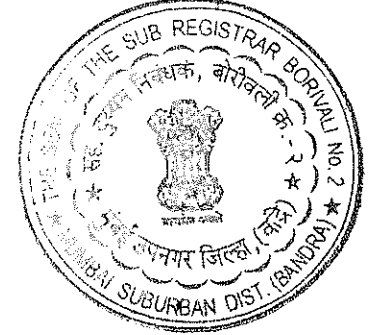
मह. दुय्यम निबंधक, बोरीवली क्र. -  
मुंबई उपनगर जिल्हा.

बरल - १/		
५८२०	९०	९०
२०२४		
बरल - २/		
२००६८	६६	३९
२०२४		



## घोषणापत्र

मी मधुकर गणपत शिंदे / ~~दत्तासम-दरेकर~~ याद्वारे घोषित करतो की, दुय्यम बोरीवली यांच्या कार्यालयात करारनामा या शिर्षकाचा दास्तासाठी सादर करण्यात आला आहे. मीनल बसंतराज सेठिया/ बसंतराज सेठिया व इ. यांनी 06/05/2021 रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी, सादर दस्त सादर केला आहे/निष्पादित करून कबुलीजवाब दिला आहे. सादर कुलमुखत्यार लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा कुलमुखत्यार लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यार पूर्णपणे वैध असून कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक. 2/12/21

मधुकर गणपत शिंदे  
कुलमुखत्यार पत्रधारकाचे नाव व सही

करल - २१		
२००६८	१० ०५ १०५	
२०२४		



# हमीपत्र

या दास्तामधील विषयांकित मिळकतीसाठी  
कोणत्याही प्रकारचे वाहनतळ (PARKING)



देण्यात आले नाही.


महानगर गावापन शिंदे  
लिहून देणारे :

*Poamda*  
लिहून घेणारे :



वरस - २१		
२००६८	१०१	१०५
२०२४		



वेल्पाण्डियन काशी नाडार  
 Vellapandian Kashi Nadar  
 जन्म तारीख/DOB: 20/09/1980  
 पुरुष/ MALE  
 Mobile No: 9820168857


**2367 9160 4842**  
 VID : 9102 8020 7517 3198


मेरा आधार, मेरी पहचान

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 PRAMEELA P GUPTA  
 PANCHANAND RAMNARAYAN GUPTA  
 15/05/1990  
 Permanent Account Number  
 ABCPG9287

भारत सरकार  
 GOVT OF INDIA









प्रमिला पंचानंद गुप्ता  
 Prameela Panchanand Gupta  
 जन्म तारीख / DOB : 15/05/1990  
 महिला / FEMALE

**4191 3536 6827**



आधार - सामान्य माणसाचा अधिकार







पहचान प्राधिकरण  
 GOVT OF INDIA


पत्ता:  
 बबन मिश्रा कंपाउंड, सिंग चव्ही, जीवतानी क्रॉस रोड,  
 सहकार नगर, विरार पूर्व कच्चे, महाराष्ट्र,  
 401303

Address:  
 Baban Mishra Compound, Singh  
 Chawli, Jivtani Cross Road,  
 Sahakar Nagar, Virar East,  
 Thane, Maharashtra, 401303



1947  
 1920 300 1947


[help@uidai.gov.in](mailto:help@uidai.gov.in)


[www.uidai.gov.in](http://www.uidai.gov.in)

P.O. Box No.1947,  
 Bengaluru-560 001

बरल - २/  
 २००६८१०२१०५  
 २०२४

367/20068

सोमवार, 02 डिसेंबर 2024 1:44 म.नं.

दस्त गोषवारा भाग-1

बरल-2

दस्त क्रमांक: 20068/2024

दस्त क्रमांक: बरल-2 /20068/2024

बाजार मूल्य: रु. 93,66,244/-

मोबदला: रु. 96,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,80,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

दु. नि. सह. दु. नि. बरल-2 यांचे कार्यालयात

पावती:21558

पावती दिनांक: 02/12/2024

अ. क्र. 20068 वर दि.02-12-2024

सादरकरणाचे नाव: प्रमिला पी गुप्ता

रोजी 1:41 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2100.00

पृष्ठांची संख्या: 105

एकुण: 32100.00

दस्त हजर करणाऱ्याची सही:

(स. टी. साळवे)

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

(स. टी. साळवे)

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

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

शेका क्र. 1 02 / 12 / 2024 01 : 41 : 35 PM ची वेळ: (सादरीकरण)

शेका क्र. 2 02 / 12 / 2024 01 : 42 : 45 PM ची वेळ: (फी)

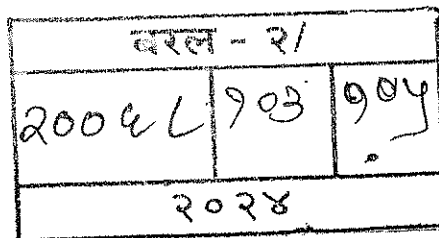
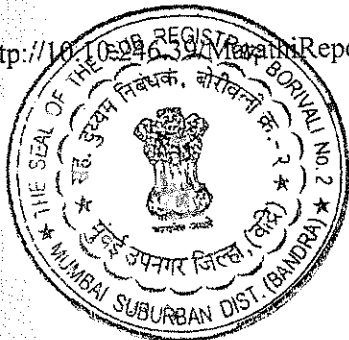
## प्रतिज्ञापत्र

• सदर दस्तावेज हा नोंदणी १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस वाखल केलेला आहे. • दस्तावेज संपूर्ण जबाबदार, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. • दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

मुद्रांक साधन विभाग  
लिहून देणारे :

प्रमिला  
लिहून घेणारे :

<http://10.10.20.30/MumbaiReports/HTMLreports/htmldastGoshwara1.aspx?cross=wXcc0...> 12/2/2024



कोर पृष्ठ  
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बरल - २/		
२००६	१०४	१०५
२०२४		

दस्त गोपवारा भाग-2

बरत-2

दस्त क्रमांक:20068/2024

02/12/2024 1 47:48 PM

दस्त क्रमांक बरत-2/20068/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स सेठिया इन्फ्रास्ट्रक्चर प्रा. लि. चे संचालक मीनल बमंतराज सेठिया तर्फे कबुली जबाबाकारिता मुखत्यार मधुकर शिंदे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: सीटीएस नं.161/1 एन्ड 2,वेस्टर्न एक्सप्रेस हायवे,पोईसर मेट्रो स्टेशन समोर, रोड नं: कांदिवली पूर्व,मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AALCS9354B	लिहून देणार वय :- स्वाक्षरी:- <i>मधुकर गोवर्धन शिंदे</i>		
2	नाव:प्रमिला पी गुमा पत्ता:प्लॉट नं: बी-8, माळा नं:-, इमारतीचे नाव: विश्वशांती सीएचएन लिमिटेड, ब्लॉक नं: प्लॉट नं.449, सेक्टर 4 चारकोप, रोड नं: कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:ARCPG9828P	लिहून देणार वय :-34 स्वाक्षरी:- <i>Prameela</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:02 / 12 / 2024 01 : 46 : 06 PM

शेळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची शेळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अजय चौहान - वय:32 पत्ता:वेस्टर्न एक्सप्रेस हायवे, मालाड पूर्व, मुंबई पिन कोड:400097	<i>Ajay</i> स्वाक्षरी	
2	नाव:बेलापांडयिन काशी नाडार - - वय:43 पत्ता:ए 104,गोरेगांव श्रीराम समर्थ सो,गोरेगांव प मुंबई पिन कोड:400104	<i>Bela</i> स्वाक्षरी	

शिक्का क्र.4 ची वेळ:02 / 12 / 2024 01 : 46 : 40 PM

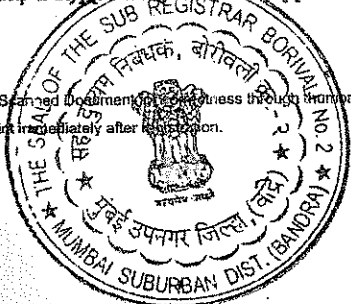
सह. दु. नि. का. बोरीवली (एस. टी. साळवे)

सह. दु. नि. का. बोरीवली - २

बरत - २/  
20068 909 909

Sl. No.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Prameela P Gupta	eChallan	69103332024112813391	MH011655088202425M	480000.00	SD	0006539696202425	02/12/2024
2		DHC		1124289918716	100	RF	1124289918716D	02/12/2024
3		DHC		1124280518451	2000	RF	1124280518451D	02/12/2024
4	Prameela P Gupta	eChallan		MH011655088202425M	30000	RF	0006539696202425	02/12/2024

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



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2. Get print immediately after registration.

For feedback, please write *सह. दु. नि. का. बोरीवली*  
दस्तामळे एकूण.....*909*.....पाने आहेत.  
मुस्तका क्र. १/बरत-२/*20068 909 909*  
बर नोंदला, दिनांक.....*02 DEC 2024*.....

(एस. टी. साळवे)  
सह. दुय्यम निबंधक, बोरीवली क्र. २,  
मुंबई उपनगर जिल्हा.

20068 /2024



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Prameela P Gupta	eChallan	69103332024112813391	MH011655088202425M	480000.00	SD	0006539696202425	02/12/2024
2		DHC		1124289918716	100	RF	1124289918716D	02/12/2024
3		DHC		1124280518451	2000	RF	1124280518451D	02/12/2024
4	Prameela P Gupta	eChallan		MH011655088202425M	30000	RF	0006539696202425	02/12/2024

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