



Friday, May 06, 2016
12:39 PM

पावती

Office Copy
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: ताडदेव
दस्तऐवजाचा अनुक्रमांक: बबइ1-3951-2016
दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार
सादर करणाऱ्याचे नाव: मूलचंद - मारु

पावती क्र.: 4886 दिनांक: 06/05/2016

नोंदणी फी रु. 3700.00
दस्त हाताळणी फी रु. 1720.00
पृष्ठांची संख्या: 86

एकूण: रु. 5420.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:59 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मुल्य: रु. 365000/-

मोबदला रु.: 1/-

भरलेले मुद्रांक शुल्क : रु. 18300/-

सह दुय्यम निबंधक

1) देयकाचा प्रकार: eChallan रक्कम: रु. 3700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000760988201617M दिनांक: 06/05/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 1720/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

DELIVERED

06/05/16



12/05/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 3951/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) ताडदेव

(1) विलेखाचा प्रकार	पर्यायी जागेचा करार
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	365000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 1604, माळा नं: 16 वा मजला, इमारतीचे नाव: आदित्य हार्टम बी विंग, ब्लॉक नं: घासवाला इस्टेट, रोड नं: आर्थर रोड मानेगुरुजी मार्ग ताडदेव मुंबई 400034, इतर माहिती: जुना कार्पेट एरिया 398 चौ फुट नवीन कार्पेट 527 चौ फुट मासिक भाडे 218 /- ((C.T.S. Number : 336 ;))
(5) क्षेत्रफळ	1) 58.77 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- संघवी रियल्टी प्रा ली तर्फे मंचालक आतिष अशोक संघवी तर्फे कु मु चिराग रमेश कोठारी - - वय:-21; पत्ता:- प्लॉट नं: ऑफिस नं 1, माळा नं: 1 मजला, इमारतीचे नाव: पुरषोत्तम बिल्डींग सी विंग, ब्लॉक नं: -, रोड नं: त्रिभुवन रोड मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400004 पॅन नं:-AAGCS0178J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मूलचंद - मारू वय:-69; पत्ता:-45, 4 था मजला, घासवाला बिल्डींग ए विंग, घासवाला इस्टेट, मानेगुरुजी मार्ग ताडदेव मुंबई, हाजी अली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400034 पॅन नं:-AAAPM9255B 2): नाव:- परेश - मारू वय:-43; पत्ता:- प्लॉट नं: 45, माळा नं: 4 था मजला, इमारतीचे नाव: घासवाला बिल्डींग ए विंग, ब्लॉक नं: घासवाला इस्टेट, रोड नं: मानेगुरुजी मार्ग ताडदेव मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400034 पॅन नं:-AGLPM7845G
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2016
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2016
(11) अनुक्रमांक, खंड व पृष्ठ	3951/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	18300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3700
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

संयोजक खरी प्रत.

सह दुय्यम निबंधक
मुंबई शहर क. १.

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VALUATION SHEET

(22727160505)

Nature of Document : Alternate Accommodation
The Owner : Sanghvi Realty Pvt. Ltd.
The Tenant : Shri Mulchand Maru & Anr.
The Property : Flat No. 1604 on 16th Floor, B Wing, Aaditya Heights,
bearing C.S. No. 336 of Tardeo Division.
Old Area : 37.06 sq.mts. carpet i.e. 398 sq.ft. carpet
New Area : 527 sq.ft. carpet
Rent : Rs.218/- per moth
Zone : 8/70 Resi. Rate = Rs.2,86,700/- p.sq.mtr.
Shop Rate = Rs.4,13,800/- p.sq.mtr.
Const. Cost = Rs.25,000/- p.sq.mtr.

Flat -

Upto 405 sq.ft. carpet

Rent X 112 = 218 X 112 = Rs. 24,416/-(A)

Additional Area above 405 sq.ft. (Fungible = 398 + 35% = 537.30 sq.ft.)

i.e. (527 - 405) X 1.2 X 25000/10.76 = Rs. 3,40,148/-(B)

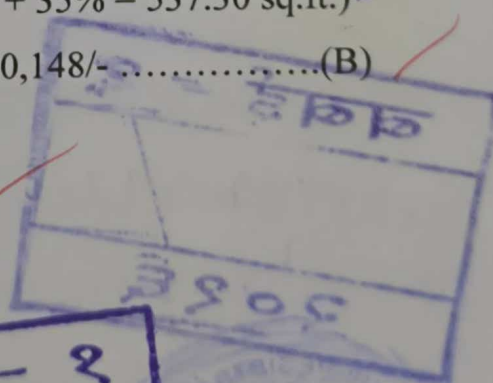
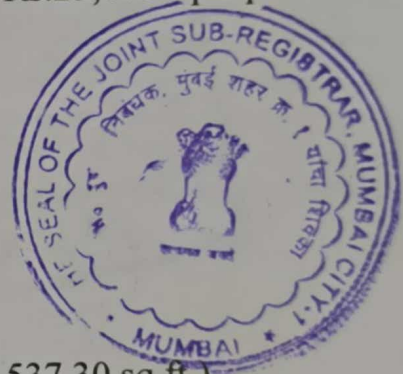
M. V. (A + B) = Rs.3,64,564/- i.e. Rs.3,65,000/-

SD. @ 5% = Rs.18,300/-

RF. @ 1% = Rs.3,700/-

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१ - डीक
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MTR Form Number-6

GRN MH 000 **760988** 201617M **BARCODE**  Date 04/05/2016-21:26:20 Form ID 0

Department Inspector General Of Registration		Payer Details	
Type of Payment Registration Fee	TAX ID (If Any)		
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR	PAN No.(If Applicable)		
Location MUMBAI	Full Name	SANGHVI REALTY PRIVATE LIMITED	
Year 2016-2017 One Time	Flat/Block no,	C S NO 336	
Account Head Details	Amount in Rs.	Premises/Bldg	
	0030063301 Amount of Tax	3700.00	Road/Street
		Area/Locality	TARDEO
		Town/City/District	MUMBAI
		PIN	4 0 0 0 3 4
REMARKS SecondPartyName=MULCHAND MARU AND AMR (If Any)			
Make payment at any branch of STATE BANK OF INDIA Before 11/05/2016			
Total	3700.00		

Amount In Words Three Thousand Seven Hundred Rupees Only

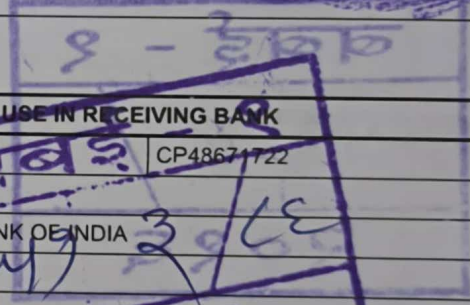
Payment Details	STATE BANK OF INDIA
Cheque/DD Details	STATE BANK OF INDIA
Cheque/DD No.	रकड - 5 MAY 2016
Name of Bank	GASH
Name of Branch	Received / Payment
Mobile No. : Not Available	PRAKASH MA PARI P.F.-3662467

FOR USE IN RECEIVING BANK

CP48671722

STATE BANK OF INDIA

2016



MTR Form Number-6

GRN MH 000 **760965** 201617M | **BARCODE** [Barcode] | Date 04/05/2016-21:21:53 | Form ID 25.2

Department Inspector General Of Registration		Payer Details	
Type of Stamp Duty		TAX ID (If Any)	
Payment		PAN No.(If Applicable)	
Office Name BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name	SANGHVI REALTY PRIVATE LIMITED
Location MUMBAI		Flat/Block no,	C S NO 336
Year 2016-2017 One Time		Premises/Bldg	
Account Head Details	Amount in Rs.	Road/Street	TARDEO
0030045501 Sale of NonJudicial Stamp	18300.00	Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 3 4
REMARKS SecondPartyName=MULCHAND MARU AND ANR- (If Any) Make payment at any branch of STATE BANK OF INDIA Before 11/05/2016			
Total	18300.00		

Amount in Words Eighteen Thousand Three Hundred Rupees Only

Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

Cheque/DD Details	STATE BANK OF INDIA	Bank CIN	REF No.	CP48671463
Cheque/DD No.	347	Date		
Name of Bank	STATE BANK OF INDIA	Bank-Branch		STATE BANK OF INDIA
Name of Branch	रोकड CASH	Scroll No., Date		

Mobile No. : Not Available

Received / Payment
PRAKASH MARU P.F.-3662467

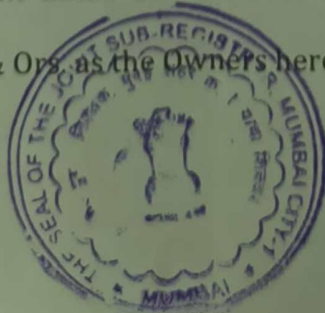
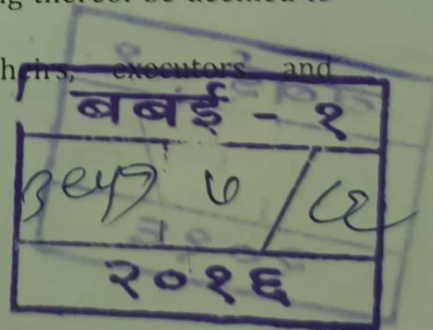


**AGREEMENT FOR ALLOTMENT OF PERMANENT
ALTERNATE ACCOMODATION IN LIEU OF THE TENANT
OCCUPIED RESIDENTIAL PREMISES.**

ARTICLES OF AGREEMENT made at Mumbai this 6th day of May *
in the Christian year Two Thousand and Sixteen **BETWEEN SANGHVI REALTY PVT. LTD.**, a company incorporated under the Companies Act, 1956 having its registered address at Office No. 1, 1st Floor, Purshottam building, "C" Wing, Tribhuvan Road, Mumbai - 400 004, hereinafter referred to as "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in- title and assigns) of the **ONE PART; (1) SHRI MOOLCHAND MARU AND (2) SHRI PARESH MARU**, both adult, Indian Inhabitant, residing at Room No. 45, 4th Floor, 'A' Ghaswalla Bldg, Ghaswalla Estate, Sane Guruji Marg, Tardeo, Mumbai 400 034 hereinafter referred to as "**THE TENANTS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their their heirs, executors and administrators) of the **OTHER PART;**

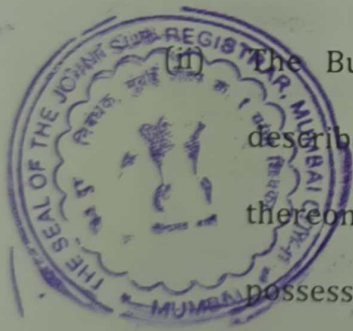
WHEREAS:

- (i) By virtue of a duly stamped and registered Agreement for Development dated 29th October 2007 made between Kiran H. Ghaswala & Ors. as the Owners herein and Sanghvi Realty Pvt. Ltd.

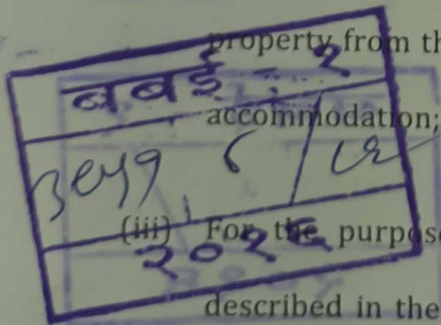


*
गणेश चौधरी यांचे

the Builders herein as the Developers therein, the said SANGHVI REALTY PVT LTD. have become seized and possessed off or otherwise well and sufficiently entitled to the full and complete development rights in respect of property and structure situate lying and being at Ghaswala Estate, Sane Guruji Marg, Arthur Road, Tardeo, Mumbai - 400 034 and bearing C.S. No 336 of Tardeo Division and more particularly described in the Schedule thereunder written which corresponds with the Schedule hereunder written and is hereinafter referred to as the "said property". The Builders indemnify the Tenant and keeps them indemnified towards any charge, claim, right made by any other person in respect of the development rights acquired by the Builders.



(ii) The Builders are desirous of developing the said property described in the Schedule hereunder written, by constructing thereon a multi-storeyed building/s after obtaining vacant possession of the various structures and tenements in the said property from the Tenants thereof by providing them alternative accommodation;



(iii) For the purposes of effectively developing the said property described in the Schedule hereunder written, it is necessary for the Builders to obtain vacant possession of the buildings/structures in the said property so as to demolish the old

X

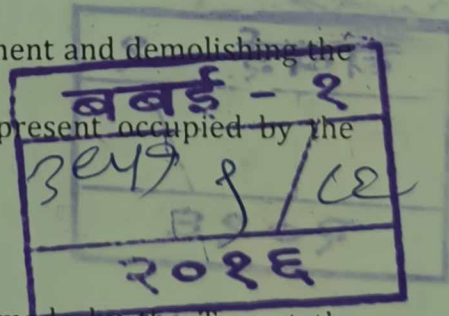
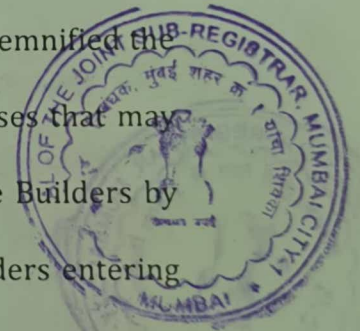
Signature

buildings/structures thereon and to put up a new multi storeyed building/s thereon;

(iv) The Tenant has represented that he is in exclusive use, occupation and possession of a residential premises bearing Room No. 45 admeasuring 37.06 sq. mtrs. total carpet area in 'A' Ghaswala Bldg in the property situate at Ghaswala Estate, Sane Guruji Marg, Arthur Road, Tardeo, Mumbai - 400 034 described in the Schedule hereunder written and the said tenanted room is hereinafter referred to as "the said premises".

(v) The Tenant has further represented that no other person or party has/have any right in the said premises of any nature whatsoever.

The Tenant hereby agrees to indemnify and keep indemnified the Builders against all claims, costs, charges and expenses that may be made against or occasioned to or suffered by the Builders by reason of the aforesaid representation and the Builders entering into this Agreement and providing permanent alternate accommodation as agreed in this Agreement and demolishing the said premise on the said property at present occupied by the Tenant.



(vi) Relying on the above representations made by the Tenant the Builders have requested the Tenant and the Tenant herein has agreed to give all required cooperation for the development of the said property and for the said purpose has given his consent and

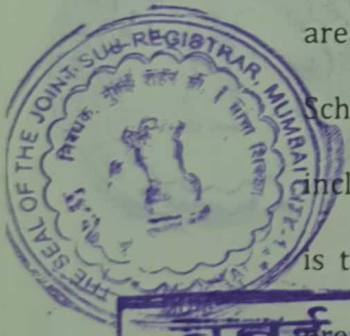
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has further agreed to hand over vacant possession of the said premises in the use and occupation of the Tenant to the Builders for demolition, in lieu of the Builders offering to the Tenant a residential premise admeasuring 527 sq feet carpet area including fungible area to be constructed on the said property described in the Schedule hereunder written free of costs on Ownership basis and on the terms and conditions hereinafter contained;

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

1. The Tenant hereby declares and confirms that he is the Tenant in respect of the premises bearing Room No. 45 on the 4th floor admeasuring about 37.06 sq. mtrs. equivalent to 398 sq. ft. carpet area in 'A' Ghaswalla Bldg in the said property described in the Schedule hereunder written at a monthly rent of **Rs. 218/-** inclusive of the permitted increases and taxes. The Tenant herein is the only person entitled to the rights in respect of the said premises and the same is in the exclusive possession of the Tenant and no other person has any right, title, interest of any nature whatsoever in respect of the same.



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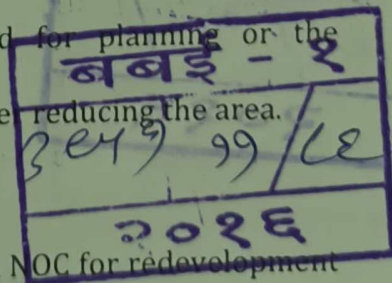
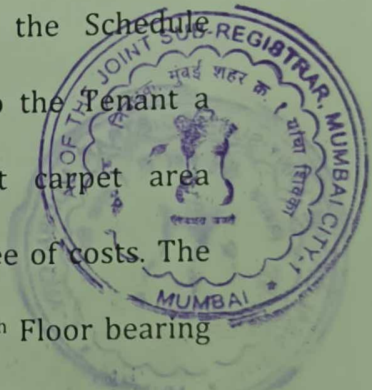
2. The Builders are desirous of developing the said property as per the plans as may be sanctioned by the Municipal Corporation of Greater Mumbai and the other Authorities and declare that it is

30/9/16
[Signature]

absolutely necessary to demolish the said existing structures standing on the said property more particularly described in the Schedule hereunder written presently occupied by the Tenant and other Tenants to reconstruct a new building/s and to finally transfer the new tenant building and appurtenant land to a Co-operative Housing Society or such of its nominees as may be permissible in law and Regulation 33(7) of D.C. Regulations, 1991.

3. In consideration of Tenant agreeing to hand over vacant and peaceful possession of the said premises in the exclusive possession of the Tenant to enable the Builders to develop the said property more particularly described in the Schedule hereunder written, the Builders agree to give to the Tenant a residential premise admeasuring 527 sq. feet carpet area including fungible area on "Ownership Basis" free of costs. The flat to be provided as stated above will be on 16th Floor bearing Flat No. 1604 of "AADITYA HEIGHTS" 'B' wing in terms of the Floor Plan hereto annexed, however the flat no. And floor may be subject to change as may be required for planning or the concerned authority without in any manner reducing the area.

4. The Builders having obtained the MHADA NOC for redevelopment have through their Architects put up their plans for construction of the new building to the Mumbai Municipal Corporation for sanction and have obtained the IOD from the Municipal

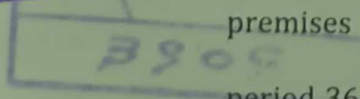
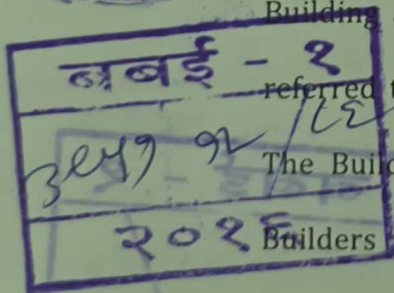
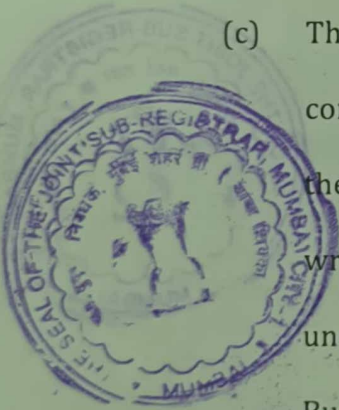


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Corporation of Greater Mumbai inspection whereof has been provided to the Tenant.

- (a) In view of the IOD being granted by the Planning Authority the Builders are required to demolish the premises occupied by the tenant to ensure the development of the property. The tenant accordingly has on or before execution hereof vacated and handed over the possession of the tenanted premises and in view of receipt of transit rent.
- (b) The Builders agree that the Tenant has cleared all the arrears in rent and/or repair cess up to date.

- (c) The Builders assure the Tenant that immediately after completion of the demolition of the structures standing on the said property described in the Schedule hereunder written as provided hereinabove, the Builders will undertake and start the work of construction of a New Building as mentioned above as per the sanctioned plans referred to above with good quality of building materials. The Builders also agree and assure the Tenant that the Builders will complete the construction of the said new premises to be provided to the Tenant within a maximum period 36 months from the date of issue of Commencement Certificate and the last Tenant having vacated their premises;

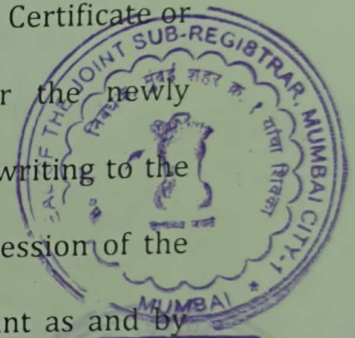


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(d) The Builders also agree and assure the Tenant that after completion of the construction of the new building for rehabilitation of Tenants they will apply for and obtain the necessary Part Occupation Certificate for the said new premises from the Municipal Corporation of Greater Mumbai i.e. within 36 months from the date of Commencement Certificate and the last Tenant vacating;

(e) The Builders will, after getting the Occupation Certificate or part Occupation Certificate from BMC, for the newly constructed premises, give 30 days notice in writing to the Tenant calling upon the Tenant to take possession of the new premises to be handed over to the tenant as and by way of Permanent Alternate Accommodation. Upon being put in possession of the Permanent Alternate Accommodation the tenant's rights in respect of the existing premises shall stand surrendered and if required by the Builder the Tenant shall execute such writing recording the surrender and extinguishment of tenancy rights in respect of the original premises and shall further execute, sign and deliver all papers, documents etc to become the member of the Co-operative Society that shall be formed by the Builder.



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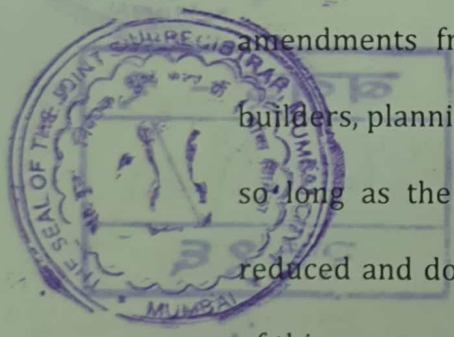
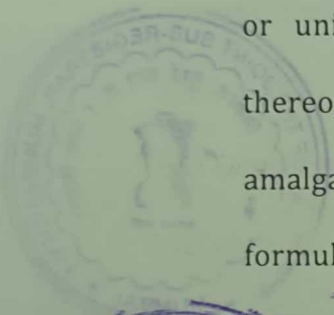
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5. The Tenant shall extend his co-operation to the Builders in developing the said property and shall, if required to do so, sign

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and execute at the cost of the Builders all such documents for completing the development of the said property. The Tenant shall not object to the development of the said property by the Builders or their nominees by amalgamation of the same with adjoining property and by consumption of additional F.S.I. available on the said property by constructing either additional storeys on the building proposed to be constructed for the Tenants or by constructing separate building consuming additional F.S.I. in the same plot or adjoining plot and selling flats or units therein and appropriating the entire consideration thereof. The Tenant accordingly hereby consents to the Builders amalgamating the said property with any adjoining property to formulate a composite redevelopment scheme and to the amendments from time to time of the building plans as the builders, planning authorities or planning constraints may require so long as the total area to be provided to the tenant is not reduced and does hereby authorize the Builder to furnish copies of this agreement to any authority with a view to place on record the tenants consent to the amendments and redevelopment if done as per law. The Builders will ensure that the rehabilitation building for the Tenants is constructed only in C.S. No.336 of Tardeo Division in the event of any proposed future amalgamation.

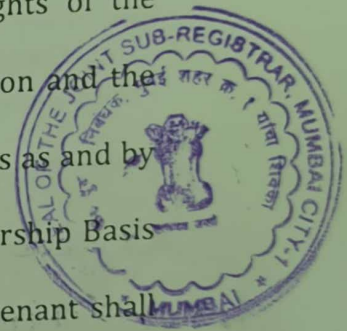


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BY A/C ६५२११३
[Signature]

6. It is agreed between the parties hereto that the Tenant shall join in with other Tenant Flat Holders of the units in the rehabilitation building proposed to be constructed by the Builders on the said property and shall form an Association of Tenant Flat Holders or a Co-operative Housing Society and obtain from the Owners a Conveyance or lease of the Tenants Building to be constructed in a portion of the property described in the Schedule hereunder written in favor of the Co-operative Housing Society comprising of the Tenant-Flat Holders of the premises in the proposed building to be constructed by the Builders. The tenancy rights of the Tenant shall continue during the period of construction and the same shall on the Tenant being provided new premises as and by way of permanent alternate accommodation on Ownership Basis stand extinguished and merged with the same. The Tenant shall continue paying the rent throughout the period of the construction without default.



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7. The Tenant shall from the time of being offered the possession of the new premise as and by way of Permanent Alternate Accommodation be liable to bear and pay his share of electric consumption charges, water charges, and other assessments and taxes and dues and other lawful dues including Society deposits of the new building either individually or through the proposed Society as the case may be.

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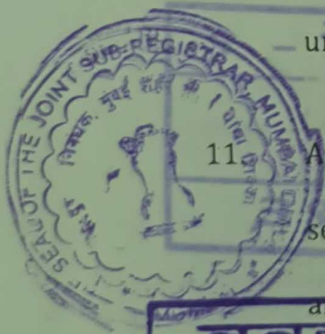
 BHAJE BHAJE
 [Signature]

8. The Tenant shall cooperate with the Builders and sign all papers and documents when required for the formation of the Co-operative Housing Society and shall pay to the Builders/ Society the membership fees as also the entrance fees as per law to become the member of such Society. The Builders shall form the Society and the Builders shall either form a single Society and/or two separate Societies as may be decided by the Builders.

9. Both parties agree that they shall abide by all rules, regulations, bye-laws of the Government, Municipal Corporation of Greater Mumbai and other authorities from time to time and also the Cooperative Society that may be formed.

10. The Tenant shall not make any claim in the property other than the tenement/premises agreed to be given to the Tenant on ownership basis and shall only have such rights as are given under this Agreement.

11. Any letter, notice, intimation or communication required to be served upon the tenant shall be deemed to have been duly served and delivered to the Tenant if the same is sent to the Tenant at the address mentioned below by Registered A D or courier or under Certificate of Posting



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Name :

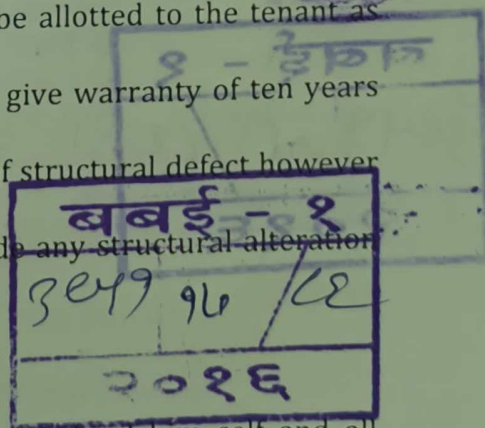
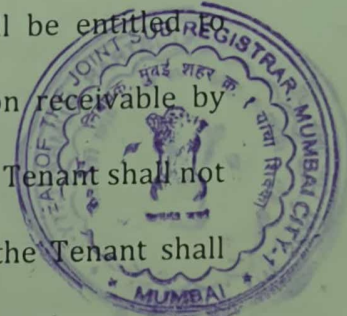
Poolesh Muchans name
mahalaxmi mahal Biddig
3rd Floor 31 Bubbhai Desai Road
mahalaxmi Compound M-26

[Signature]

30/11/16
[Signature]

Address:

12. The Builders shall be fully and absolutely entitled to construct building/s upon the said property and to consume the available FSI or such increased F.S.I. as may be available in future to the fullest extent. The rights of the Tenant shall be strictly restricted to the tenement herein that is to be allotted to the Tenant. The Builders shall at their own discretion without any interference or disturbance from the Tenant or any person or party claiming through the Tenant be entitled to develop the said property and thereafter dispose off the premises that shall be available at the result of the redevelopment. The Builders shall be entitled to receive and appropriate the entire consideration receivable by sale of the premises available to the Builders. The Tenant shall not make any claim to the same and the rights of the Tenant shall remain restricted to the premises to be allotted to the tenant as recorded herein. The Builders hereby give warranty of ten years to the new building against any kind of structural defect however subject to the Tenants not having made any structural alteration in the premises or building.

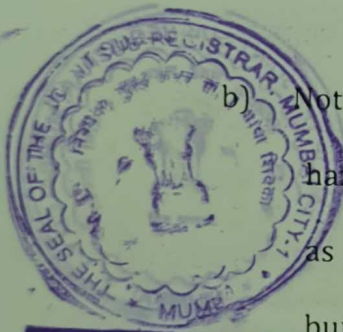


13. The Tenant for himself with intention to bind him self and all persons claiming through or under him does hereby covenant with the Builders as follows:

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a) To maintain the said New Premise at Tenant's own cost in good tenatable repair condition from the date of possession of the said New Premise is taken and shall not do or suffered to be done anything in or to the said New building in which the said New Premise is situated, which may be against the rules, regulations or Bye-laws of MCGM, and/or concerned local or any other authority or change/alter to make addition in or to the said building in which the said New Premise is situated and in the said New Premise itself by pulling down any walls, enclosing balconies or flower beds or otherwise whatsoever or any part thereof as may be applicable;



b) Not to store in the said New Premise any goods which are of hazardous, combustible or dangerous nature or so heavy so as to damage the structure and/or construction of the said building in which the said New Premise is situated or store any goods are objected to by MCGM or the concerned local or other authority and shall not carry or cause to be carried heavy packages on upper floors, which may damage the structure and/ or construction of the said building in which the said New Premise is situated and in case any damage is caused to the said building in which the said New Premise is situated or the said New Premise itself on account of

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By the Party
[Signature]

negligence or default of the Tenant in this behalf, the Tenant shall be liable for the costs and consequences of the breach and the damages.

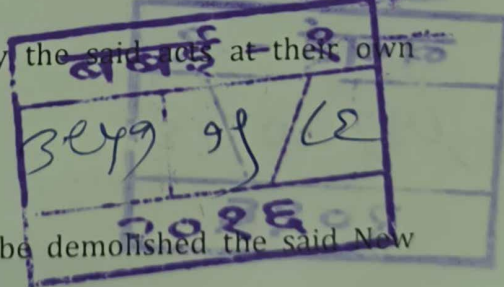
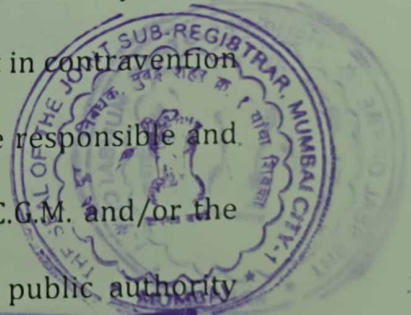
- c) To carry at his own cost, all internal repairs of the said New Premise and maintain the said New Premise in the same condition, state and order in which it was delivered by the Builders to the Tenant and shall not be do or suffer to be done anything in or to the said Building in which the said New Premise is situated or do any act contrary to the rules and regulations and bye-laws of the M.C.G.M. and/or concerned local authority or other public authority and in the event of the Tenant committing any act in contravention of the above provision the Tenant shall be responsible and liable for the consequences thereof to M.C.G.M. and/or the concerned local authority and/or other public authority and shall be liable to rectify the said ~~acts~~ at their own expense or costs.

- d) Not to demolish or cause to be demolished the said New Premise or any part thereof or at any time make or cause to be made any addition or alteration of whatever nature in or to the said New Premise or any part thereof nor any alteration in the elevation and outside colour scheme of the said building in which the said New Premise is situated and

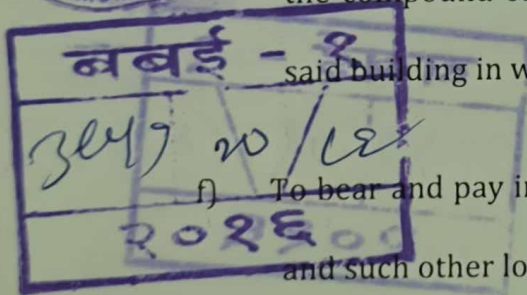
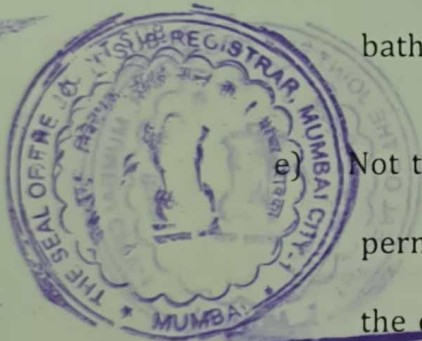
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shall keep the said New Premise, sewers, drains, pipes in the New Premise and appurtenances thereto in good tenantable repair and condition and in particular so as to support, shelter and protect the other parts of said building in which the said New Premise is situated and shall not chisel or any other manner do damage to columns, beams, wall, slabs or other structural features in the said New Premise and/or carry out any structural changes or renovation of the said New Premise without the prior written permission of the Builders and/ or the Society or Limited Company. The Tenant under no circumstances shall change or alter the location of the kitchen and bathroom/wash room in the new premises.



Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said New Premise in the compound or any portion of the said property and the said building in which the said New Premise is situate.

f) To bear and pay increase in Municipal Property, Assessment and such other local taxes, water charges, electricity charges and such other levies, if any, which are imposed by M.C.G.M. and /or the concerned local authority and/or Government and/or other public authority in respect of the New Premise

SA

Y. H. S. Desai
 P. M. M.

SANGHVI REALTY PVT LTD

POSSESSION LETTER

Date: 12TH June, 2024

To,
Paresh Maru
Room No 45, 4th Floor,
Building No A, Ghaswalla Estate,
Sane Guruji Marg, Tardeo , Mumbai -400 034

Dear Sir,

Re: Agreement for Permanent Alternate Accommodation Agreement Dated 6TH May, 2016 & Release Deed Dated 20th October, 2023 (herein referred to as the said Agreement) in respect of a Flat No.1604 on 16th Floor in "B" Wing of the building known as 'Aaditya Heights' being constructed on C.S. No. 336 of Tardeo Division situate at Sane Guruji Marg, Tardeo, Mumbai 400 034.

Between

SANGHVI REALTY PVT. LTD

.. THE DEVELOPERS

AND

PARESH MARU

. THE FLAT HOLDERS

We refer to the above and have to record that as the Building Completion Certificate of the building has been issued by the Municipal Corporation of Greater Mumbai, we do hereby hand over to you possession of **Flat No.1604** of the building known as "**AADITYA HEIGHTS**" "**B**" **Wing** agreed to be allotted by us to you under the above referred Agreement.

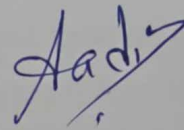
We record that we have complied with all the terms of the said Agreement and your accepting the possession is in further confirmation of

Paresh Maru

the same. You shall hereafter pay all the dues and maintenance in respect, of the premises that have been handed over to you on timely basis to the society/Developers and further comply with the bye laws and rules of the Society.

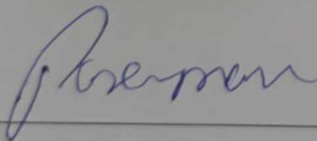
Kindly confirm receipt of possession which has been accepted by you after having satisfied yourself with all aspects in respect thereof and after your having inspected the Flat.

Yours truly,
For SANGHVI REALTY PVT LTD



Director

I /We confirm having inspected the Flat and all amenities therein and area thereof and that I/We am/are fully satisfied with the same and confirm having received possession.



Paresh Maru

SANGHVI REALTY PVT LTD

Date: 18.11.2024

To,
Mr Paresh Mulchand Maru,
Flat No. 1604, 16th Floor,
B-Wing, Aaditya Heights,
Sane Guruji Marg, Tardeo
Mumbai-400034.

Dear Sir,

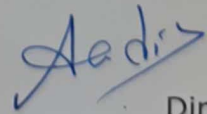
Sub: No Objection for sell and transfer of your residential flat No. 1604, 16th Floor, B-Wing, Aaditya Heights building situated at Sane Guruji Marg, Tardeo, Mumbai-400 034 in favour of Mr Jayantkumar Shivraj Purohit and Joshanadevi Jayantkumar Purohit.

Ref: Your letter dated 14.11.2024 requesting our NOC for sell and transfer of your flat in favour of Jayantkumar Shivraj Purohit and Joshanadevi Jayantkumar Purohit.

With reference to the above, we record that by your above referred letter dated 14.11.2024 you have requested us, as the Developers of the Aaditya Heights building, to give our NOC for transfer of your flat No. 1604, 16th Floor, B-Wing, Aaditya Heights building situated at Sane Guruji Marg, Tardeo, Mumbai-400 034 in favour of Jayantkumar Shivraj Purohit and Joshanadevi Jayantkumar Purohit.

Accordingly, we hereby give our No Objection for transfer of your above referred flat in favour of the said Jayantkumar Shivraj Purohit and Joshanadevi Jayantkumar Purohit, however without our any liability of any nature whatsoever towards any terms and conditions and consideration mutually agreed between you and the said Jayantkumar Shivraj Purohit and Joshanadevi Jayantkumar Purohit in respect of the said flat.

Yours faithfully,
For Sanghvi Realty Pvt. Ltd.

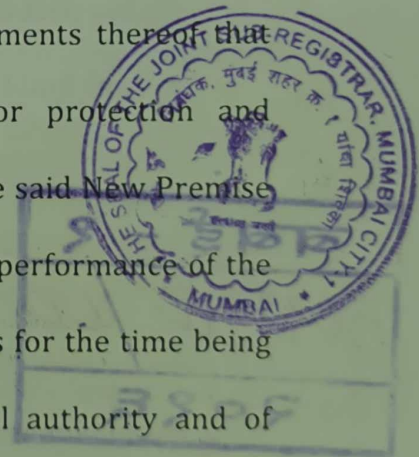
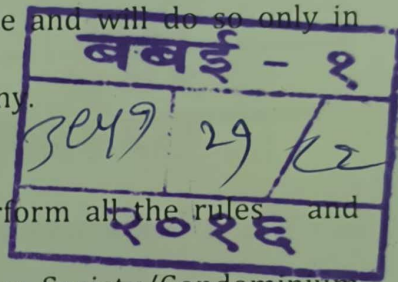


Director

or on account of change of user of the said New Premise by the Tenant.

g) The Tenant during the subsistence of this Agreement shall not let, sub-let transfer assign or part with their interest or benefit arising under this Agreement or part with possession of the said New Premise until the Tenant is put in possession of the New Premise and will do so only in terms of statutory restrictions, if any.

h) The Tenant shall observe and perform all the rules and regulations which the Co-Operative Society/Condominium or Limited Company of persons may adopt at its inception and the addition, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said New Premise therein and for the observance and the performance of the building rules, regulations and Bye-Laws for the time being of the M.C.G.M. and/or concerned local authority and of Government and other public authority. The Tenant shall also observe and perform all the stipulations and conditions as may be laid down by the Co-operative Society/Condominium or Limited Company regarding the occupation and use of the New Premise in the building and shall pay and contribute regularly and punctually towards



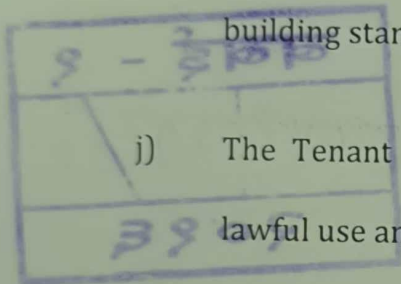
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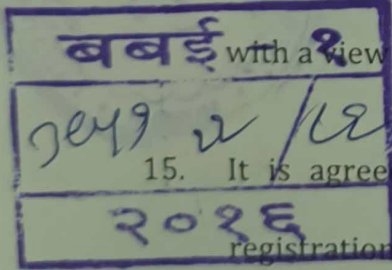
the various taxes, expenses and/or other outgoings in accordance with the terms of this agreement.

i) It is also agreed that after the Tenant is put in possession of the New Premise with Part/Full OC, they shall be liable to pay in proportionate to the area in his possession all the future taxes, levies, impositions outgoings, cess, maintenance charges, in respect of the said property or building standing thereon.



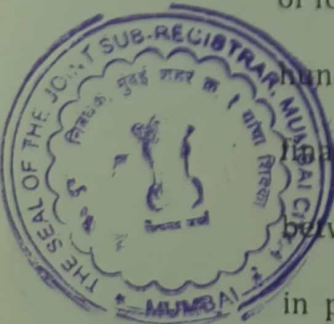
j) The Tenant shall use the said New Premise only for the lawful use and as permitted by law.

14. This Agreement is and shall be treated as an irrevocable consent on the part of the Tenant to the development of the said property by the Builders and the Builders shall be entitled to file and/or furnish copies of this Agreement before all Concerned Authorities with a view to record the Tenants' consent to the redevelopment.



15. It is agreed that the Builders shall pay the Stamp Duty and registration charges payable on this agreement only till the extent

of four hundred square feet and any duty on the area above four hundred square feet will be paid by the tenant. Any duty on legal/further alternate accommodation agreement if made between the Builders and Tenant at the time of putting the Tenant in possession of the New Premise. The Tenant will furnish all



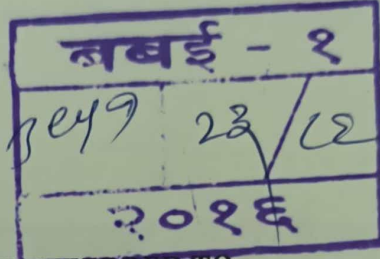
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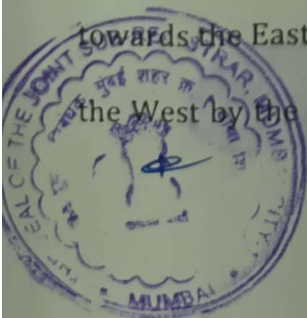
necessary proof and documents as may be required for adjudication and registration.

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



THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT the piece or parcel of vacant land formerly of Foras tenure but now redeemed from assessment and containing by admeasurement 431A sq. yards equivalent to 3,612.90 sq. mtrs. as per the Property Register Card and registered by the Collector of Land Revenue under Collector's Old Numbers 320, 320, 522, 523, 527 and 544 Collector's New Numbers 13839, 13842, 14031, 14032 and 14038, Old Survey Numbers 447, 448 and 449 and New Survey Nos. 3/3396, 3403 and 1 AB/3404 and Cadastral Survey No.336, Tardeo Division and assessed by the Municipality of Mumbai under Ward Nos.D-3876[1], [1A], [2], [5], [4], [5A], [5B], [5C] and [5D] Street Numbers 15-19 and all of which premises are situate at and on the Eastern side of Arthur Road in the City and Registration Sub-District of Mumbai and bounded on or towards the East by the property of Mumbai Municipality on or towards the West by the Arthur Road, On or towards the North by the property



बसन्त कृष्ण
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of Tribhuvandas Thakordas Jariwala and On or towards the South by the Property of Goragandhi [Hira Kunj Building].

SIGNED AND DELIVERED)

by the withinnamed "BUILDERS")

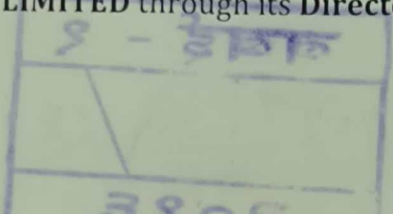
M/S. SANGHVI REALTY PRIVATE)

LIMITED through its Director)



for Sanghvi Realty Private Limited

Sanghvi
Director



SHRI. AATISH A. SANGHVI)

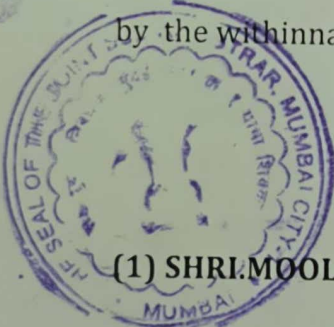
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Aatish

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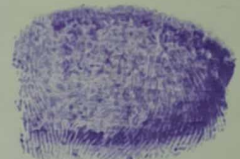
SIGNED AND DELIVERED)

by the withinnamed "TENANT")

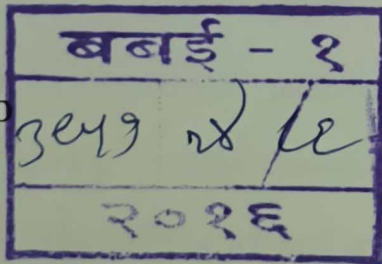


(1) SHRI MOOLCHAND MARU)

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AND

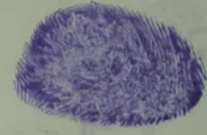


(2) SHRI PARESH MARU)

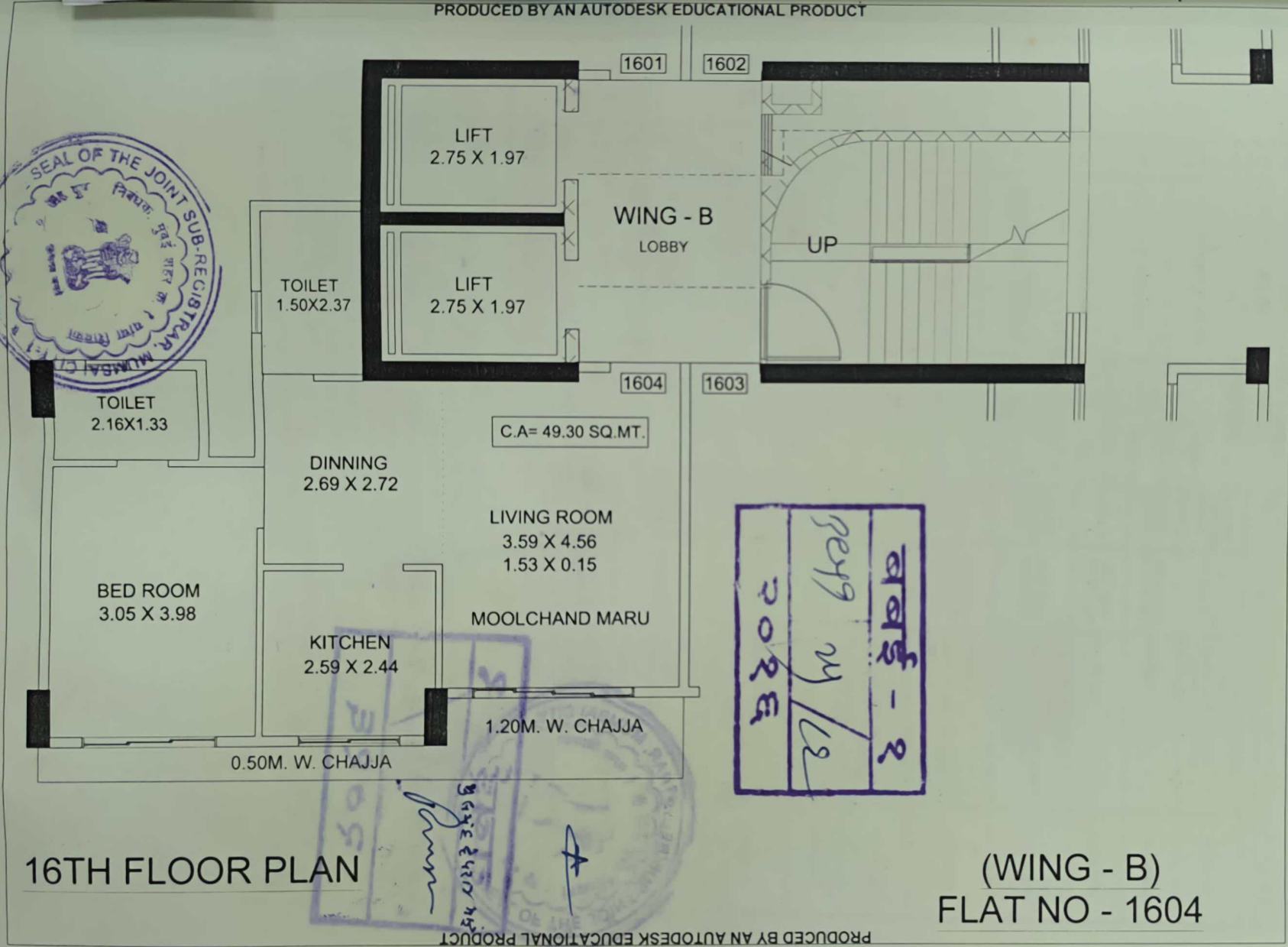
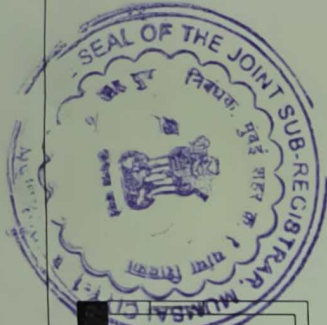
in the presence of ...)

Paresh

[Signature]



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16TH FLOOR PLAN

(WING - B)
FLAT NO - 1604

PROPOSED REDEVELOPMENT OF PROPERTY BEARING C.S. NO. 336 of Tardeo Division in 'D' Ward, 'A' B' Bldg., 493AA-493AAA, Arthur Road (Sane Guruji Marg), known as Ghawala Estate, Mumbai Center (W)

Bldg. No.- A-493AAA, Arthur Road, Cess No.- D-3876(1A) A/C No.D-11-0373-00-2

Bldg. No.- B-493AA, Arthur Road, Cess No.- D-3876(1) A/C No.D-11-0372-00-6

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19A	19B	19C	19D	20	21
FOURTH FLOOR																							
35	LATE RASILAGURI MEHTA	BHARATI P DOISHI	40(A)	41	R	26.67	5.36	—	32.03	31.04	6.23	—	37.27	Yes	Yes	Yes		NO.471921(FDI) DT.03.11.01 EB-22.06.91 EB-09.07.10	NO.0582463	VL-SR-NO.229 MTA/04/02/23/1346 DT.18.01.95	RR-31.12.90 RR-01.07.2011	1.PASSPORT DT.14.03.06 2.TEL DT.25.08.90 3.DEATH CERTIFICATE (RASILABEN) dt.24.10.08 4.AFFIDAVIT	ACCEPTED
36	MEENA DINESH PATEL	MEENA DINESH PATEL	40(A)	42	R	26.37	5.30	—	31.67	30.69	8.16	—	36.85	Yes	Yes	Yes		NO.471919(FDI) DT.20.03.69 EB-07.06.10 EB-07.11.03	NO.311892 DT.24.09.03	ISC/2113322 DT.14.05.10	RR-01.10.03 RR-01.07.2011	AFFIDAVIT	ACCEPTED
37	MANHARLAL B PAREKH	KANTA-PAREKH	40(A)	43	R	26.27	5.28	—	31.55	30.57	8.14	—	36.71	Yes	Yes	Yes		NO.471917(FDI) DT.07.01.69 EB-23.12.95 EB-13.05.10	NO.0582508 DT.02.05.08	VL-SR-NO.233	RR-11.12.97 RR-01.07.11	AFFIDAVIT	ACCEPTED
38	CHATURBHUJ D RATHOD	CHITRA-CHATURBHUJ RATHOD	40(A)	44	R	26.26	5.27	—	31.52	30.56	6.14	—	36.70	Yes	Yes	Yes		NO.471915(FDI) DT.06.01.69 EB-02.03.82 EB-14.06.10	No.582562 R.C YES	VL-SR-NO.235 MTA/04/02/23/1629 DT.29.03.95	RR-01.03.94 RR-01.07.11	1.PASSPORT DT.02.05.01 2.TEL DT.15.05.00 3.DEATH CERTIFICATE (PANDIT & LAXMIBAI) dt.05.02.87 4.DRIVING LICENSE DT.12.06.87	ACCEPTED
39	LATE BHAGWATI MOOLCHAND MARU	MOOLCHAND MARUPARESH MARU	40(A)	45	R	30.86	6.20	—	37.06	35.92	7.21	—	43.13	Yes	Yes	Yes	BUILDING NOT REPAIR	NO.471913 DT.19.01.70 EB-09.07.10	NO.392652 DT.30.12.89 NO.0582630 DT.28.11.03	VL-SR-NO.237 & 238 MTA/04/02/23/1832 DT.29.03.95 HL/0072994 DT.13.07.2007	RR-01.03.10 RR-01.05.95 RR-01.07.11	1.PANCARD 2.DEATH CERTIFICATE(BHAGWATI) dt.06.01.11	ACCEPTED
40	CHARU HASMUKH PATEL	CHARU HASMUKH PATEL	40(B)	46	R	29.57	5.94	—	32.51	34.42	6.91	—	41.33	Yes	Yes	Yes		NO.471911(FDI) DT.19.01.70 EB-07.05.10	NO.519999 DT.07.06.02	OLD TENANT NAME REFLECT ON S/no VL-SR-291 dt.1995	RR-31.03.2001 RR-01.07.2011	1.PASSPORT DT.09.01.08 2.TEL DT.23.07.02 3.TENANCY ALLOTMENT DT.18.10.99 4.SURRENDER LETTER DT.19.10.99	ACCEPTED
41	LATE JAYWANT B. GAWAD	WISHALA JAYWANT GAWAD / JAYWANT GAWAD	40(B)	47	R	26.24	5.27	—	31.51	30.54	6.13	—	36.67	Yes	Yes	Yes		NO.471909(FDI) DT.19.01.70 EB-20.02.90 EB-13.05.10	OLD NO.316774 DT.23.01.92 NO.258788	VL-SR-NO.296 MTA/04/02/23/1908 DT.29.03.95	RR-01.01.94 RR-01.07.2011	1.TEL DT.15.05.91 2.DEATH CERTIFICATE(JAYWANT) dt.27.09.04	ACCEPTED
42	KAMUK PATEL	KAMUK PATEL	40(B)	48	R	25.54	5.12	—	30.66	29.73	5.96	—	35.71	Yes	Yes	Yes		NO.471907(FDI) DT.04.07.73 EB-18.06.99 EB-13.08.10	—	OLD TENANT NAME REFLECT ON S/no VL-SR-251 dt.1995	RR-01.04.05 RR-01.07.11	1.TEL DT.01.04.97 2.PANCARD 3.TENANCY ALLOTMENT DT.17.02.97 4.SURRENDER LETTER DT.14.02.97 5.AFFIDAVIT	ACCEPTED
43	LATE INDIRABEN ACHARYA	INDIRABEN ACHARYA	40(B)	49	R	20.66	5.35	—	32.02	31.03	6.23	—	37.26	Yes	Yes	Yes		NO.471923(FDI) DT.19.01.70 EB-09.07.10	OLD NO.539052 DT.21.02.1997 NO.0582188 DT.03.06.2000	VL-SR-NO.303 MTA/04/02/23/1374 DT.18.01.95	RR-01.07.11	1.PASSPORT DT.06.09.07 (ASHUTOSH) 2.PANCARD 3.DEATH CERTIFICATE(INDIRA) dt.27.06.01 4.AFFIDAVIT DT.06.10.10	ACCEPTED
44	RASIK A. JHAVERI / RAKESH JHAVERI	RASIK A. JHAVERI / RAKESH JHAVERI	40(B)	50	R	27.88	5.60	—	33.48	32.45	6.62	—	38.87	Yes	Yes	Yes		NO.471925(FDI) DT.31.10.80 EB-02.08.78 EB-13.07.10	—	VL-SR-NO.305	RR-31.08.84 RR-01.07.11	1.PANCARD 2.GENERAL TOWER OF ATTRACTION DT.01.08.80	ACCEPTED
GRANT TOTAL						272.32	54.69		327.01	316.95	63.85		380.60										

GRANT TOTAL	1369.67	230.12	1599.79	1588.06	266.89	1854.97
-------------	---------	--------	---------	---------	--------	---------

BUILT UP AREA OF TENAMENTS	1588.06
COMMON BUILT UP AREA	266.89
TOTAL B.U.A.	1854.97

- Total Built-up area is verified and certified.
- The carpet area of each tenement and tenant/occupant are verified and certified on the basis of the document submitted by the occupant and physical verification of the site.
- This statement shall be read with this office letter No. EE/O-2/182/2012 dt. 18.11.12 along with plan.
- The irrevocable consents of the tenants who were present on site are verified.
- Carpet area of Balcony not consider in total carpet area & Built up area.

OWNER/DEVELOPER

M/S. B.R. CONSULTANT ARCHITECT/LICENCED SURVEYOR

Dy. Engineer D-2 Divn. MBR&R Board Mumbai

Executive Engineer D-2 Divn. MBR&R Board

Dy. Chief Engineer Zone II, MBR&R Board Mumbai

2019/12/12
2018

2019/12/12
Please read this list with this office letter No. 1238 dt. 22.5.2012

Dy. Chief Engineer (Zone-II) Mumbai Building Repair & Reconstruction Board, Mumbai.

बबई - १	
२०१६	

घोषणापत्र

मी.....चिराग रमेश कोठारी.....याद्वारे घोषित करतो कि
दुय्यम निबंधकमुंबई - १.....यांचे कार्यालयात...प्रचरिणी जंभिया
या शिर्षकाचा दस्त नांदणीसाठी सादर करण्यात आला आहे. श्री आविष अ.
.....संघात.....व इ. यानी दि. ३/२/१६.....रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे
/ निष्पापित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध
असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे
आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी
पात्र राहीन याची मला जाणीव आहे.



बबई - १	
३९/१९	३९/१९
२०१६	

Chirag.k
कुलमुखत्यारपत्रधारकांचे नाव व सही

१ - इकाई	
३५०६	

WEDNESDAY, FEBRUARY 03, 2016

Wednesday, February 03, 2016

4:13 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 1220 दिनांक: 03/02/2016

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई-1-935-2016

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: ... मे संघवी रियल्टी प्रा ली तर्फे चेअरमन अशोक जेठमल संघवी

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:32 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-१

बाजार मूल्य: रु. 1/-

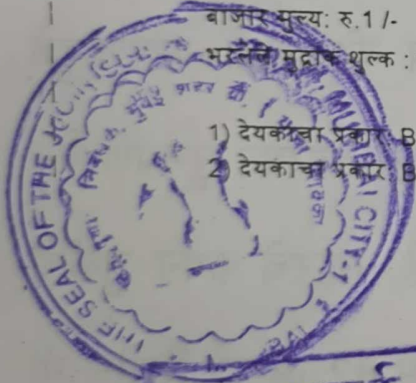
भट्टेबाई मद्रास शिल्क : रु. 500/-

मोबदला: रु. 1/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



बबई - १	
३५५९	३२/०२
२०१६	

१ - इकाई	
३५०६	





MAHARASHTRA

© 2015 ©

X 147246

द्वारा कार्यालय, मुंबई
क्र १.००००००९
1 JAN 2016
सिधकारी

बबई - १
०३५ १/१५
२०१६

POWER OF ATTORNEY.

श्रीमती उलका पाटील

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) ASHOK JETHMAL SANGHVI Chairman & (2) AATISH ASHOK SANGHVI, Director of SANGHVI REALTY PVT. LTD. having its Regd. Office at Office No. 1, 1st Floor, C - Wing, Purshottam Building, Tribhuvan Road, Mumbai - 400 004 (hereinafter referred to as 'the said Company'), send presents :

WHEREAS the said Company is carrying on business as Builders & Developers and undertaking various redevelopment projects in Mumbai.

AND WHEREAS in the course of their said business, the said Company is constructing the Building and selling the Flats/Shops/Units of the such Building/s and for that purpose the said Company is entering into Agreements for Sale with prospective purchasers;



बबई - १
३०५१ ३३/१२
२०१६



बबई - १
१११० ५९/११
२०१६

AND WHEREAS We as a Director of the Company are authorized to sign Agreements for Sale of Flats/Shops/Units;

बबई - २
३०४ / ३५ / ०२
२०१६

AND WHEREAS the said Agreements for sale of Flats/Shops/Units are required to be registered with the Sub - Registrar of Assurances, Mumbai;

AND WHEREAS We are unable to attend the Office of Sub-Registrar of Assurances of Mumbai for admitting the execution of the said Agreements for Sale and in view thereof We are desirous of appointing the Attorney to act on our behalf in the manner hereinafter appearing;

बबई - २
१०० / ९ / ०२
२०१६

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, (1) ASHOK JETHMAL SANGHVI & (2) AATISH ASHOK SANGHVI a Director of the said

Company do hereby nominate, constitute and appoint MR. CHIRAG RAMESH KOTHARI of Mumbai, Indian inhabitants to be our true and lawful Attorney hereinafter referred to as 'the Said Attorney' to do all or any the following acts, deeds, matters and things that is to say our aforesaid Attorney shall exercise the following Powers:

1. To lodge various Agreements for Sale of Flats/Shops/Units that are/may be executed by us on behalf of the said Company with Sub - Registrar of Assurances at Mumbai and to admit execution thereof on our behalf.

बबई - २
२३५ / ३ / १५
२०१६

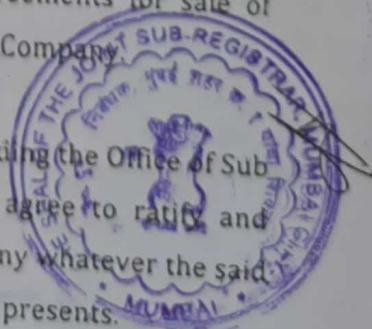
2. We do hereby specifically authorize the said Attorney to present for Registration and to admit execution thereof on our behalf in the capacity as Partner of the said Company, all the singular Agreements for sale of Flats/Shops/Units executed by us on behalf of the said Company.

3. The Power of Attorney is for limited purpose for attending the Office of Sub Registrar of Assurances only and We do hereby agree to ratify and confirm in our capacity as a Director of the said Company whatever the said Attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, We, (1) ASHOK JETHMAL SANGHVI & (2) AATISH ASHOK SANGHVI in our capacity as a Director of the said Company has caused our hand to be hereunto affixed the 18th day of January 2016. A

CS

A



SIGNED SEALED AND DELIVERED)

By the within named)

(1) ASHOK JETHMAL SANGHVI)

(2) AATISH ASHOK SANGHVI)

a Director of the Company)

M/s. SANGHVI REALTY PVT. LTD.)

In the presence of)

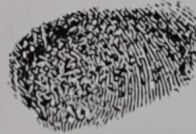
For Sanghvi Realty Private Limited)

Chairman)

For Sanghvi Realty Private Limited)

Director)

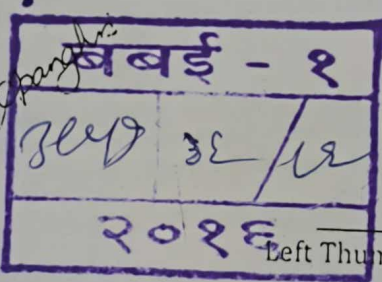
(1) ASHOK JETHMAL SANGHVI



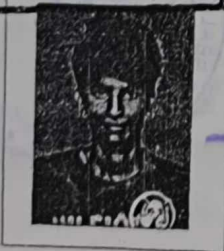
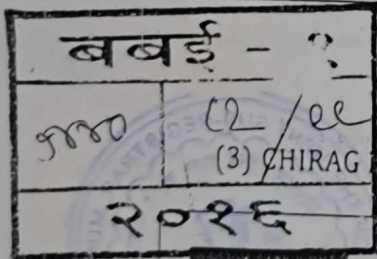
Left Thumb Impression



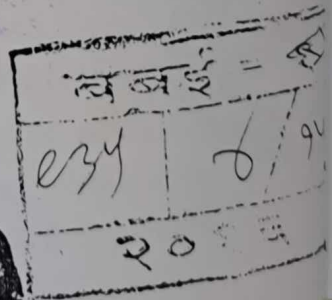
AATISH ASHOK SANGHVI



Left Thumb Impression



Chirag.k



Left Thumb Impression

Witnesses

(1)

Mukesh Jain

(2)

Y.D. Limage

Bldg no. A

BRIHANMUMBAI MAHANAGR PALIKA

No. A.A.&C./D/1314/2010-11

14 JUN 2010

Asstt. Assessor & Collector
Assessment & Collection Deptt.,
4th Floor, 'D' Wing Municipal Officer
Wana Chowk, Arthur Road (W),
MUMBAI

To,
Sanghvi Realty Pvt.Ltd.
Office No.1, 1st floor,
Purshottam Bldg.C-Wing,
Tribhuvan Road,
Mumbai : 400 004

Sub : Inspection extract in respect of the property bearing
D Ward No.3876(1A), Stt. No.493AAA Arthur Road

Ref : Your letter dated 02/06/2010 Misc. Receipt
passed under No.2010ACR01489087 dated 10/06/2010

Sir,
Certified true copy of Inspection Extract for the year 1995-96 in respect
of the above mentioned property is furnished below as desired by you.

Inspection Extract for the year : 1995-96

Ward No. : D-3876(1A)

A/c. No. : 11-0373-00-2

"House"

	<u>Rent</u>
	<u>Rs.Ps.</u>
<u>Gr. Floor :</u> Block No.1 let	62.40
Block No.2 let	96.45
Shop No.3-4 let (NR)	208.17
Shop No.5 let (NR)	88.17
<u>1 st floor :</u> Block No.6 let	96.06
Block No.7 let	67.59
Block No.8 let	86.06
Block No.9 let	67.59
Block No.10 let	67.59
<u>2nd floor :</u> Block No.11-12 let	135.18
Block No.13 let	67.59
Block No.14 let	67.59
Block No.15 let	67.59
<u>3rd floor :</u> Block No.16-17-18-Owner	258.18 E
Block No.19 let	96.06
Block No.20 let	67.65
<u>4th floor :</u> Block No.41 let	116.07
Block No.42 let	105.38
Block No.43 let	105.38
Block No.44 let	110.38
Block No.45 let	106.07
	<u>2143.20</u>

बबई - १
२५७ ३९ / १२
२०१६



बबई एकाई ५१२ *Ram*

The Brihan Mumbai Electric Supply & Transport Undertaking
(OF THE BRIHAN MUMBAI MAHANAGARPALIKA)

TELEPHONE : (022) 22856262
FAX : (022) 22851244
TELEX : 1185755 BEST IN
TELEGRAM : BEST, MUMBAI-400 001.

CUSTOMER CARE E WARD

BEST BHAVAN,
BEST MARG,
POST BOX NO. 192
MUMBAI - 400 001.

ADDRESS ALL COMMUNICATION BY TITLE
NOT BY NAME

OUR REF : _____

DATE : 12/08/2011

DECC(E/N)/OA (E/N)/Inst.No. 471913/5120360 /2011

To,
SMT BHAGVATI MULCHAND MARU
4TH FL FLAT 45 493, GHASWALLA BLDG
2, ARTHUR RD KACHRAPATTI 7 WB.

Sub: Issue of load certificate Installation No. 471913 - Account No. 750-138-101

Madam / Sir,

This has reference to your letter dated 12/08/2011 as desired by you, we furnish below the authorised connected load and desired information on the above installation, as per our records.

Meter No. : A813093

Purpose : Residential

Total Load : 2.00 K.W.

As per our CIS record first meter was installed for above premises as on 19/01/1970 and last name change is on 08/01/1986.

This Load Certificate is issued for the sanctioned load and may not be treated as proof for other purpose.

Thank you,
Yours truly,



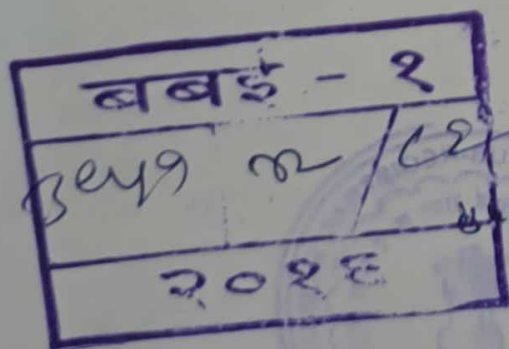
[Handwritten Signature]

Supdt. CCE

Superintendent Customer Care E WARD



CUSTOMER CARE (E-WARD)
Ancillary Building,
Floor Tilak Road Extn.,
Wadala, Mumbai - 400 031.





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम (बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, बेस्ट मार्ग, कुलाबा, मुंबई ४०० ००१.

प्रभाग कार्यालयाचा पत्ता :
विस्तारित इमारत, ४था मजला, आंबेडकर कॉलेज समोर,
वडाळा, मुंबई-४०००३१.

नाव : SMT BHAGVATI MULCHAND MARU
देयक : 4TH FL FLAT 45 493, GHASWALLA BLDG
पाठविण्याचा पत्ता : 2, ARTHUR RD KACHRAPATTI 7 WB.

पुस्तक पृष्ठ क्र. : 750
सायकल : 02
प्रभाग : E
विभाग : NORTH
ग्राहक प्रवर्ग : LT I
संधारणा क्र. : 0277811
यंत्रणा क्र. : 0471913
मंजूर भार : 2.00 KW
अनामत रक्कम जमा : Rs. 420.00

गा.क्र. : 750-138-10124
देयक महिना : Jun-2010
देय दिनांक : 09/07/2010
देय रक्कम : Rs. 931
देय दिनांक नंतर देय रक्कम : Rs. 950

* देय दिनांक फक्त चालू देयकाच्या रकमेवर ग्राह्य आहे.
** टाकवाकी असल्यास व्याज आकारते जाईल.

बाकी दाव्याचा तपशिल
दावा क्र. बाकी रक्कम किलंब आकार

विजेतदेयक वापरकर्त्या योजनेसाठी देण्यात येणारे असून त्याची वापर करणे कोणत्याही प्रकारच्या अटीच्या बाबतची कोणत्याही प्रकारची जबाबदारी ग्राहकाच्या मानण्यात येऊ शकते.

देयकाचा कालावधी : 03/05/2010 To 03/06/2010
देयक दिनांक : 14/06/2010
पुढील दिनांकापर्यंतची जमा रक्कम : 14/06/2010

मागील देयकाची रक्कम	मागिल रक्कम	चालू देयकाची रक्कम
Rs. 968.61	Rs. 969.00	Rs. 931.66

वीजपुरवठा खंडित झाल्यास : सुपारीभाग वितळतार कड, दूरध्वनी क्र २४११४२४२, २४१११२७०
दादर दोष निवारण कड, दूरध्वनी क्र २४११६६८३, २४१२२८८३, २४१४६६११

वीजदेयक तक्रार संबंधी : अंतर्गत गान्हाणे निवारण मंच, ग्राहक सेवा ई विभाग, बेस्ट उपक्रम, नवीन विस्तारित इमारत, ४था मजला, वडाळा डेपो, आंबेडकर कॉलेज समोर, वडाळा, मुंबई-४०००३१.
दूरध्वनी क्रमांक - २४१६१५०९, २४१६०३३७, विस्ता - ७४४५
ई-मेल - igrocceward@bestundertaking.com

ग्राहक गान्हाणे निवारण मंच : तक्रार, विस्तारित इमारत, अंबेडकर रोड, वडाळा, मुंबई - ४०००३१.
वीज पुरवठा वरील तक्रारी व्हाईटिंग प्रोन्व्हान करीत असून तक्रारीची प्रत ग्राहकाच्या घरात पाठविली जाईल. www.ogrbest.org.in ई-मेल - ogre@bestundertaking.com
E-mail of Ombudsman : mercandia@mercandia.org.in

हे वीजदेयके संगणकीकृत आहे



आकर्षक सूट
वीज देयकाचा भरणा
ईसीएस
द्वारे करा व
आकर्षक सूट मिळवा...
अधिक माहितीसाठी
संपर्क : २२७९९५५९

विलंब शुल्क भरणा केल्याबाबत
विलंब क्रमांक नं. मुद्रांक /२०१०/७१७/सी. आर. नं. १२८/एच-१ तागीय. २५-०१-२०१०.

- ऊर्जा बचतीची सुचना -

* सकाळी ११.०० ते दुपारी ४.०० या कालावधीत शक्यतो वॉटर पंपचा वापर टाळा. *

ग्राहकांच्या विद्युत उपकरणांची व वापराच्या कालावधीची माहिती जमा करण्याची योजना बेस्ट उपक्रमाने आखिली आहे. सदर माहितीचा उपयोग ऊर्जा बचतीचे पर्याय सूचविण्याकरिता केला जाईल. कृपया, अधिकृत प्रतिनिधीस योग्य ते सहकार्य अपेक्षित आहे.


विलंब ग्राहकास सुचना :
विलंबाचा भरणा 24-06-2010 पर्यंत केल्यास आपण तत्पर प्रदान रु. 7.79
सूट मिळवण्यास पात्र ठराल.

बबई - १
3049 83/LE
२०१६

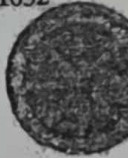

275291*25.06.2010*018*USE*1
7501381014*00000931.00*CEB
275291*25.06.2010*018*USE*1
7501381014*00000931.00*CEB

१ - इतर
३९०९

BIGMIE EGRWHI3


Election Commission of India
भारत निवडणूक आयोग
IDENTITY CARD

ओळखपत्र
MT/04/023/231632

Elector's Name: **Maru Mulchand**
मतदाराचे नांव **मारु मुलचंद**

Father's/Mother's/
Husband's Name: **Devraj**
वडील/आई/पतिचे नांव **देवराज**

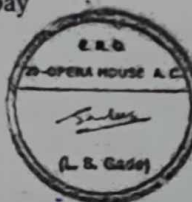
Sex **M** लिंग **पु**

Age as on 1.1.95 47
1.1.95 तेजी वय



Address / पत्ता
4-45.M.H.No.-493
New Ghaswala Bldg.-A
Sane Guruji Rd. Bombay

4-45.म्य.घ.नं-493
न्यु घासवाला बिल्डींग-ए
साने गुरुजी रोड मुंबई



(L. B. GADGE)

Electoral Registration Officer
मतदार नोंदणी अधिकारी

023 Opera House Assembly Constituency
023 ऑपेरा हाऊस विधानसभा मतदारसंघा कमीता

Place/ स्थळ **Bombay** मुंबई

Date/दिनांक **29/03/1995**

This card may be used as an identity card
under different Government Schemes
हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून
उपयोगात आणता येईल

बबई - ३

३५१९ ४६ / १२

२०१६

३६५६ ६०२१४ ५१२
Ram

बबई - ३

३५१९ ४६ / १२



भारत निवडणूक आयोग
Election Commission of India

ओळखपत्र
IDENTITY CARD

HLZ0872994



मतदाराचे नांव : परेश मुलचंद मारू
Elector's Name : Paresh Mulachand Maru
वडीलांचे नांव : मुलचंद मारू
Father's Name : Mulachand Maru
लिंग : पू Sex : M
1/1/2006 रोजी वय : 30
Age as on 1/1/2006

उत्प्रेषण क्र. 14219/113

[Handwritten Signature]



बबई - १	
३८५१	२५/८२
२०१६	



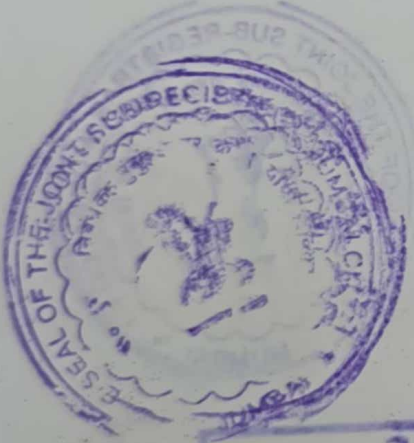
Election Commission of India
भारत निवडणूक आयोग
IDENTITY CARD

ओळखपत्र

MT/04/023/231238



Elector's Name: Maru Bhagwati
मतदाराचे नांव मारु भगवती
**Father's/Mother's/
Husband's Name** Mulachand
वडील/आई/पतिचे नांव मुलचंद
Sex F लिंग स्त्री
Age as on 1.1.95 45
1.1.95 रोजी वय



१ - ड्राफ्ट

बबई - १
3049
२०१६

Address / पत्ता

4-45.M.H.No.-493
New Ghaswala Bldg.-A
Sane Guruji Rd. Bombay

4-45.म्यु.घ.नं-493
न्यु घासवाला बिल्डींग-ए
साने गुरुजी रोड मुंबई



Electoral Registration Officer

मतदार नोंदणी अधिकारी
023 Opera House Assembly Constituency
023 ऑपेरा हाऊस विधानसभा मतदारसंघा कारिता

Place/ स्थळ Bombay मुंबई

Date/दिनांक 18/01/1995

This card may be used as an identity card
under different Government Schemes

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून
उपयोगात आणता येईल

१८/०१/१९९५

[Handwritten Signature]

अनुक्रमक
SB No.0582630

अर्ज क्रमांक २०८२६६६

नागरिकत्व भारतीय

कुटुंब प्रमुखाचे नाव भाऊ कुसुमबाई देवान
 वय ५६ संपूर्ण पत्ता ४६३, रॉ. बामनाला सिटी, कथा भागा,
कॅम्प नं. ९, लाडकू रस्त्या, इ. ३०२.

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु. ५७०० टाक्यापेक्षा कमी
 गॅस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव श्री. सिलिंडर प्लॅक / दोन
 ग्राहक क्रमांक / मिटर क्रमांक श्री. १०३
 गॅस वितरकाचे नाव व ठिकाण श्री. १०३

कुटुंब प्रमुखाची सही किंवा डाव्या X श्री. १०३
 हाताच्या आंगठ्याचा ठसा

युनिटांची संख्या	निरीक्षक / शिधावाटप
श्री. ०	दिल्याची तारीख
श्री. ०	निरीक्षक / पुरवठा अधिकार्याची सही
श्री. ०	निरीक्षक / पुरवठा अधिकार्याची सही
श्री. ०	निरीक्षक / पुरवठा अधिकार्याची सही
श्री. ०	निरीक्षक / पुरवठा अधिकार्याची सही

श्री. १०३
 सिलिंडर प्लॅक / दोन

पुरवठापरिचय / शिधापरिचय
 दिल्याची तारीख

निरीक्षक / पुरवठा अधिकार्याची सही

निरीक्षक, शिधावाटप, मुंबई

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार



३६०८
 २१/१२
 ३५९

जुना पुरवठा / शिधापरिचय क्रमांक ३०२६५३ दिनांक ०१/१२
 रालभावा / अ. शि. दुकान क्रमांक ३३११ संदर्भ क्रमांक ०१०२

पुरवठापरिचय / शिधापरिचयत समाविष्ट असलेली नावे

अनु-क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निरीक्षक / शिधावाटप अधिकार्याची सही
१.	कुसुमबाई देवान	५६	कन्या	
२.	बाबाजी कुसुमबाई	४६	पत्नी	
३.	श्री. कुसुमबाई	२६	कुसुमबाई	
४.	श्री. बाबाजी	५४	मा. भाऊ	
५.	श्री. बाबाजी	५४	मा. भाऊ	
६.	श्री. बाबाजी	५४	मा. भाऊ	
७.	श्री. बाबाजी	५४	मा. भाऊ	
८.	श्री. बाबाजी	५४	मा. भाऊ	
९.	श्री. बाबाजी	५४	मा. भाऊ	
१०.	श्री. बाबाजी	५४	मा. भाऊ	

शुल्क एक पत्रिकेस पाच रुपये, दुय्यम पत्रिकेस दहा रुपये.



३१/१२/०३
 ३१/१२/०३
 ३१/१२/०३

३१/१२/०३

11/11
1960

GAS CONSUMER

BB No 392652

सिद्धिदास
सर्वे

APNA BAZAR
BOMBAY. 14

किरारी

eu2
GB

सिद्धिदास (BP)

सर्वे
सर्वे
सर्वे

30.02.60
8/19/60

सर्वे

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सर्वे

सर्वे
सर्वे

GAS CONSUMER

G.B

सर्वे	सर्वे	सर्वे	सर्वे
सर्वे	सर्वे	सर्वे	सर्वे
सर्वे	सर्वे	सर्वे	सर्वे
सर्वे	सर्वे	सर्वे	सर्वे

सर्वे	सर्वे	सर्वे	सर्वे
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सर्वे
सर्वे

सर्वे - १
२०१६

सर्वे

सर्वे

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAAPM9255B



नाम / NAME
MULCHAND MARU

पिता का नाम / FATHER'S NAME
DEVRAJ MARU

जन्म तिथि / DATE OF BIRTH
29-04-1947

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

बुधवार ३ अप्रैल २०१६

बुधवार ३ अप्रैल २०१६

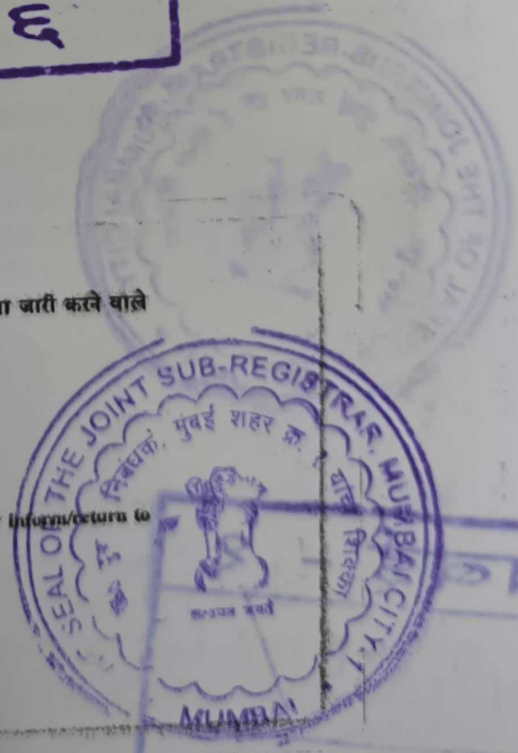
बबई - १

३०५१ ०९/०२

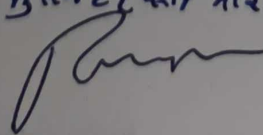
२०१६

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
 प्राधिकारी को सूचित / वापस कर दें
 आयकर निदेशक (प्रणाली)
 ए.आर.ए. सेंटर, भुवनेश्वर
 ई-२, इन्दौरवाला एक्सटेंशन
 नई दिल्ली - ११० ०५५

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Director of Income Tax (Systems)
 ARA Centre, Ground Floor
 E-2, Indrawala Extn.
 New Delhi - 110 055

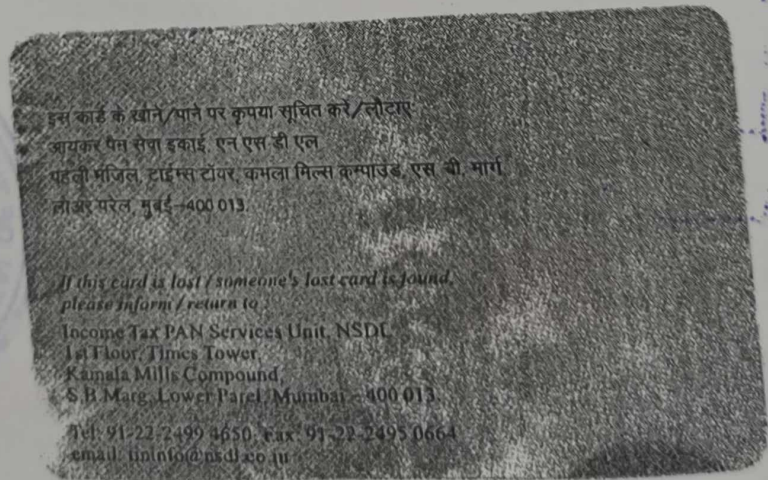
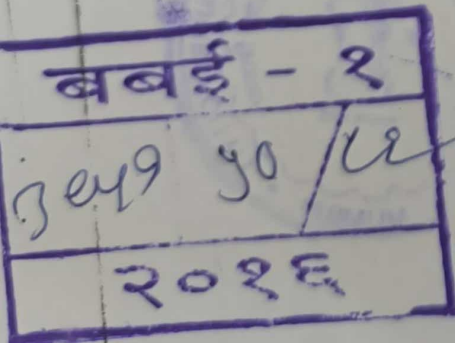
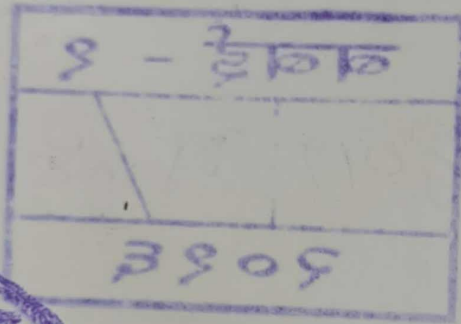


बुधवार ३ अप्रैल २०१६





Pareem



Pareem

३५१९ ५० / ५२



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER MUMBAI



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ मधील कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २०००चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की बृहन्मुंबई महानगरपालिका, तालुका Ward D, जिल्हा मुंबई, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे

This is to certify that the following information has been taken from the original record of death which is the register for Municipal Corporation of Greater Mumbai of Ward D of District Mumbai of Maharashtra State.

ताचे पूर्ण नाव /
Full Name of Deceased : SMT. BHAGWATI
MULCHAND MARU.

लिंग/
Sex : Female

मृत्यु दिनांक/
Date of Death : 05.01.2011

मृत्युचे ठिकाण/
Place of Death : MUMBAI

आईचे पूर्ण नाव/
Name of Mother : MRS. ...

वडिलांचे/पतीचे पूर्ण नाव/
Name of Father/ Husband : MR. MULCHAND
DEVRAJ MARU.

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता/
Address of deceased at the time of death:

मयत व्यक्तीचा कायमचा पत्ता/
Permanant Address of deceased :

NEW GHASWALA BLDG.,
45 A, 4TH FLOOR
TULSIWADI, TARDEO,
MUMBAI, 400034,
Maharashtra, India

NEW GHASWALA BLDG., 45 A, 4TH FLOOR,
TULSIWADI, TARDEO,
MUMBAI, 400034,
Maharashtra, India.

नोंदणी क्रमांक/
Registration No. : 741395018

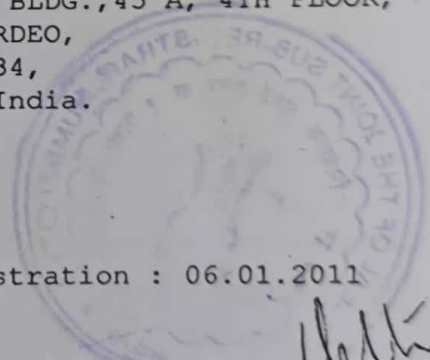
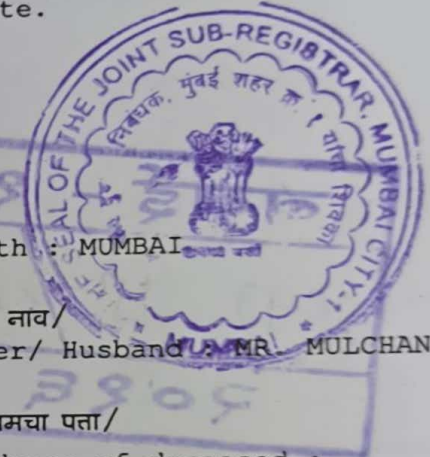
नोंदणी दिनांक/
Date of Registration : 06.01.2011

टीप/
Remarks (if any) :

निर्गमित करणा-या प्राधिका-याची सही/
Signature of the Issuing Authority :

प्रमाणपत्र दिल्याचा दिनांक/
Date of Issue : 11.01.2011

प्राधिका-याचा पत्ता /
Address of the issuing Authority :
Dr. CHETNA NITIL
M.B.S.T.D.P.H.
Ward D, Mumbai
Medical Officer of Health
Sub-Registrar 'D' Ward
Municipal Corporation of
Greater Mumbai



मृत्युचे जन्म आणि मृत्युची घटना नोंदवल्याची खात्री करा"

3646 11/1/11

[Handwritten Signature]

Joint Registrar's Office (Mumbai)
 Office No. 0731



Joint Registrar, No. 1
 1st Floor, 2nd and 3rd Floor

Flat No. 2

Laxmidas Bhagwanji Ghaswala & Others

Debtors/Flat No. 2

Flat No. 2, 1st Floor, 2nd and 3rd Floor

Flat No. 2, 1st Floor, 2nd and 3rd Floor
 at Ground/1st/2nd/3rd/4th floor in our estate, occupied by you.

Bill No. 1445

Arthur Road, Tardeo, Mumbai - 34

Ghaswalia Estate Bldg. No. 1

Laxmidas Bhagwanji Ghaswalia & Others

Tenant's Name: Laxmidas Bhagwanji Ghaswalia & Others

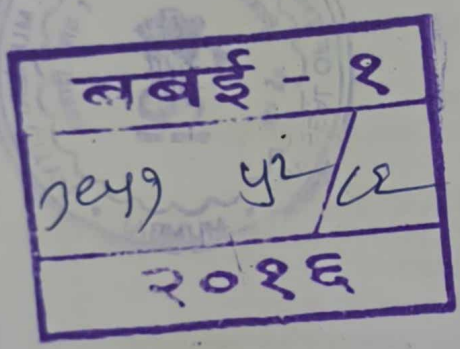
Monthly Rent Rs. 2071/- for the month of 2019

from 1/12/19 to 31/3/2019

at Ground/1st/2nd/3rd/4th floor in our estate, occupied by you.

Rs. P

Rent	11800
Imami Tax	200
Repair-Cess	2200
Water-Charges	6400
Total	20700



शु.	पैसा
८५	: ००
१	५५
१३	५०
२६	५५
१६	००
१५९	५०

Joint Registrar's Office
 Office No. 0731

WITHOUT PREJUDICE TO OUR RIGHTS

WITHOUT PREJUD. TO OUR RIGHT

Recd. By _____ Auth. Sign. _____

Handwritten signature and date



Bill No. 1609

Bldg. No. 1
493, Sane Guruji Marg,
Arthur Road, Tardeo,
Mumbai - 34.

Ghaswalla Estate Bldg. No. 1

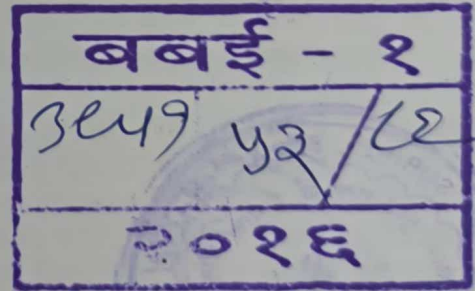
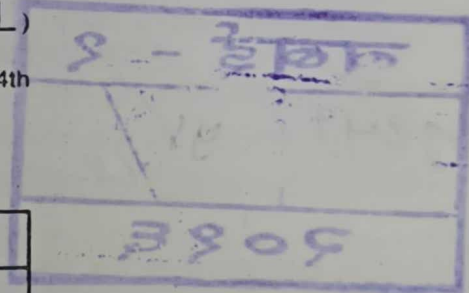
Laxmidas Bhagwanji Ghaswalla & Others

Tenant's Name BHAGWATI MULCHAND MARU

Monthly Rent Rs. 218/- for the month of
JULY 2011 (from 1-7-2011 to 31-7-2011)

for Flat/Office/Gala/Block No. 45 at Ground/1st/2nd/3rd/4th
floor in our estate, occupied by you.

	Rs.	P.
Rent	129	00
Imami Tax	2	00
Repair Cess	23	00
Prop. Tax	64	00
Water Charges		
Total	218	00



Recd. By _____ Auth. Sign. _____

WITHOUT PREJUDICE TO OUR RIGHT

उत्तरदाता

बबई - १	
३०५१	५४/१९
२०१६	

१ - ड्राफ्ट



Form 346
88

EB/7219/D/A

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

Ex Eng Bldg Proposal (City)-1,
New Municipal Building, C. S. No. 355B,
Chhatrapati Shivaji Maharaj Chowk, Vidyalankar Marg,
Opp. Harinarayan Mandir,
Salt Pan Road, Antophill, Wadala (East),
Mumbai - 400 037.

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

EB/7219/D/A..... 02 16 4 - 2015

No. E.B./CE/

BS/A	of 20	20
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MEMORANDUM
M/s. Sanghvi Realty Pvt. Ltd.
Office No. 1, 1st floor,
Purushottam Building, C Wing,
Tribhuvan Road, Mumbai 400 004.

Municipal Office,
Mumbai.....20

With reference to your Notice, letter No. 004643 dated 20.02.2014 and delivered on 17.04.2014 and the plans, Sections Specifications and Description and further particulars and details of your buildings at C.S. No.336 of Tardeo Division in 'D' Ward at Arthur Road, sane Guruji Marg, known as "Ghaswala Building" Mumbai, furnished to me under your letter, dated 20. I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended up to date, my disapproval by the following reasons:-

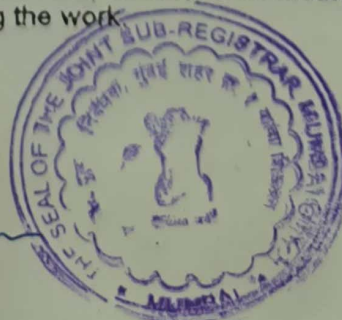
A) THAT THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE COMMENCEMENT OF THE WORK UPTO PLINTH LEVEL

1. That the commencement certificate under Section 4069(1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare a "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.

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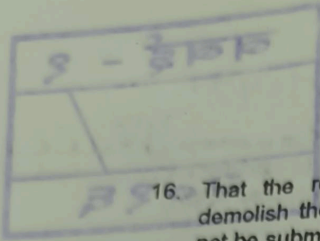
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5. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.
6. That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3)(ix)] will not be submitted by him.
7. That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant IS. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.
8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through A.E.(Survey)/ E.E.(T&C)/ E.E.(D.P.)/ D.I.L.R. before applying for C.C.
9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
10. That the Agreement with the existing tenant along with the plans will not be submitted before C.C.
11. That the Indemnity Bond, indemnifying the Corporation for damages, risks, accidents, to the occupiers and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.
12. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.
13. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
14. That All Dues Clearance Certificate from A.E.W.W. 'D' Ward shall not be submitted before issue of C.C.
15. That the premium/deposits as follows will not be paid -
 - a. Condonation of deficient open spaces.
 - b. Staircase / Lift area benefit.
 - c. Development charges as per M.R. & T.P. (Amendment) Act, 1992
 - d. Insecticide charges.
 - e. Payment of advance for providing treatment of construction site to prevent epidemic like dengue, malaria etc. to insecticide charges 'D' Ward.
 - f. Labour Welfare Cess
 - g. Additional Development Cess.
 - h. Layout scrutiny fee

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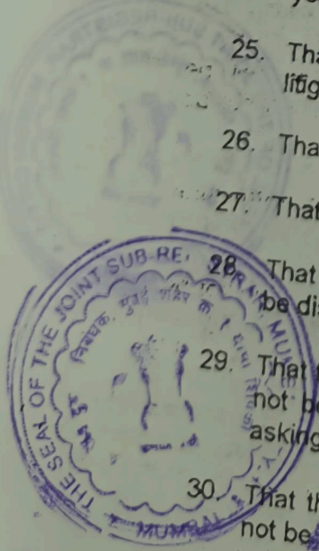
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16. That the registered undertaking in prescribed proforma agreement to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
17. That the work will not be carried out strictly as per approved plan and conformity with the D.C.Regulations in force.
18. That the N.O.C. from Tree authority shall not be submitted before asking for plinth C.C.
19. That the Registered Undertaking shall not be submitted for agreeing to pay the difference in premium paid and calculated as per revised rates.
20. That the Janata Insurance policy or policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will not be taken out and a copy of the same will not be submitted before asking C.C. to be renewed during the construction of work and owner / developer shall submit revalidated Janata Insurance Policy from time to time.
21. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
22. That the Fresh Tax Clearance Certificate from A.A. & C 'D' Ward shall not be submitted.
23. That the Regd. U/T against misuse of pocket terrace / part terrace / shall not be submitted.
24. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
25. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
26. That the remarks from H.E. Department shall not be submitted.
27. That the debris shall not be dumped on the Municipal ground only.
28. That the board displaying the details of development of the work shall not be displayed at site.
29. That the necessary remarks for training of nalla / construction of SWD shall not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
30. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
31. That the plot boundary shall not be got demarcated from C.S.L.R. and demarcation certificate shall not be submitted to this office.
32. That the copy of PAN card of the applicant shall not be submitted before C.C.

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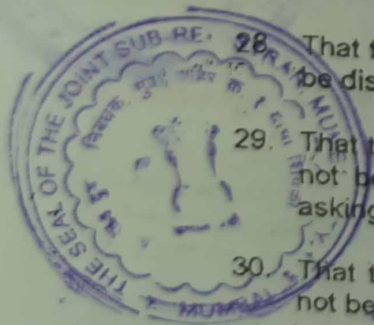
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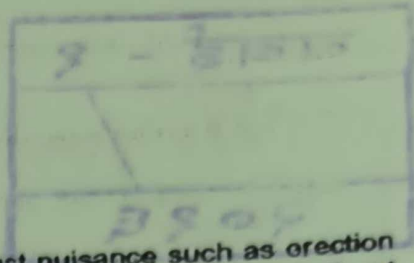
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21. That the N.O.C. from B.E.S.T. for sub station shall not be submitted.
22. That the fresh Tax Clearance Certificate from A.A. & C 'D' Ward shall not be submitted.
23. That the Regd. U/T against misuse of pocket terrace / part terrace / still shall not be submitted.
24. That the footpath in front of plot shall not be repaired / restored once in a year or before occupation whichever is earlier.
25. That the Indemnity Bond indemnifying M.C.G.M. against disputes, litigations, claims, arising out of ownership of plot shall not be submitted.
26. That the remarks from H.E. Department shall not be submitted.
27. That the debris shall not be dumped on the Municipal ground only.
28. That the board displaying the details of development of the work shall not be displayed at site.
29. That the necessary remarks for training of nalla / construction of SWD will not be obtained from Dy.Ch.Eng.(S.W.D.) City and Central Cell before asking for plinth C.C.
30. That the N.O.C. from Dy.Ch.E.(S.P.) P&D for proposed sewer line shall not be submitted before C.C.
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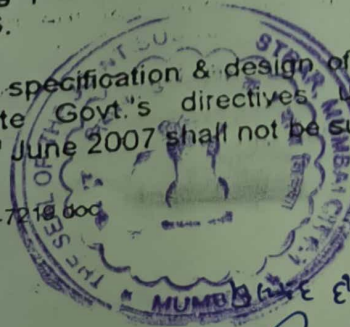


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- 33. That the precautionary measures to avoid dust nuisance such as erection of G.I. sheet screens at plot boundaries upto reasonable height shall not be provided before demolition of existing structures at site.
- 34. That the fresh P.R. Card in the name of owner shall not be submitted before C.C.
- 35. That the construction activity for work of necessary piling shall not be carried out by employing modern techniques such as rotary, drilling, micropiling etc. instead of conventional jack and hammer to avoid nuisance damage to adjoining buildings.
- 36. That the N.O.C. from MHADA shall not be submitted before C.C.
- 37. That Regd. U/T for minimum Nuisance during construction activity shall not be submitted before C.C.
- 38. That the work shall not be carried out between 7.00 A.M. to 7.00 P.M. only.
- 39. That the G.I. Sheet screens at plot boundaries upto adequate height to avoid dust nuisance shall not be provided before demolition of existing building.
- 40. That the precautionary measures to avoid nuisance due to dust, such as providing G.I. Sheets at plot boundaries up to reasonable height shall not be taken.
- 41. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by Insecticide Officer for inspection of water-tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall be complied with.
- 42. No main beam in a R.C.C. framed structure shall not be less than 230 mm wide. The size of the columns shall also not be governed as per the applicable I.S. codes.
- 43. All the cantilevers (Projections) shall not be designed for five times the load as per IS Code 1993-2002 including the columns projecting beyond the terrace and carrying the overhead water storage tank, etc.
- 44. In R.C.C. framed structures, the external walls shall not be less than 230 mm if in brick masonry or 150 mm. autoclaved cellular concrete block excluding plaster thickness as circulated under No. CE/PD/11945/I of 2.2.2006.
- 45. That the specification & design of Rain Water Harvesting scheme as per the State Govt.'s directives No. LPB-4307/325/CR-124/2007/UD-11 dated 6th June 2007 shall not be submitted.

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46. That the requisition of clause No. 45 and 46 of D.C. Regn. 91 shall not be complied with and records of quality of work, verification of report shall not be kept on site till completion of work.
47. That the Regd. Undertaking shall not be submitted by the Owner Developer / Builder to sell the tenements / flats on carpet area basis only and to abide by the provisions of Maharashtra Ownership Flats (Regulation of the promotion of construction, sale management and transfer) Act (MOFA), amended up to date and the Indemnity Bond indemnifying the M.C.G.M. and its Officers from any legal complications arising due to MOFA will not be submitted.
48. That the registered Private Pest Control Agency for providing anti larval treatment at the construction site shall be appointed.
49. That all the conditions of M.H.A.D.A. N.O.C. shall not be submitted further C.C.
50. That all the conditions of E.E.(T.&C.) N.O.C. shall not be complied before plinth C.C.
51. That all the conditions of C.F.O. N.O.C. shall not be complied before plinth C.C.
52. That the services of Safety Officer to take care of all safeties during construction on construction site and around shall not be hired.
53. That the Third party insurance shall not be submitted.
54. That the Extra Water Charges & Extra Sewerage Charges shall not be paid.
55. That the M.O.E.F. N.O.C. shall not be submitted.
56. That the High Rise N.O.C. shall not be submitted.
57. That the receipt for the payment made to M.B.R. & R. Board towards expenditure incurred by the Bond towards repairs to te-said building shall not be submitted.
58. That no demolition of structures & no any work shall be undertake on site until M.O.E.F. clearance is submitted.
59. That the registered UT shall be submitted that the owner shall not have any objection if the neighbouring plot owner come for development with deficiency in open spaces.
60. That the registered UT shall be submitted that the condition shall be incorporated in the sale agreement with prospective buyers that the building under reference is constructed with open spaces deficiency.



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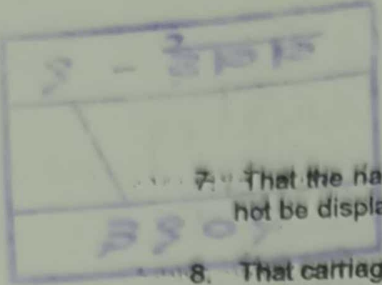
(B) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C. OF SUPER STRUCTURE :

1. That the plinth dimensions shall not be got checked from this office before asking for further C.C. beyond plinth.
2. That the Structural stability certificate through Regd. Structural Engineer regarding stability of constructed plinth shall not be submitted before asking for C.C. beyond plinth.
3. That the construction of road including storm water drain and footpath shall not be constructed.
4. That the compliance of necessary remarks for training of nalla / construction of SWD will not be submitted before granting full C.C. for the said building.
5. That the additional development cess shall not be paid before further C.C.
6. That every year before onset of the monsoon / revalidation of C.C. structural stability certificate of the work executed on site shall not be submitted by the appointed Registered Structural Engineer / Consultant, appointed by owner / occupier / society.
7. That all the structural members below the ground shall be designed considering the effect of chlorinated water, sulphur water, seepage water, etc. and any other possible chemical effect and due care while constructing the same will be taken and completion certificate to that effect shall not be submitted before granting further C.C. beyond plinth.

(C) THE FOLLOWING GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE GRANTING O.C.C. TO ANY PART OF THE PROPOSED BUILDING :

1. That the separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. Tank, etc. for Maternity Home/Nursing Home, user will not be provided and the drainage system or the residential part of the building will not be affected.
2. That some of the drains will not be laid internally with C.I. Pipes.
3. That the dust-bin will not be provided as per C.E.'s circular No.CE/9297/II of 26-6-1978.
4. That the surface drainage arrangement will not be made in consultation with E.E.(SWD) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.C.
5. That 10'-0" wide paved pathway upto staircase will not be provided.
6. That the surrounding open spaces, parking spaces and terrace will not be kept open and un-built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.

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- 7. That the name plate/Board showing Plot No., name of the building etc. will not be displayed at a prominent place.
- 8. That carriage entrance shall not be provided.
- 9. That the parking spaces shall not be provided as per D.C. Regulation No.36.
- 10. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
- 11. That the N.O.C. from Inspector of Lifts, P.W.D., Maharashtra, will not be obtained and submitted to this office.
- 12. That the Drainage completion certificate from (S.P.)(P&D)City for provision of Septic Tank/Soak pit will not be submitted.
- 13. That the Drainage completion Certificate from A.E.(B.P.) City for House drain will not be submitted & got accepted.
- 14. That every part of the building construction and more particularly overhead tank will not be provided as with the proper access for the staff of insecticide Officer with a provision of temporary but safe and stable ladder etc.
- 15. That final N.O.C. from MHADA/ C.F.O./ Tree Authority shall not be submitted before asking for occupation permission.
- 16. That the compliance of N.O.C. from H.E will not be made and certificate to that effect will not be submitted.
- 17. That the Fresh property card in the name of the owner shall not be submitted.
- 18. That the vermiculture bins for the disposal of wet waste as per design and specifications of organization or companies specialized in this field as per list furnished by Solid waste Management of M.C.G.M. shall not be provided.
- 19. That the installation of Rain Water Harvesting scheme as per the State Govt.'s directives U/No. TPB-4307/396/CR-124/2007/UD-11 dated 6th June 2007 shall not be provided before applying for occupation permission.
- 20. That the additional development cess shall not be paid before O.C.
- 21. That the following documents shall not be compiled, preserved and handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within a period of 90 days after granting occupation certificate by M.C.G.M.
 - (a) Ownership documents;
 - (b) Copies of I.O.D., C.C., subsequent amendments, O.C.C., B.C.C. and corresponding canvass mounted plans.



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- (c) Copies of soil investigation reports.
 (d) R.C.C. details and canvass mounted structural drawings.
 (e) Structural Stability Certificate from Licensed Structural Engineer.
 (f) Structural Audit Reports.
 (g) All details of repairs carried out in the buildings.
 (h) Supervision certificate issued by the Licensed Site Supervisor.
 (i) Building Completion Certificate issued by Licensed Surveyor/ Architect.
 (j) NOC and completion certificate issued by the C.F.O.
 (k) Fire safety audit carried out as per the requirement of C.F.O.

22. The registered undertaking and indemnity bond shall not be submitted stating that the conditions mentioned at Sr.No.21 will be incorporated in the sale agreement and the same will be informed to the prospective society/ end user.

23. That the supervision certificate shall be submitted periodically i.e. every 3 months from the L.S. / Engineer / Structural Engineer / Supervisor or Architect as the case may be as per D.C.Reg.5(3)(ix) regarding satisfactory construction on site

(D) THE FOLLOWING CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.:

1. That certificate under Section 270-A of M.M.C. Act will not be obtained from H.E.'s Department regarding adequacy of water supply.

[Signature]
 16/11/15
 Executive Engineer
 Building Proposals (City)-I

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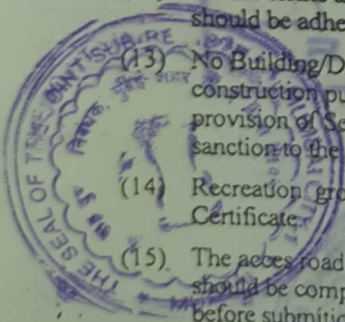
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NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction work and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffolding, bricks metal, sand preps debris, etc. should not be deposited over footpaths or public street by the owner, architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objection is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. _____ of _____ should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions sanctioned to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broken glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.

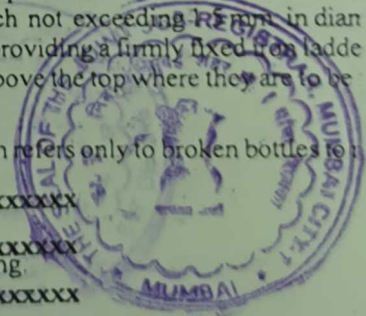


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- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing commissioner under Section 13 (h) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencement of the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following:-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number and area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail or alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before start the work so as not to contravene at any stage of construction, the Development control Rules regard open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from all sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water leakage consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 m.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screw highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shaped pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 2 mm in diameter. The cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder. The upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be attached and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles for the use of plane glass for coping over compound wall.
- (32) ~~(a) Louvers should be provided as required by Bye-law No. 5 (b).~~
~~(b) Louvers should be provided over Door and Window opening.~~
~~(c) The doors should be provided as required under Section 294-F (a).~~
~~(d) The inspection chamber should be provided inside and outside.~~
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.

3800



बबई - १
 3049 BY/12
 2023

[Signature]
 Executive Engineer, Building Proj
 Zones City-1 Ward.

3049 BY/12
[Signature]

बबई - १
२५१ ए/ए
२०१६



बबई - १
२०१६

Mahendra P. Bhatt

B Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF 2265 40 67
RESI 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023

Ref. _____

बबई - १	
३०५१	SL/CE
Date: 28 th February, 2014	
२०१६	

To,
M/S. SANGHVI REALTY PVT. LTD.

Re: Property bearing C.S. No. 336 of Tardeo Division situate at Arthur Road admeasuring 3612.90 sq. mtrs.

SMT. DULARI KIRAN GHASWALLA & ORS.

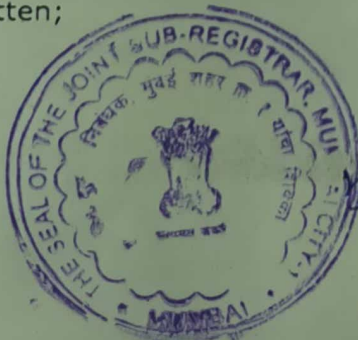
... OWNERS

M/S. SANGHVI REALTY PVT. LTD.

... DEVELOPERS

Under instructions of **M/S. SANGHVI REALTY PVT. LTD.**, I have investigated the title to the above captioned property more particularly described in the Schedule hereunder written and report as under:

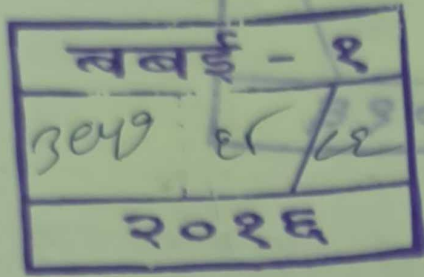
- (A) By an Indenture of Lease dated 20th December 1923, executed by Mervanjee Muncherjee Cama and others [therein referred to as "the Lessors"] and one Bhagvanji Ghelabhai and his son Laxmidas Bhagwanji [therein referred to as "the Lessees"], the said Lessors did thereby demise unto the Lessees a piece of vacant land, lying, being and situate at Arthur Road, bearing C.S.No.336, Tardeo Division, admeasuring 4,254 square yards [and more particularly described in the Schedule hereunder written] for the term of 999 years, on and from 01.08.1916, and at and for the rent and subject to and upon the terms, covenants and conditions therein contained [hereinafter referred to as "the said Indenture of Lease"].
- (B) The said Bhagvanji Ghelabhai Ghaswalla died at Mumbai on or about the 6th day of December 1924 leaving behind surviving him as his only heir and legal representative, his son the said Laxmidas Bhagwanji Ghaswalla;
- (C) By a Deed of Gift dated 11th September 1965 duly registered with the Sub-Registrar of Assurances at Bombay, the said Laxmidas Bhagwanji Ghaswalla did thereby gift unto Harikishan Laxmidas Ghaswalla as the 1st Donee therein and Gajendra Laxmidas Ghaswalla as the 2nd Donee therein an undivided equal 1/3rd share in the said property described in the Schedule hereunder written;
- (D) Accordingly the said Laxmidas Bhagwanji Ghaswalla, the said Harikishan Laxmidas Ghaswalla and Gajendra Laxmidas Ghaswalla each became entitled to an 1/3rd share, right, title, interest in the said leasehold piece and parcel of land described in the Schedule hereunder written;



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- (E) The said Laxmidas Bhagwanji Ghaswala died at Mumbai on the 14th day of January 1973 leaving behind his Last Will and Testament dated 23rd August 1971 whereby he bequeathed all his properties and estate including his one-third share in the leasehold property described in the Schedule hereunder written equally to his four grandsons Kiran, Kaushik, Mahesh and Jayesh in equal shares. Probate of the Last Will and Testament of the late Laxmidas Bhagwanji Ghaswala has been granted on the 23rd day of January 1976 to Harikishan Laxmidas Ghaswala and Gajendra Laxmidas Ghaswala;
- (F) The said Gajendra Laxmidas Ghaswala died on the 7th day of September, 1984 leaving behind as his only heirs and legal representatives, his widow Smt. Hansaben G. Ghaswala, his sons Mahesh G. Ghaswala, Jayesh G. Ghaswala and his married daughter Smt. Lata C. Mehta;
- (G) Shri. Harikishan Laxmidas Ghaswala died on 13th day of December, 1985 leaving behind as his only heirs and legal representatives, his widow Smt. Harilaxmi H. Ghaswala and his two sons Kiran H. Ghaswala and Kaushik H. Ghaswala.
- (H) Under a family arrangement arrived at between the said 1] Shri Kiran H. Ghaswala [2] Shri Mahesh G. Ghaswala [3] Shri Kaushik H. Ghaswala [4] Shri Jayesh G. Ghaswala [5] Smt. Harilaxmi H. Ghaswala And [6] Smt Hansaben G. Ghaswala And Smt. Lata Chinubhai Mehta, the said Smt. Lata Chinubhai Mehta has released and relinquished all her share, right, title, interest in the estate of Late Gajendra Laxmidas Ghaswala;
- (I) In the premises, 1] Shri Kiran H. Ghaswala [2] Shri Mahesh G. Ghaswala [3] Shri Kaushik H. Ghaswala [4] Shri Jayesh G. Ghaswala [5] Smt. Harilaxmi H. Ghaswala And [6] Smt Hansaben G. Ghaswala, became alone entitled to the under mentioned leasehold property bearing bearing C.S. No. 336 of Tardeo Division situate at Arthur Road admeasuring 3612.90 sq. mtrs. [hereinafter referred to as "the said property"] and more particularly described in Schedule hereunder written.
- (J)(i) In terms of the Covenant to sell the reversion as contained in the said Indenture of Lease under Clause 4[c], by an agreement dated 20th August 2007, [1] Shri Mancherji Jamshedji Cama, [2] Shri Ratan Kawas Lalkaka, [3] Shri Camaji Farokh Cama, [4] Shri Nekdad Farokh Cama, [5] Shri Burjor H. Antia And [6] Shri Adl Hirji Jehangir as the then Trustees of The M. F. Cama Athornan Institute and the M. M. Cama Education Fund, being a Public Charitable Trust, constituted under the Indenture of Settlement dated 30.03.1922 and registered under The Bombay Public Trusts Act, 1950, under No.C-710[BOM] dated 19.05.1953, as the Vendors therein agreed to sell to the said Kiran Harkisondas Ghaswala & Ors as the Purchasers therein



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Rum

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Mahendra P. Bhatt
B.Com., LL.B.
ADVOCATE HIGH COURT

बबई - १	
३०५९	३
०१६	

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

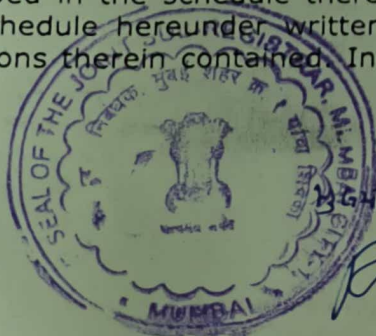
Date _____

all their reversionary right, title and interest in respect of the said property subject matter of Indenture and lease dated 20th December 1923 bearing Cadastral Survey No.336 of Tardeo Division and more particularly described in the schedule therein referred to and which corresponds with the Schedule hereunder written at or for the consideration of Rs.77,778/- (Rupees Seventy Seven Thousand Seven Hundred Seventy Eight Only) and on the terms and conditions therein contained.

(J)(ii) The said Kiran Ghaswala being one of the Successors in title of the Original Lessee died on 21st December 2008 leaving behind his wife Mrs. Dulari Kiran Ghaswala and his married daughters (1) Mrs. Hetal Nimesh Karanjawala and (2) Mrs. Alpa Hemang Mehta. According to his Last Will and Testament dated 16th February, 2007, the said late Kiran Ghaswala bequeathed all his estate to his Wife Mrs. Dulari Kiran Ghaswala. Probate of the said Will of Late Kiran Ghaswala has since been granted by the High Court of Judicature at Bombay in T&I Petition No. 347 of 2010.

(J)(iii) Pursuant to the said agreement dated 20th August 2007 the said Shri Mancherji Jamshedji Cama & Ors applied to and obtained from the Joint Charity Commissioner of Maharashtra State on 31st August, 2009 permission and sanction under provisions of Section 36 (1)(a) of the Bombay Public Trust Act 1950 to the sale of the said property described in the Schedule hereunder written bearing Cadastral Survey No.336 of Tardeo Division, in favour of the Purchasers being, [1] Shri Mahesh G. Ghaswala, [2] Shri Kaushik H. Ghaswala [3] Shri Jayesh G. Ghaswala [4] Smt. Harilaxmi H. Ghaswala And [5] Smt. Hansaben G. Ghaswala and Kiran H. Ghaswala (since deceased).

(J)(iv) Pursuant thereto, by an Indenture of Conveyance dated 25th February, 2010 duly registered with the Sub-Registrar of Assurances at Bombay under Sr. No BBI-3/4475 of 2010 and made between the said Shri Mancherji Jamshedji Cama & Ors as the present Trustees of The M. F. Cama Athornan Institute and the M. M. Cama Education Fund, being a Public Charitable Trust, constituted under an Indenture of Settlement dated 30.03.1922 and registered under The Bombay Public Trusts Act, 1950, under No.C-710[BOM] dated 19.05.1953 as the Vendors therein and the said [1] Shri Mahesh G. Ghaswala, [2] Shri Kaushik H. Ghaswala [3] Shri Jayesh G. Ghaswala [4] Smt. Harilaxmi H. Ghaswala And [5] Smt. Hansaben G. Ghaswala And [6] Mrs Dulari Kiran Ghaswala as the Purchasers therein and (1) Mrs. Hetal Nimesh Karanjawala And (2) Mrs. Alpa Hemang Mehta as the Confirming Party therein, the said Vendors did thereby sell transfer and convey unto the Purchasers therein being the Owners herein the said property bearing Cadastral Survey No.336 of Tardeo Division and more particularly described in the schedule thereunder written which corresponds with the Schedule hereunder written for the price and on the terms and conditions therein contained. In the premises in view of the purchase



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of the reversionary interest of the Lessors the said undermentioned property stands converted to Freehold.

- (K) By a Development Agreement dated 29th October, 2007 (read with Supplemental Agreements dated 13th September, 2010 made between the said Shri Kiran H. Ghaswalla & Ors as Owners therein and Smt. Lata Chinubhai Mehta as the Confirming Party therein and you M/S. Sanghvi Realty Pvt. Ltd. as Developers therein the said Owners have granted unto you Development-cum-Sale rights in respect of the said property more particularly described in the Schedule hereunder written.
- (L) The said Smt. Hansaben G. Ghaswalla died intestate leaving behind as her only heirs her sons Mahesh G. Ghaswalla and Jayesh G. Ghaswalla and daughter Smt. Lata Chiranjive Mehta. The said Lata Chiranjive Mehta by an Indenture of Release dated 25th October, 2007 registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE/3/2843/1 of 2007 released all the right, title, interest in the estate of her father late Gajendranath Laxmidas Ghaswalla including in the said property described in the schedule hereunder written (which share and interest of Late Gajendranath therefore stood held solely by Late Hansaben and Mahesh and Jayesh Ghaswalla).
- (M) The said HARILAXMI H. GHASWALLA died intestate leaving behind as her only heir and legal representative her Son Kaushik and the heir of her deceased Son Kiran. In view of the bequest by Late Kiran of his estate unto his wife Dulari, the share of Late Harilaxmi stands vested with her Son Kaushik and Durari wife of her deceased Son Kiran.
- (N) In the premises the said [1] SMT. DULARI KIRAN GHASWALLA, [2] SHRI MAHESH G. GHASWALLA, [3] SHRI KAUSHIK H. GHASWALLA and [4] SHRI JAYESH G. GHASWALLA are absolutely seized and possessed of property described in the Schedule hereunder written as Owners thereof and you M/S. SANGHVI REALTY PVT. LTD., by virtue of the Development Agreement dated 29th October, 2007 read with the Supplemental Agreements dated 13th September, 2010 have become entitled to the development cum sale rights in respect of the said property described in the Schedule hereunder written.
- (O) The said property described in Schedule hereunder written comprises of structures, premises wherein are in use and occupation of monthly tenants. The Property Register Card has remained to be mutated in the name of all the Owners herein.
- (P) I have perused search notes taken at the office of the Sub-Registrar of Assurances at Mumbai as well as the revenue record, title deeds, Property Register Card and Declaration on Title of the Owners and on the basis thereof and subject to what is stated herein am of the opinion and do hereby Certify that the OWNERS [1] SMT. DULARI KIRAN GHASWALLA & OTHERS have a clear marketable title free of

मुलादी २५२१५५

Pam

BH

Date _____

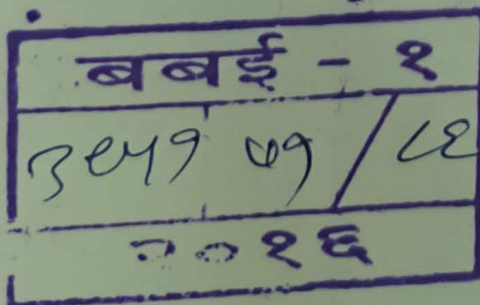
encumbrances and reasonable doubts to the undermentioned property and **M/S. SANGHVI REALTY PVT. LTD.**, by virtue of the Development Agreement dated 29th October, 2007 read with the Supplemental Agreements dated 13th September, 2010 are entitled to the development and sale rights in respect thereof.

- (Q) Accordingly, You **M/S. SANGHVI REALTY PVT. LTD.** as the appointed Developers of the property described in the Schedule hereunder written are accordingly entitled to develop the said property in accordance with the Development permissions as may be granted by the Concerned Authorities.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT the piece or parcel of vacant land formerly of Foras tenure but now redeemed from assessment and containing by admeasurement Four Thousand Two Hundred and Fifty Four Square Yards, equivalent to 3,556.52 Square Metres or thereabouts, as per the Indenture of Lease and 4321 sq. yards equivalent to 3612.90 sq.mtrs. as per the Property Register Card and registered by the Collector of Land Revenue under Collector's Old Numbers 320, 320, 522, 523, 527 and 544 Collector's New Numbers 13839, 13842, 14031, 14032 and 14038, Old Survey Numbers 447, 448 and 449 and New Survey Nos. 3/3396, 3403 and 1 AB/3404 and Cadastral Survey No.336, Tardeo Division and assessed by the Municipality of Mumbai under Ward Nos.D-3876[1], [1A], [2], [5], [4], [5A], [5B], [5C] and [5D] Street Numbers 15-19 and all of which premises are situate at and on the Eastern side of Arthur Road in the City and Registration Sub-District of Mumbai and bounded on or towards the East by the property of Mumbai Municipality on or towards the West by the Arthur Road, On or towards the North by the property of Tribhuvandas Thakordas Jariwala and On or towards the South by the Property of Goragandhi [Hira Kunj Building].

Dated this 28th day of February, 2014.



M. P. Bhatt
(Mahendra P. Bhatt)
Advocate

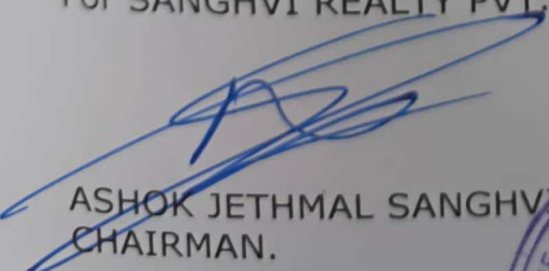
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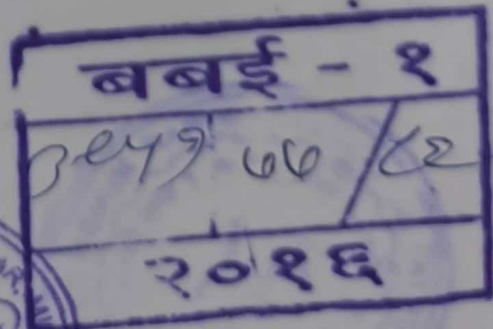
RESOLUTION

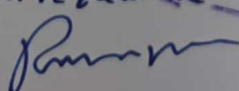
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF SANGHVI REALTY PVT. LTD. HELD ON 20TH APRIL 2016 AT THE OFFICE OF COMPANY AT OFFICE NO. 1, 1ST FLOOR, PURSHOTTAM BUILDING, C-WING, TRIBHUVAN ROAD, MUMBAI 400 004 AT 12.30 P.M.

Chairman of the meeting inform the board about the following that the Agreement for Alternate Accommodation has to be executed by our Company for our project at Aaditya Height, C.S. No. 336 Tardeo Division and for that power is required to sign the documents and Registered with Registrar of the Sub-Registrar of Mumbai of the discussion following resolution was passed Resolved that Aatish Ashok Sanghvi, Aaditya Ashok Sanghvi & Ashok Jethmal Sanghvi and/or Director/Authorised Signatory be joined severally be and are hereby authorize to executed and signed all the necessary document of Agreement etc. which are required on behalf of the company.

For SANGHVI REALTY PVT. LTD.


ASHOK JETHMAL SANGHVI
CHAIRMAN.







सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक

मुंबई शहर 3

दस्त क्रमांक : 2841/2007

नोदंणी :

Regn:63m

4/18/2016

2841/450

18/04/2016

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

गावाचे नाव : ताडदेव

(1) विलेखाचा प्रकार

करारनामा किंवा त्याचे अभिलेख किंवा करार सदापलेख

(2) मोबदला

रु.500000000.00

(3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकार आकारणी देतो की
पट्टेदार ते नमुद करावे)

रु. 30000.00

4) भू-मापन, पोटहिस्सा व
रक्रमांक(असल्यास)

पालिकेचे नाव:मुंबई मनपाइतर वर्णन :जमीन व बांधकाम , जमीनीचे क्षेत्र 4321 चौ यार्ड
म्हणजेच 3612.9 चौ मी , एडिजे नं एम 2874-07—ताडदेव डिव्हीजन , मुंबई येथील सी
एस नं 336 , घासवाला इस्टेट या भाडेकरूच्या ताब्यातील इमारतीसह .

5) क्षेत्रफळ

0.00 NA

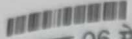
6) आकारणी किंवा जुडी देण्यात असेल
व्हा.

7) दस्तऐवज करून देणा-या/लिहून
णा-या पक्षकाराचे नाव किंवा दिवाणी
प्रत्येकाचा हुकुमनामा किंवा आदेश
सल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-किरण एच घासवाला -- वय:-56पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
7पिन कोड:-7पॅन नं:-
- 2): नाव:-महेश जी घासवाला -- वय:-56पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
कोड:-7पॅन नं:-
- 3): नाव:-कौशिक एच घासवाला -- वय:-53पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
7पिन कोड:-7पॅन नं:-
- 4): नाव:-जयेश जी घासवाला -- वय:-51पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
कोड:-7पॅन नं:-
- 5): नाव:-हरीलक्ष्मी एच घासवाला -- वय:-88पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
7पिन कोड:-7पॅन नं:-
- 6): नाव:-हंसाबेन जी घासवाला -- वय:-86पत्ता:-घासवाला टॉवर , पी जी सोलंकी पथ , मुं
7पिन कोड:-7पॅन नं:-
- 7): नाव:-लता चिरंजीवी मेहता -- वय:-58पत्ता:-एक्सप्रेस डेअरी बि , फर्जित हिल रोड , मुंपिन
कोड:-पॅन नं:-

दस्तऐवज करून घेणा-या पक्षकाराचे

- 8): नाव:-संघवी रिअल्टी प्रा लि तर्फे डायरेक्टर अशोक जे संघवी -- वय:-46पत्ता:-पुरुषोत्तम वि



शुक्रवार, 06 मे 2016 12:39 म.नं.

दस्त गोपवारा भाग-1

बबई 1

दस्त क्रमांक: 3951/2016

दस्त क्रमांक: बबई 1 /3951/2016

बाजार मूल्य: रु. 3,65,000/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु. 18,300/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. बबई 1 यांचे कार्यालयात

पावती: 4886

पावती दिनांक: 06/05/2016

अ. क्रं. 3951 वर दि. 06-05-2016

सादरकरणाराचे नाव: मूलचंद - मारु

रोजी 12:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 3700.00

दस्त हाताळणी फी

रु. 1720.00

पृष्ठांची संख्या: 86

४५४६६६२२७५३

दस्त हजर करणाऱ्याची सही:

एकुण: 5420.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: पर्यायी जागेचा करार

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

शिक्का क्रं. 1 06 / 05 / 2016 12 : 37 : 43 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 05 / 2016 12 : 39 : 08 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या एवढीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तऐवज योग्य प्रकारचा असतो, यशस्वी, सल्लागार व सौचित जोडलेल्या कागदपत्रांची सत्यता, संपूर्णता, सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कुवुलीदारक व संपूर्ण जबाबदार राहतील.

chirag.k

सिंहन देणारे:

लिहून देणारे:
४५४६६६२२७५३

DATED THIS ___ DAY OF APRIL, 2016

BETWEEN:

M/S. SANGHVI REALTY PVT. LTD.
... BUILDERS

AND

SHRI.MOOLCHAND MARU
AND
SHRI PARESH MARU
... TENANTS

Handwritten notes:
398 sq ft
527 sq ft
218/

AGREEMENT FOR ALLOTTMENT OF
RESIDENTIAL PERMANENT ALTERNATE
ACCOMMODATION:

610