

Receipt (pavti)

322/16839

Wednesday, November 09, 2022

11:51 AM

पावती

Original/Duplicate

वीवणी क्र. 398

Regn. 398A

पावती क्र.: 18984

दिनांक: 09/11/2022

पावतीचे नाव: सहार

दस्तऐवजाचा अनुक्रमांक: ववर1-16839-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मेहुल बाबूभाई भूटक

नोंदणी फी

₹. 30000.00

वस्तु हाताळणी फी

₹. 2400.00

पृष्ठांची संख्या: 120

एकूण:

₹. 32400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंवाजे
12:10 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, अर्थी क्र. २

बाजार मूल्य: ₹.9541457.55 /-

मोबदला ₹.12224000/-

भरलेले मुद्रांक शुल्क : ₹. 733500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0711202211416 दिनांक: 09/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0711202210248 दिनांक: 09/11/2022

बँकेचे नाव व पत्ता:

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

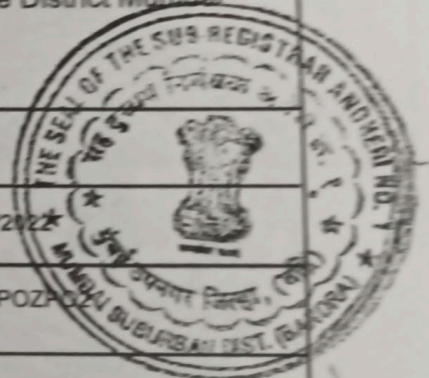
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010248089202223E दिनांक: 09/11/2022

बँकेचे नाव व पत्ता:

Mehul
REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 09/11/2022

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0711202210248	Date 07/11/2022
Received from SATRE INFRASTRUCTURE PRIVATE LIMITED, Mobile number 7036411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 07/11/2022
Bank CIN 10004152022110709328	REF No. 2797209040
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0711202211416	Date 07/11/2022
Received from SATRE INFRASTRUCTURE PRIVATE LIMITED, Mobile number 7039411234, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 07/11/2022
Bank CIN 10004152022110710361	REF No. IGAOPOZP02
This is computer generated receipt, hence no signature is required.	



Valuation ID

20221109807

मूल्यांकनाचे वर्ष 2022
 जिल्हा मुंबई(उपनगर)
 मूल्य विभाग 33-सहार (अंधेरी)
 उप मूल्य विभाग 33/1754भाग, सहार गावातील सर्व मिल्ककती
 सर्वे नंबर/न. भू क्रमांक इतर #

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	कार्यालय	दुकाने	औद्योगिक	सौज्यानुसारचे एकक
खुली जमीन	निवासी सदनिका	186470	202680	162150
74990	154430			चौरस मीटर

बांधीव क्षेत्राची घातहीती
 बांधकाम क्षेत्र (Built Up) 58.3 चौरस मीटर
 बांधकामाचे वर्गीकरण. उद्वहन सुविधा. 1-आर सी सी आहे
 रस्ता सन्मुख -
 Sale Type - First Sale
 Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ = 100% apply to rate= Rs.154430/-

घसा-पानुसार मिल्ककतीचा प्रति चौ. मीटर मूल्यदर
 = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-पानुसार टक्केवारी) + खुल्या जमिनीचा दर
 = (((154430-74990) * (100 / 100)) + 74990)
 = Rs.154430/-

A) मुख्य मिल्ककतीचे मूल्य
 = वरील प्रमाणे मूल्य दर * मिल्ककतीचे क्षेत्र
 = 154430 * 58.3
 = Rs.9003269/-
 E) बंदिस्त वाहन तळाचे क्षेत्र
 बंदिस्त वाहन तळाचे मूल्य
 = 13.94 चौरस मीटर
 = 13.94 * (154430 * 25/100)
 = Rs.538188.55/-

Applicable Rules = ,10,4,16

एकत्रित अंतिम मूल्य
 = मुख्य मिल्ककतीचे मूल्य + तळघराचे मूल्य + मेरिनाईन मजला क्षेत्र मूल्य + लगतच्या राखीचे मूल्य + वरील राखीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकणी + यंत्रिकल वाहन-तळक
 = A + B + C + D + E + F + G + H + I + J
 = 9003269 + 0 + 0 + 0 + 538188.55 + 0 + 0 + 0 + 0 + 0
 = Rs.9541457.55/-

Home Print



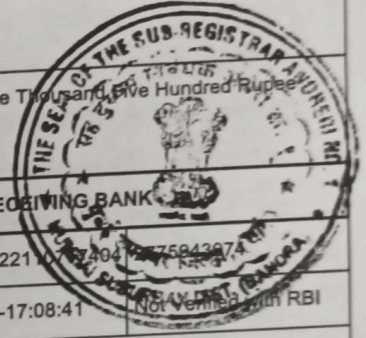
बंदर - १
 १६०३९ २ १२०
 २०२२



CHALLAN
MTR Form Number-6



IN	MH010248089202223E	BARCODE	Date 07/11/2022-17:07:11		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Mode of Payment	Stamp Duty		TAX ID / TAN (If Any)		
	Registration Fee		PAN No.(If Applicable)		
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name	MEHUL BABUBHAI BHUTAK AND OTHERS	
Location	MUMBAI		Flat/Block No.	FLAT NO. A-403, 4TH FLOOR, A WING,	
Year	2022-2023 One Time		Premises/Building	PERIYAR, SIPL SARIT	
Account Head Details		Amount In Rs.			
30045501	Stamp Duty	733500.00	Road/Street	J. B. NAGAR	
30063301	Registration Fee	30000.00	Area/Locality	ANDHERI EAST, MUMBAI	
			Town/City/District		
			PIN	4 0 0 0 5 9	
			Remarks (If Any)	SecondPartyName=SATRE INFRASTRUCTURE PRIVATE LIMITED-	
			Amount In	Seven Lakh Sixty Three Thousand Five Hundred Rupees	
			Words	s Only	
Total		7,63,500.00			
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332022107040475943974	
		Bank Date	RBI Date	07/11/2022-17:08:41	
		Bank-Branch	IDBI BANK		
		Scroll No. , Date	Not Verified with Scroll		
				Mobile No. :	7039411234



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
इस दस्तावेज केवल दुर्यम निबंधक कार्यालय में नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.

Mehul

Er. Anurag

4/12

जदर - 3
9839 3 920
2022

AGREEMENT FOR SALE

This AGREEMENT FOR SALE is entered and executed on this 03th day of November 2022, at Mumbai.

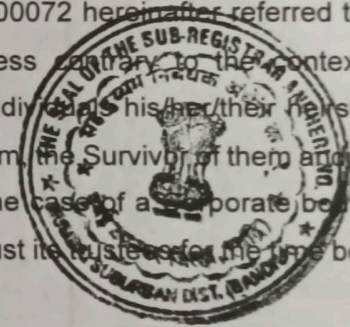
Mehul
Babubhai
9/12

BETWEEN

M/S. SATRE INFRASTRUCTURE PRIVATE LIMITED, a company registered under the Companies Act 1956 and having its registered office at Flat Nos.3 and 4, D-1, Vedant Complex, Vartak Nagar, Thane (West), Thane - 400606, hereinafter referred to as 'the Promoter' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its assign/s and successor/s) of the One Part:

AND

Mr.Mehul Babubhai Bhutak Age:-25 having (PAN No.CGLPB6143E) (AADHAR No.2200 9006 2580) and Mr.Babubhai Manjibhai Bhutak Age:-50 (PAN No.AEYPB8547D) (AADHAR No.6218 2846 6514) and Mrs.Waliben Babubhai Bhutak Age:- 48 (PAN No.BMGPB9490Q) (AADHAR No.7376 8462 4314) presently residing at Room no.1, New sate chawl no.1, Kajupada pipe line, near Shivaji Maidan, Kajupada, Kurla West Mumbai-400072 hereinafter referred to as 'The Purchaser/s' (which expression shall, unless contrary to the context or meaning thereof, mean and include in case of individual his/her/their heirs and legal representatives and in case of partnership firm, the Survivor of them and their respective heirs and legal representatives & in the case of a corporate body, its succession and assigns and in the case of the Trust its trustee for the time being) of the Second Part:



WHEREAS:

(A) A. H. Wadia Trust, ("the Trust"), a public charitable trust duly registered vide Serial No. E-470 (Mumbai), under The Maharashtra Public Trust Act, 1950 was seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 100, Hissa No. 2 (Part), corresponding to C.T.S. No.180/C, admeasuring 1076.20 Square Metres. situate at Village: Sahar, Taluka: Andheri, District: Mumbai Suburban, J.B. Nagar, Andheri East, Mumbai - 400 059 (hereinafter for the sake of brevity

2022-23
100
2033

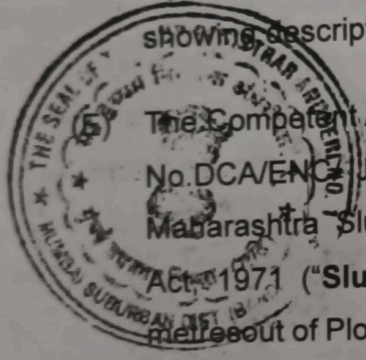
Mehul
Babubhai
9/12

be referred to as Plot A) and
Schedule;

(B) Krishna Shivaji Masurkar and Mrs. Satyabhama Shivaji Masurkar were seized and possessed of and otherwise well and sufficiently entitled to piece and parcel of land bearing Survey No.26, Hissa No.12, corresponding to C.T.S. No.163, 163/1 to 10, admeasuring about 1072.20 square meters or thereabout situate, lying and, being at Village: Sahar, Taluka: Andheri, District :- Mumbai Suburban at J.B. Nagar Andheri (East), Mumbai 400 059 (hereinafter referred to as **the Plot B**) and more particularly described secondly in the First Schedule hereunder mentioned;

(C) The Plot "A" and Plot "B" property were substantially occupied and encroached by various occupiers over a period of time.

(D) By an Indenture of Conveyance dated 10th November 1989, Krishna Shivaji Masurkar and Smt. Satyabhama Shivaji Masurkar conveyed and sold a part of the Plot B which was open land to J.K. Builders and Developers. The said Deed of Conveyance was lodged for Registration on 10th November 1989 under No.PBBJ/5052 of 1989; however, the Deed of Conveyance dated 10th November 1989 erroneously described the area at different places as 529 square yards, 529 squaremeters and/or 526 square meters etc. A plan showing description was also not annexed to the said Deed of Conveyance;



The Competent Authority issued a Notification dated 8th February 1996 under No.DCA/ENC/Janata Colony Tenant Association under Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("**Slum Act**") notifying area admeasuring about 959.9 square metres out of Plot A and CTS No.163(Part), admeasuring about 670.2 square metres and CTS No.163/1 to 10, admeasuring about 146 square metres as 'Slum' out of Plot B. The said Notification erroneously mentioned the CTS Number of Plot A as '180K' instead of '180C';

(F) By Deed of Conveyance dated 24th January 2008, M/s. J.K. Builders and Developers conveyed and sold a part of the Plot B to the M/s. Orbit Ventures

बदर & Company
9220
2 BDR-1/2011/2008

The portion of land was erroneously described as 526 square metres in the said Deed of Conveyance. The said Deed of Conveyance is registered with the office of the Sub- Registrar of Assurances at Serial No.
[Handwritten signatures]

(G) Neither the Orbit Ventures & Company herein nor their predecessor in title, had carried out any physical survey on site for determining the exact area of the property conveyed in their favour;

(H) The slum dwellers of Plot A and Plot B proposed a Janata Colony Co-operative Housing Society and decided to develop the Slum Area in accordance with the provisions of Slum Act read with the Development Control Regulations for Greater Mumbai 1991 ("DCR 1991") by appointing the Developer in accordance with the Scheme;

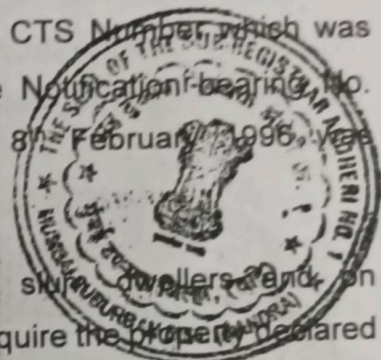
(I) By an Agreement dated 27th December 2009, the proposed society of slum dwellers, appointed the Promoter herein as their Developer. The slum dwellers also gave their individual consents in favour of the Promoter. The Promoter was also put in possession of the property declared as 'Slum' through the slum dwellers as their Developer;

(J) By a Corrigendum dated 2nd January 2012 issued by the Controller (Encroachment/ Removal), Greater Mumbai, the CTS Number, which was erroneously mentioned as CTS No.180K in the Notification bearing No. DC/ENC/Janata Colony Tenants Asso. dated 8th February 1996, was corrected and rectified to be read as CTS 180C;

(K) Pursuant to the proposal submitted by the slum dwellers and on recommendation of the Competent Authority to acquire the property declared as 'Slum', the State of Maharashtra issued a Notification dated 10th January 2012 bearing No. Busampa 2011/Pra.Ka.217/Zhopin-2 under Section 14 of the Slum Act, acquiring land bearing CTS No.180C, admeasuring about 868 square meters forming a part of part of Plot A and CTS No.163 admeasuring 654.50 square meters and CTS No.163/1to 163/10 admeasuring 146 square meters forming a part of the Plot B;

(L) Thus, a portion of land bearing CTS No.180 C admeasuring 868 square meters forming a part of Plot A and CTS No.163 admeasuring about 654.5 square meters and CTS No.163/1 to 10 admeasuring about 146 square meters forming a part of Plot B stood vested in the State Government in accordance with the Notification dated 10th January 2012;

(M) The Trust intended to sell the balance portion admeasuring about 208.20square metres forming a part of Plot A and issued Public



868	654.5	146
9638	868	146

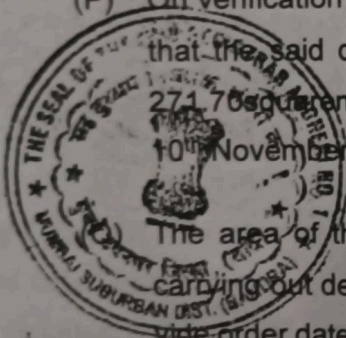
Water *Mehul* *Onkar* *9/12*

Advertisement dated 25th May 2016 inviting the offers for the sale thereof. The Promoter herein submitted their bid and offered to purchase the same;

(N) By Deed of Conveyance dated 3rd May 2017, the Trust conveyed, sold and transferred all its right, title and interest in respect of the property admeasuring about 208.20 Square Metres forming part of Plot A to the Promoter. The said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Andheri-4 under Serial No.BDR-15/2838/2017 on 11th May 2017. The land admeasuring about 208.20 Square Meters is thereafter, mutated in favour of the Promoter and the Promoter's name is duly entered in the Property Register Card of C.T.S. No.180/C to the extent of 208.20 Square Metres as Owner thereof;

(O) The Promoters herein negotiated with Orbit Venture & Company to purchase part of Plot B. The Orbit Venture & Company and the Promoter carried out actual survey of the open plot of said Plot "B" and also verified their physical conditions. The Orbit Ventures & Co. and the Promoters compared the same with the City Survey Plans, the acquisition plan and the plan prepared by the Slum Authorities while declaring the slum area. The said plans were compared with the description of the property as contained in Conveyances dated 10th November 1989 and 24th January 2008;

(P) On verification it was noticed by the Orbit Ventures & Co. and the Promoter that the said open plot being a portion of Plot B admeasures only about 271.70 square metres and the references in the Deed of Conveyance dated 10th November 1989 and 24th January 2008 were erroneous.



The area of the part of the Plot B was verified by City survey officer by carrying out demarcation and measurement survey on site and the authority vide order dated 20th May 2017 has confirmed area of open plot being portion of Plot Bas that being 271.70squaremetres;

(R) By Deed of Conveyance Dated 28th November 2017, the Orbit Ventures & Company, conveyed, sold and transferred all their right, title and interest in respect of the land admeasuring 271.70 square metres from CTS No.163, forming part of Plot B to the Promoter. The said Deed of conveyance is registered with Joint Sub-Registrar of Assurances at Andheri II under serial No.BDR-4/10457/2017. The said portion is thereafter mutated in favour of the

बदर - २३९

२०१७

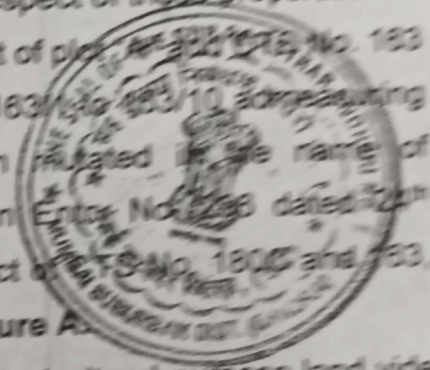
[Handwritten signature]

Mehul

Orbit Venture १/१२

promoter and the promoter's name is duly entered in the Property Register Card of CTS No.163, as owner thereof;

- (S) The Promoter is thus the owner of piece and parcel of land bearing CTS No.180C, admeasuring about 208.20 square metres forming part of Plot "A" and CTS No.163, admeasuring about 271.10 square metres forming part of Plot "B". The Promoter's name has been mutated in the records of Property Register Card in respect of CTS No. 180/C admeasuring about 208.20 Sq. Metres forming part of Plot "A" & CTS No. 163 admeasuring about 271.10 Sq. Metres forming part of plot "B" respectively.
- (T) The land bearing CTS No. In addition to that the Promoter is also entitled to develop CTS No.180C, admeasuring about 868 square metres forming part of Plot "A" and CTS No.163, admeasuring about 654.5 square metres forming part of Plot "B" & further CTS No. 163/1 to 163/10 admeasuring about 146 Sq. Metres forming a part of Plot "B". Since these properties stood vested in the name of State Government in accordance with the notification dated 10th January 2012, the property Register cards in respect of these properties i.e. 180C admeasuring 868 Sq. Metres forming part of plot "A" and CTS No. 163 admeasuring 654.5 Sq. Metres and CTS No. 163/1 to 163/10 admeasuring 146 sq. Metres forming Plot "B" has been mutated in the name of Maharashtra State Government vide Mutation Entry No. 2296 dated 22nd September 2019. The Property Card in respect of CTS No. 180C and 163, 163/1 to 163/10 are annexed hereto as Annexure A.
- (U) 180C being Plot "A" was converted in to Non- Agricultural purpose land vide an Order dated ADC/LND/D/4844 dated 15th July 1978 and the land bearing CTS No.163 and 163/1 to 10 being Plot "B" was converted into Non- Agricultural purpose land vide an Order dated ADC/LND/D/1788 dated 30th November 1970 passed by the Deputy Collector, Mumbai Suburban;
- (V) The Promoter has appointed Smt. Sheetal Nikhare of M/s. S.S. Associates, as Architect and has entered into a standard agreement with them as prescribed by the council of Architects. The Promoter has appointed M/s. Epicons Consultants Private Limited, as Structural Engineers, for the proposed buildings;
- (W) The Promoter, through its Architect, submitted a scheme for re-development of the said Property on the plot bearing Survey No.100 Hissa No.2 (part)



2022

[Handwritten signatures and initials]

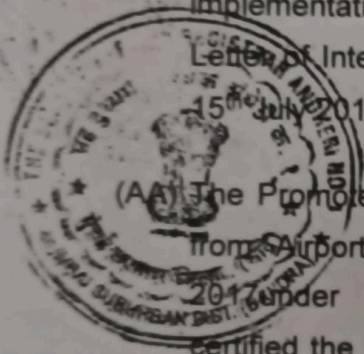
& survey No. 26 Hissa No. 12, corresponding to C.T.S. No. 180/C & 163, 163/1 to 163/10 admeasuring about 2148.4 square meters, under the Development Control Regulations for Greater Mumbai 1991 to the Slum Rehabilitation Authority and the Slum Rehabilitation Authority has issued Annexure - I certifying the eligibility of the occupiers for rehabilitation on 20th August 2014. Thereafter, Supplementary Annexure II was issued by the Deputy Collector (Encroachment & Removal) and Competent Authority dated 19th September 2015;

- (X) The Slum Rehabilitation Authority has also verified the financial capability of the Promoter in the form Annexure - III;
- (Y) The promoter has proposed a layout and to implement Slum Rehabilitation Scheme collectively on the plot bearing CTS No. 180/C admeasuring about 1076.20 Square Metres along with the CTS Nos. 163, 163/1 to 163/10 admeasuring about 1072.20 Square Metres. The Plots "A" and "B" collectively admeasure 2148.40 square metres and shall be referred to as the "said property" more particularly described Thirdly in the First Schedule hereunder written and delineated on the plan annexed hereto as Annexure "B"

(Z) The promoters applied for permission to develop the said property for implementation of proposed Slum Rehabilitation Scheme and SRA granted Letter of Intent bearing Reference No. SRA/ENG/2715/KE/STGL/LOI dated 15th July 2016 as revised on 3rd August 2018 in respect of the said property;

(AA) The Promoter has received No Objection Certificate and height clearance from Airport Authority of India vide their letter dated 22nd September 2017 under Reference No. BT-1/NOC/MUM/14/NOC-AS/172/64/822 and certified the height clearance upto the height of 56.90 metres above mean sea level. The copy of the said No Objection Certificate from Airport Authority of India is annexed hereto as Annexure "C".

(BB) The slum dwellers formed a Society in the name of "Janata Colony SRA Co-operative Housing Society Limited" and the said society has been duly registered under Maharashtra Co-operative Societies Act, 1960 vide Registration No. M.U.M./ S.R.A./ H.S.G./ T.C./ 12859/2018 dated 23rd February 2018;



Handwritten notes and stamps: '39', '2018', and a rectangular stamp with '2018' written inside.

Handwritten signatures and initials at the bottom of the page, including 'Mehar' and '9/1/18'.

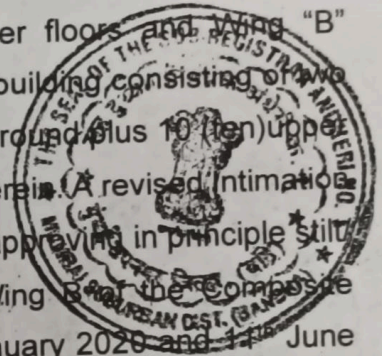
(CC) The Promoter has submitted the plans with the Slum Rehabilitation Authority for its approval and the Slum Rehabilitation Authority approved the layout plan & Authority has further issued the Intimation of Approval of plans bearing No.SRA/ENG/3377/KE/STGL/AP for Rehab Building on 28th November 2018 & Intimation of Approval of plans bearing reference No.SRA/ENG/3813/KE/STGL/AP for Sale Building on 28th November 2018 (both consisting of two wings) subject to the various conditions;

(DD) Pursuant to the Development Control and Promotion Regulations 2034 ("DCPR 2034"), the Slum Rehabilitation Authority issued a Revised Letter of Intent dated 23rd December 2019 bearing Reference No.SRA/ENG/2715/KE/STGL/LOI. A copy of the LOI is annexed hereto as Annexure "D".

(EE) The Slum Rehabilitation Authority issued two separate Amended Intimation of Approval's dated 4th January 2020 and in principle approved two buildings (of two wings each) i.e. Composite building consisting of two wings- Wing "A" consisting of stilt / ground plus 10(ten) upper floors and Wing "B" consisting of stilt/ ground plus 2nd Part floors & Sale building consisting of two wings, both, Wings "A" and "B" consisting of Stilt / ground plus 10(ten) upper floors, subject to terms and conditions contained therein. A revised Intimation of Approval dated 11th June 2021 was issued and approved in principle stilt ground + 8 upper floors and 9th Part floor for Wing B for the Composite Building. The Intimations of Approval dated 4th January 2020 and 11th June 2021 are annexed hereto as Annexure E.

(FF) After the compliance of various conditions, the Slum Rehabilitation Authority issued the Commencement Certificate No.SRA/ENG/3377/STGL/KE/AP dated 17th February 2021 for the Composite Building and Commencement Certificate No.SRA/ENG/3813/STGL/KE/AP dated 17th February 2021 for the Sale Building. Copies of the Commencement Certificates dated 17th February 2021 is annexed hereto as Annexure F.

(GG) The Slum Rehabilitation Authority has sanctioned and approved its layout plans on 30th March 2021 bearing reference No. K-E/STGOVT/0014/20121009/LAY.



SE 3f	90	920
-------	----	-----

[Handwritten signature]

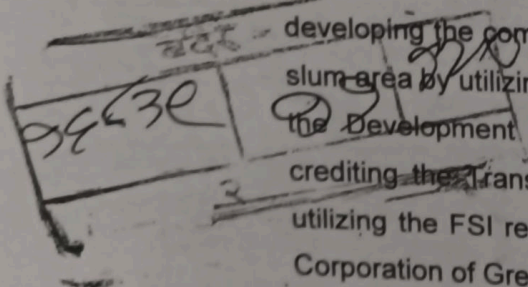
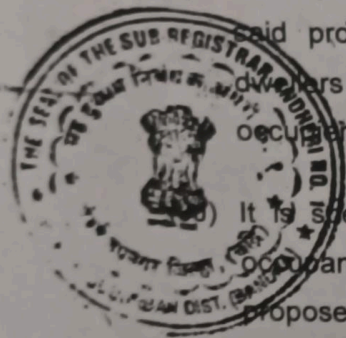
Mehul

En 20/11/21 4/11/21

(HH) The Slum Rehabilitation Authority has on 24th December 2021 issued Revised Clubbing LOI – proposed S.R. Scheme under Regulation 33 (10) of the DCPR 2034 of land bearing CTS No. 186/1 to 186/10 of village:- Kanjur, Bhandup west, Mumbai for Rambhuvan SRA Co-operative housing Society (Proposed) along with Proposed Slum Rehabilitation Scheme on the said property i.e. plot bearing CTS No. 163, 163/1 to 163/10 and 180/C of Village J.B. Nagar, Andheri, Mumbai for Janata Colony SRA Co-op. Housing Society. In view of the said clubbing, amalgamation and merger scheme, the promoter herein shall have exclusive right to deal with and dispose off the Free Sale component FSI generated due to such clubbing and amalgamation. Simultaneously the PAP/free sale component shall be constructed on the other property at Village- Kanjur, in Bhandup west, Mumbai:- 400 078 and shall be handed over to the SRA or any other Authority. Accordingly Amended Intimation of Approval dated 29th December 2021 has been sanctioned and issued in respect of Composite building & Sale Building. In view of said clubbing scheme, Commencement certificate has been revised and re-endorsed as per approved amended plan on 29th December 2021.

(II) There were in all 45 slum dwellers occupying their various structures on the said property. The Slum Rehabilitation Authority has certified 41 slum dwellers as eligible for the rehabilitation and the claims of the balance occupiers are pending with the Competent Authority for its final adjudication; It is specifically informed to the purchaser/s that the claims of various occupants in respect of their eligibility have not attained the finality. The proposed construction and the plans will be modified if additional persons are declared as eligible by the Competent Authority as the Promoter is under the statutory obligation to rehabilitate the occupiers who are declared as eligible;

(KK) A portion of the said property is a non-slum area and the Promoter is developing the composite scheme in respect of a slum area as well as non-slum area by utilizing all available FSI in any form as may be available under the Development Control Regulations including the fungible FSI or by crediting the Transferable Development Right on the said property or by utilizing the FSI received from the Slum Rehabilitation Authority/ Municipal Corporation of Greater Mumbai / or any other authority



[Handwritten signatures and initials]

(LL) The Purchaser/s is/ are informed and aware that the slum dwellers were also in use, occupation and possession of additional area being part of CTS no. 164 admeasuring about 75 Sq. Metres and the Promoter is proposing to amalgamate the said portion with the property if the owners for the said portion convey the said portion and the FSI related to that portion of property may be utilized by the promoter herein in the manner the promoter deem fit and proper. In the event the promoter acquires the right in the CTS No. 164 and amalgamates the said portion with the said property, the FSI that may be permissible including fungible area or any other FSI would be additional.

(MM) The Purchasers are also informed that the access road to the proposed building may be widen upto 9 metres and if the road is widened or proposed to be widened, then in that event the total FSI to be permissible and utilized on the said property shall be additional. The Promoter has thus proposed that the total FSI that may be consumed on the said property is 8652.80 square metres and would consume the same if permitted by the planning authority.

(NN) The Promoter has keeping in mind aforesaid scenario, proposed in all two buildings comprising of residential units to be constructed on the said property i.e. Building No.1 (Composite Building)- Wing A comprising of ground / stilt plus upto 10 (ten) upper floors and Wing B comprising of ground/stilt plus upto 10 (ten) upper floors, Building No.2 (Sale Building) comprising of two wings – Wing A and B comprising of stilt/ground plus upto 12 (twelve) upper floors each;

(OO) The total FSI presently approved for consumption including for rehabilitation of the Slum dwellers as well as for Sale component is 7621.5square metres built up area;

(PP) The Promoter has exclusive right to develop said property in accordance with law. The Promoter has right to sell premises/flats/tenements being constructed/to be constructed in sale area on said Property. The Promoter has exclusive rights to enter into agreements with Purchaser/s of premises/flats/tenements in sale area and receive consideration in respect thereof in accordance with the terms and conditions agreed upon;

(QQ) Advocate Mayur Thorat for Promoter has issued a Certificate of Title dated 19th May 2021 in respect of the said property. A copy of the Certificate of Title is annexed hereto as **Annexure G**;

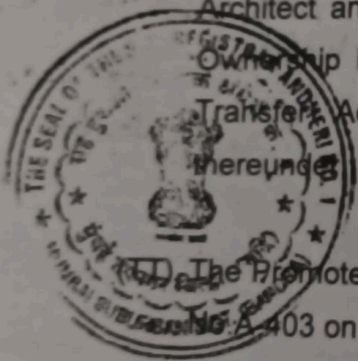


Mehul

Er. S. M. ... 9/12

(RR) The Purchaser/s requested the Promoter to allot Flat No.A-403 on the 4th Floor, admeasuring 53.00 square metres carpet area i.e. net usable floor area as defined under Real Estate (Regulation and Development) Act 2016 ("the RERA") in A Wing, Building known as PERIYAR, in the complex to be known as "SIPL SARIT" to be constructed on said property (herein after referred to as, the said flat), and more particularly shown on the Typical Floor Plan marked by red color boundary and 1 nos. parking spaces. A copy of said typical floor plan is annexed hereto as **Annexure H**;

(SS) The Purchaser/s has/have demanded from Promoter and the Promoter has given inspection to the Purchaser/s, of all the documents relating to said Property including but not limited to the Deed of Conveyance dated 3rd May 2017, Deed of conveyance dated 28th November 2017, Land acquisition Order dated 10th January 2012, Property Register Card of said property, D. P. Remarks issued by Municipal Corporation of Greater Mumbai, No Objection Certificate issued by Airport Authority of India, Letter of Intent dated 15th July 2016, Revised Letter of Intent dated 3rd August 2018 and 23rd December 2019 issued by Slum Rehabilitation Authority, IOA dated 4th January 2020, 11th June 2021, Building Plans, Layout Plan and Commencement Certificates in respect of said building as well as various permissions issued by concerned authorities for development of said property, the plans, designs and specifications prepared by Promoter's Architect and such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Construction, Sale Management and Transfer) Act, 1963 ("the MOFA") and/or RERA and the Rules made thereunder;



The Promoter at the request of Purchaser/s has agreed to allot the said flat No.A-403 on the 4th floor in A wing, Building to be known as "PERIYAR" in the project to be known as "SIPL SARIT" along with 1 nos. of parking, at or for lump sum consideration of Rs.1,22,24,000/- (Rupees One Crore Twenty Two Lakh Twenty Four Thousand Only), (hereinafter referred to as the "said flat") as described in Second Schedule hereunder and said consideration amount shall include the proportionate price of the common area and facilities, limited common areas and facilities and utility areas appurtenant to said flat. Common area, facilities and amenities are defined in Third Schedule hereunder written;

Handwritten notes and markings, including the number '30' and a signature 'Mehul'.

Handwritten signatures and initials at the bottom of the page, including 'Mehul', 'Prasanna', and 'a/c'.

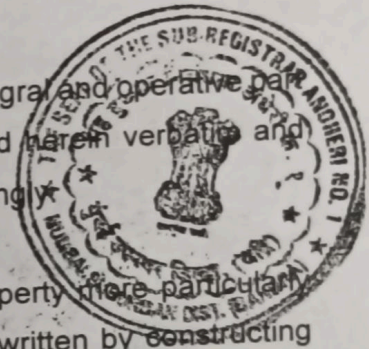
(UU) Prior to execution of this Agreement, the Purchaser/s has/have paid to Promoter, a sum of Rs.5,00,000 /- (Rupees Five Lakh Only) being part consideration of said flat agreed to be sold by Promoter to Purchaser/s, the payment and receipt whereof, the Promoter doth hereby admits and acknowledges. The Purchaser/s has/have also agreed to pay the Promoter, balance consideration for sale of said flat in manner hereinafter appearing;

(VV) Under Section 4 of the MOFA and Section 13 of RERA, the Promoter is required to execute a written agreement for sale of said flat with Purchaser/s;

(WW) The Developer has registered the project under the provisions of RERA on 29th May 2021 and the registration number being P51800029451. The authenticated copy of the Registration certificate is annexed hereto as Annexure I.

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

1. The recitals hereinabove shall form and forms an integral and operative part of this Agreement as if the same were incorporated herein verbatim and shall be interpreted and construed and read accordingly.
2. The Promoter is presently developing the said property more particularly described Thirdly in the First Schedule hereunder written by constructing two residential buildings, i.e. the Composite Building to be known as "Cauvery" with Wing A having stilt parking and ground plus upto ten upper floors and Wing B having -stilt parking and ground plus upto 9th (part) upper floors, respectively, for rehabilitation of the slum dwellers, the Project Affected persons as well as for the sale of flats in the open market and the Sale Building to be known as "Periyaar" consisting of two Wings - Wing A and B comprising of basement plus ground plus upto 10 upper floors as per plans sanctioned by the Slum Rehabilitation Authority ("SRA") under Intimations of Approval bearing No.SRA/ENG/3377/KE/STGL/AP dated 28th November 2018 & 4th January 2020 for composite building and intimation of Approval bearing No.SRA/ENG/3813/KE/STGL/AP dated 28th November 2018&4th January 2020 and Revised Intimation of Approval dated 11th June 2021 for sale building and Commencement Certificate bearing No.SRA/ENG/3377/STGL/KE/AP dated 17th February 2021 for the



[Handwritten signature]

Mehul

En 2021 d/c

Composite Building and Commencement Certificate No. SRA/ENG/3813/STGL/KE/AP dated 17th February 2021 for the Sale Building respectively for construction upto plinth level, Revised Letter of Intent dated 24th December 2021, Amended IOA dated 29th December 2021 in respect of Composite building as well as Sale building, & copies of which are annexed hereto as Annexures E and F above. The plans may be revised from time to time. The Purchaser/s hereby confirm/s that he/she/they has/have inspected the Original of the said Sanctioned Plans, Intimations of Approval ("IOA") and Commencement Certificates.

3. The Purchaser/s hereby agree/s to Purchase from the Promoter and the Promoter hereby agrees to sell Flat No. A-403 admeasuring 53.00 square metres (RERA Carpet Area) as defined under RERA on 4th Floor in the A wing, building known as "PERIYAR" under construction in the complex known as "SIPL SARIT", on the said Property, which Flat is more particularly described in the Second Schedule hereunder written and shown surrounded by Red color boundary line on the Plan, along with 1 nos. parking spaces(hereinafter the "said flat") at or for the consideration of Rs.1,22,24,000/-(Rupees One Crore Twenty Two Lakh Twenty Four Thousand Only), including the consideration for proportionate common areas and facilities appurtenant to the said Flat. The nature, extent and description of common areas are more particularly described in the Third schedule hereunder written.

The Purchaser/s hereby agree/s to pay to Promoter, the said purchase price of Rs. 1,22,24,000/- (Rupees One Crore Twenty Two Lakh Twenty Four Thousand Only) as under:-

1	Booking Amount/ Earnest money & at the time of execution of the Agreement	30%
2	On Completion of 12 th Slab	30%
3	On completion of Lift installation	35%
4	Balance amount against intimation for possession of the said flat	5%
Total		100%

बदल - Total 920
 9839 94920
 5

It is expressly agreed that the said flat shall contain specifications, fixtures, fittings and amenities as described in the Annexure L hereto and the

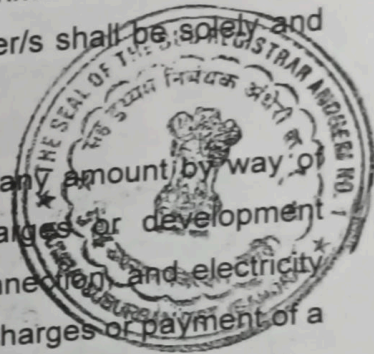
[Handwritten signatures]

Purchaser/s confirm/s that the Developers shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said flat.

The consideration mentioned in clause 4 above is exclusive of taxes, cesses, levies and charges, if any. The Purchaser/s is/are specifically informed that the Government of India and the Government of Maharashtra has levied Goods and Services Tax ("GST"). The Purchaser/s has/have agreed to pay the GST as may be applicable and payable in addition to the consideration mentioned herein. In addition to the payment of GST as stated above, any charges, cess, taxes or levies that the Central Government/ State Government, or any other authority may levy, either on the said flat or arising out of the execution of these presents, the same will be payable by the Purchaser/s as and when demanded by the Promoter. If on account of change/amendment in the present statute or laws, rules, regulations and policies or enactment of new laws by the Central / State and any other Local Authority, if any other taxes, cess, charges become payable to the any Authority, Local Bodies or Government from time to time such increased taxes, charges, cess, the Purchaser/s shall be solely and exclusively liable to bear and pay the same.

The Purchaser/s hereby agrees that in the event any amount by way of premium or Security Deposit or betterment charges or development charges or tax for the purpose of giving water connection and electricity connection or development or any other tax, cess, charges or payment of a similar nature is payable to the Municipal Corporation of Greater Mumbai or to the State Government and/or Central Government or SRA, the same shall be paid by the Purchaser/s to the Promoter in proportion to the area of the said flat and in determining such amount the discretion of the Promoter shall be conclusive and binding upon the Purchaser/s. Such payment will be over and above the other payments referred to in this agreement.

The Purchaser/s hereby agree/s that in the event if any amount by way of premium or security deposit as fire cess is paid to the MHADA/MMRDA/MCGM/SRA or to the State Government or any other tax or payment of a similar nature becoming payable by the Promoter / the same shall be reimbursed by the Purchaser/s to the Promoter in proportion of the said flat agreed to be purchased by the Purchaser/s and in



2023
2023

[Signature]

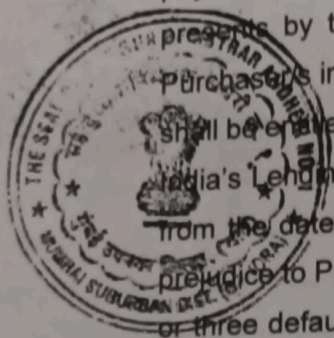
Mehul

[Signature] GIC

determining such amount, the decision of the Promoter shall be final and binding upon the Purchaser/s.

9. The Purchaser/s shall without fail and without any delay or default or demur pay the installments stated in Clause 4 and any other amount payable hereunder on its respective due dates, as time in respect of each of the said payments is of the essence of the contract. The Promoter will forward by courier/email/post to the Purchaser/s, intimation of the Promoter having carried out the aforesaid work, at the address given by the Purchaser/s herein and the Purchaser/s will be bound to pay the amounts of installments within eight days of Promoter dispatching such intimation. The Promoter shall keep the certificate of their Architect/s certifying that the Promoter has carried out the aforesaid work and such certificate will be open for inspection to the Purchaser/s at the office of the Promoter. The said certificate shall be final and binding upon the Purchaser/s and the Purchaser/s agree not to dispute the same.

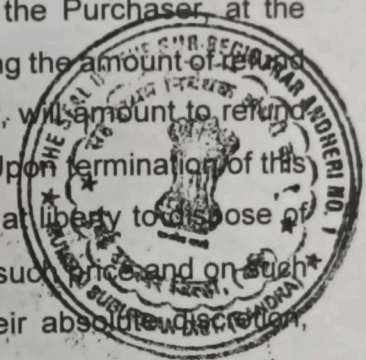
10. The Purchaser/s agree and confirm that the installments of consideration amount and all other amounts payable by the Purchaser/s under these presents shall be paid on its respective due dates without any delay, demur or default as time is the essence of contract, in respect of each of the payment of installments and in respect of all amounts payable under these presents by the Purchaser/s. Upon delay or default on the part of the Purchaser/s in payment of any of the installments or amount, the Promoter shall be entitled to charge interest of highest marginal cost of State Bank of India's Lending Rate plus 2 percent on all such amounts and installments from the date of default till receipt of payment by the Promoter. Without prejudice to Promoter's rights in law and under these presents, upon delay or three defaults committed by the Purchasers in payment of installments or any other amount or amounts, under these presents, on the due date (including his/her proportionate share of taxes, rates, cesses, other charges, and all other outgoing), or any other breach of terms and conditions as contained in this Agreement, the Promoter shall, at their option, be entitled to terminate the Agreement. PROVIDED AND ALWAYS that the power to terminate, herein contained, shall be exercised by the Promoter after giving the Purchaser/s 15 days prior notice in writing, through Registered Post AD or mail at the email address provided by the Purchaser, of their intention to terminate this Agreement specifying the breach or



बिल - 3
98039 9/10/20
3033

[Handwritten signatures and initials]

breaches of the terms and conditions on the account of which the Promoter intend to terminate the Agreement, and the Purchaser/s fails in remedying such breach or breaches within the stipulated period of 15 days from the date of such notice from the Promoter. It is further agreed that upon termination of this agreement, as stated herein, the Promoter shall refund to the Purchaser/s, the installments of part payments of sale price if any, within 30 days from the date of termination excluding earnest money which shall stand forfeited and the Purchaser/s shall have no claim or right on the same, which the Purchaser/s may have, till then, paid to the Promoter. The Promoter shall not be liable to pay, in the event of termination and/or cancellation of this agreement to the Purchaser/s, any compensation, damages, costs and shall also not be liable to reimburse to the Purchaser/s any Government Charges such as GST, Stamp Duty, Registration Fees, cess, premium etc. The amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the said flat but subject to what is stated hereinafter. On Promoter sending the refund cheque by registered post / courier to the Purchaser, at the address mentioned herein or the Promoter transferring the amount of refund by electronic mode to the account of the Purchaser, will amount to refund whether the Purchaser encashes the same or not. Upon termination of this agreement by the Promoter, the Promoter shall be at liberty to dispose of and sell the said flat, to such person or persons, at such price and on such terms and conditions as the Promoter may, in their absolute discretion, deem fit and the Purchaser/s agrees that it shall not be entitled to question such sale or to claim any amount from the Promoter.



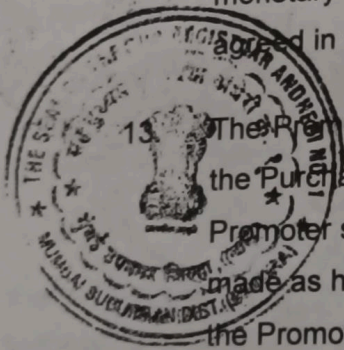
11. The Promoter shall not be bound to accept the payment of any installment unless the same is paid along with the amount of GST (original or enhanced/ increased as mentioned herein) if any applicable thereon and the Purchaser/s shall be deemed to have committed default in payment of amount due to the Promoter under this agreement if such payment is not accompanied with the applicable GST (original or enhanced/ increased as mentioned herein), if any payable. In case the said taxes are not paid by the Purchaser/s on or before taking possession of the said flat as the case may be, then in that event, the Purchaser/s shall forthwith pay to the Promoter without any protest and there shall be a charge on the said flat for such unpaid amounts (without prejudice to any other rights that may be available to the Promoter). Such amount will be paid with interest at the rate of highest

वदर - 2
 9500
 2022

[Handwritten signatures and initials]
 Mehul
 G112

marginal cost of State Bank of India's Lending Rate plus 2% from the date the same is due. The Purchaser/s hereby indemnifies and agrees to keep the Promoter indemnified for all times against any loss or damage or penalty or prosecution that may be occasioned to the Promoter on account of the Purchaser/s failing to pay to the Promoter on demand of the amount payable by the Purchaser/s towards the said taxes as provided hereinabove. The failure to pay the said amounts with interest and penalty if any shall be treated as breach of the Agreement and the consequences including termination will follow.

12. After the construction of the building is complete and the Occupation Certificate is granted, the Promoter shall confirm the final carpet area that has been allotted to the flat purchaser/subject to variation of maximum 3%. If there is any reduction in the carpet area as per the cap, the excess amount shall be refunded by the Promoter to the Purchaser within 45 days with interest of highest marginal cost of the State Bank of India's lending rate plus 2% from the last date when such installment of amount was paid by the Purchaser/s. In case if the carpet area is in excess then such excess amount shall be demanded by the Promoter from the Purchaser/s and the purchaser shall pay the said amount to the promoter herein within a period of seven working days from the date of intimation to the purchaser. The monetary adjustments will be made at the same rate per square meter as provided in this Agreement.



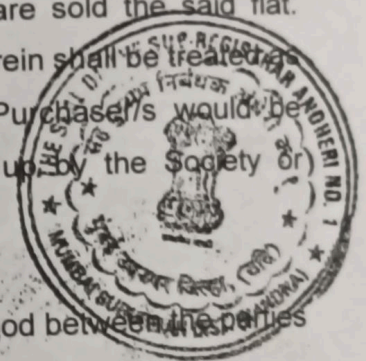
13. The Promoter has the sole discretion to adjust all the payments made by the Purchaser under any head of dues against any lawful outstanding. The Promoter shall in his sole discretion adjust or appropriate all the payments made as he deems fit and the Purchaser shall not object, demand or direct the Promoter to adjust the payments in any other manner.

14. The Promoter shall inform the society of flat purchasers / or any other organization, the particulars of all car parking spaces allotted to various Purchaser/s of Premises for the record of the Society when incorporated. The Purchaser/s is/are aware that the basement/ stilt / stack/ mechanized parking etc. in which the parking is allotted to the Purchaser/s has/have been specifically provided/ constructed as sanctioned by the SRA for car parking and the Purchaser/s agree/s and undertake to use the said area only for parking and for no other purpose. The Purchaser/s is/are also aware

बदल - ३	१९२०
३३८३१	२०२३

[Handwritten signatures and initials]

that the number of car parking space sanctioned by the authority is lesser than the number of flats to be allotted to prospective purchaser/s, therefore the Promoter has allotted to some Purchaser/s the exclusive right to park cars "on first come first serve basis" as attendant to/appurtenant to the said flat sold to them in the space passed for parking vehicles and the Purchaser/s herein hereby unconditionally accept/s and confirm/s the same and agree/s not to oppose the grant of such exclusive rights to park at any time hereafter and specifically agree/s to vote in favour of creation of such exclusive rights if at any stage any voting takes place on a resolution passed in this regard at any meeting at the time or after the formation of the society in the meeting of the society, whether General Body Meeting or of any Managing Committee in respect thereof or otherwise in any manner whatsoever including by circular resolution. These exclusive rights to park car as afore stated will stand attached to such flat and the same shall not be transferred by the Purchaser/s other than with the transfer of the such flat. The Purchaser/s is/are aware that specifically relying on the aforesaid assurances and undertakings, the Purchaser/s is/are sold the said flat. Agreed further that the irrevocable consent given herein shall be treated as an affirmative vote of the Purchaser/s and the Purchaser/s would be deemed to have assented to any resolution put up by the Society or Managing Committee referred to hereinabove.



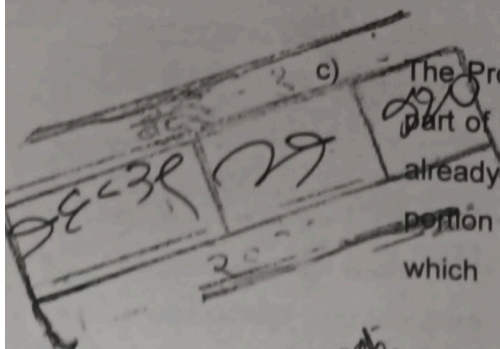
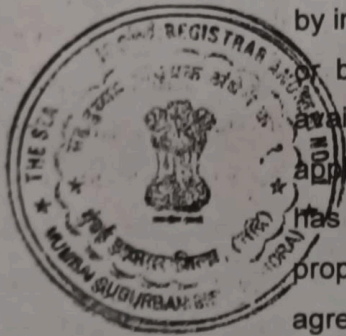
15. It is hereby expressly clarified, agreed and understood between the parties hereto that:

- a) The Promoter has presently proposed the development of the said property by constructing two buildings (each building having two wings each)- Composite Building- "A" wing with stilt plus ground and upto ten (10) upper floors & "B" wing with stilt plus ground and upto Ninth (9th part) on the said property & the Sale Building ("A" wing & "B" wing) with stilt plus ground and upto tenth (10) upper floors on the said property. As stated herein, at present the Intimation of Approval and the building plans for Composite building is approved for two wings- Wing A comprising of stilt parking + ground plus 10 upper floors, Wing B comprising of stilt parking, ground plus 8 upper floors and 9th part floor and Sale Building is approved for two wings i.e. Wings A and B, both, comprising of stilt parking + ground plus 10 upper floors due to various reasons. The Promoter has commenced the construction in accordance with the plans, designs, specifications

[Handwritten signatures and initials]
 Mehul Enr... GIC

etc. approved by the concerned planning authority and which have been seen and approved by the Flat Purchaser/s with such variations and modifications as may be required by the concerned local authority or the Government to be made in them or any of them or as may be desired by the Promoter recorded herein. The Purchaser/s hereby expressly and irrevocably consent to the Promoter re-designing any building or buildings or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to realign and redesign provided that the Promoter shall have to obtain prior consent of the Flat Purchaser/s in respect of such variations or modifications which may adversely affect area and location of the said flat.

b) The FSI that may be available in respect of the said property including TDR, Fungible FSI or FSI in any other form is around 8855.3 square metres of built-up area, including the FSI, if available out of the plot bearing CTS No. 164 along with the benefits arising out of 9 Metre Road. At present, the SRA has certified 41 slum dwellers as eligible out of 45 slum dwellers and other 25 project affected persons. The Promoter has also planned to utilize FSI by availing TDR, amenity TDR, Fungible FSI or any other incentive FSI by implementing various schemes as mentioned in the DCPR 2034, or based on future expectation of increased FSI which may be available in future due to modification to DCPR 2034, which are applicable to the development of the said property. The Promoter has disclosed the FSI of 8855.3 square metres built up area proposed to be utilized by the Promoter and the Purchaser has agreed to purchase the Flat on the basis of the proposed construction and sale of flats to be carried out by the Promoter by utilizing the FSI maximum upto 8855.3 square metres built up area and on the understanding that the FSI shall belong to Promoter alone.



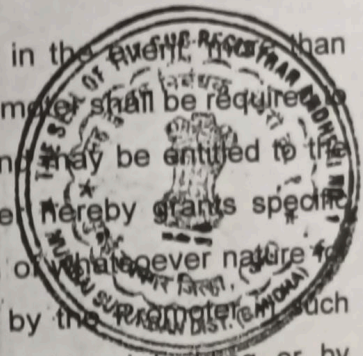
Mehul *Arvind* 9/1/18

specifically irrevocably consent the amalgamation of such part of CTS No. 164 with the said property for better development and utilize the FSI and further agrees and undertakes to sign and execute such document / letter / NOC as may be demanded by the Promoter.

d) The promoter has informed the Purchaser that the access road to the said property may be widen to 9 metres and if the said road is widen or proposed to be widened, then in that event the total FSI that may be permissible and utilized on the said property shall be extended up to 8652.8 Sq. metres Built up area. The Purchaser has agreed to purchase the flat on the basis that the proposed construction and sale of flat to be carried out by the promoter by utilizing the FSI maximum up to 8652.8Sq. Metres built up area. The Promoter agrees that the construction of Composite Buildings with wing "A" & "B" upto 10 floors shall remain the same & the construction of Sale building with Wing "A" & "B" up to 12 floors if permissible shall remain the same.

e) The Purchaser agrees and confirms that in the event more than 41 slum dwellers are made eligible, the Promoter shall be required to accommodate the slum dwellers in-situ and may be entitled to the additional FSI accordingly. The Purchaser hereby grants specific irrevocable consent and has no objection of whatever nature for additional construction to be carried out by the Promoter in such eventuality either by constructing the additional building or by constructing the extension to the existing building and consume the FSI as may be available and modify plans as may be required. The Purchaser has understood and accepts that the certification of eligibility of slum dwellers is not final and may undergo a change and accordingly, the planning and development will undergo a modification. The Promoter confirms that the area and the location of the said flat shall not change.

f) The Purchaser is informed specifically that at present the Building Plans are sanctioned for Composite building for two wings i.e. Wing A comprising of stilt parking + ground plus 10 upper floors Wing B stilt parking, ground plus 8 upper floors and part 9th floor even though the Promoter intends to construct the Wing B upto ground/stilt plus



9 2 2 9 2 0

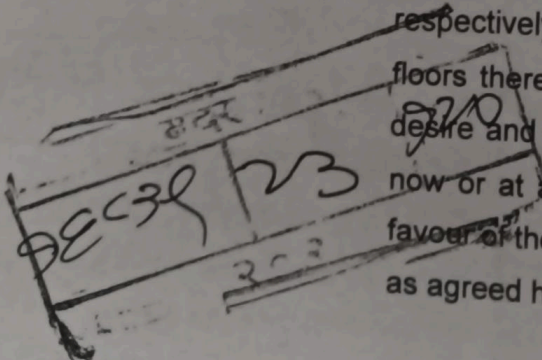
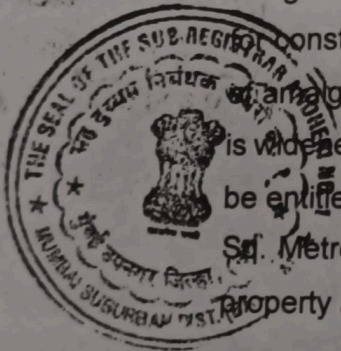
[Handwritten signatures and initials]

upto 10 floors and Sale Building is approved for two wings i.e. Wings A and B, both, comprising of stilt parking + ground/stilt plus 10 upper floors even though the Promoter intends to construct the buildings upto ground plus upto 12 upper floors. The plans shall be sanctioned from time to time in phases by the Slum Rehabilitation Authority in accordance with the procedure.

- g) The Purchaser agrees and confirms and consents that in the event the Promoter receives the requisite permission from Slum Rehabilitation Authority and the Planning Authority, the Promoter shall construct the Composite Building consisting of ground /stilt plus upto 10 upper floors and Sale building consisting of stilt / ground plus upto 12 upper floors as may be commensurate to the sanction and approval by the SRA.
- h) The Purchaser specifically consents and agrees that Promoter shall carry out such modification as may be required in the building under construction or in both the buildings or the layout plans at its sole discretion provided however that the area and the location of the said flat shall not change.

- i) The Promoter is at present entitled to use the available FSI/ T.D.R./ Fungible FSI to the extent of 7621.24 square metres built up area, construction / development of the said Property and in the event of amalgamation of CTS No.164 and in the event if the access road is widened or proposed to be widened to 9 Metres, the promoter shall be entitled to use the FSI/TDR/ Fungible FSI to the extent of 8855.3 Sq. Metres built up area for construction / development of the said property and the Purchaser confirms and accepts the same.

- j) The Promoter, shall have the full right, absolute authority and unfettered discretion to use, utilize and consume all the FSI and TDR respectively for constructing any new and additional structures and floors thereon, and/or otherwise howsoever, as the Promoter may desire and deem fit and proper and as may be permitted, whether now or at any time in future till the said property is transferred in favour of the Organization/ Society of flat purchasers / slum dwellers as agreed herein.



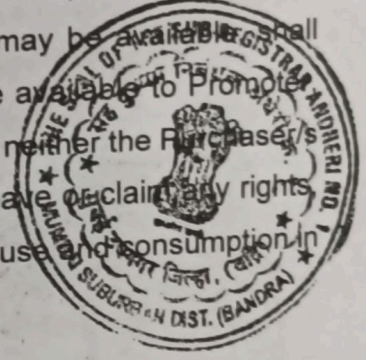
[Handwritten signature]

[Handwritten signature]

[Handwritten signature] 9/12

k) The Promoter shall be entitled to take benefit of any approval of development rights/FSI/TDR/benefits by whatever name called which may become available with respect of the said property or any other property or properties either adjoining the said property or otherwise as may be permissible in law and the Purchaser/s shall neither claim any right thereto nor object or dispute the same in any manner whatsoever. Such additional structures and stories will be the sole property of the Promoter who will be entitled to dispose of the same in any way the Promoter choose.

l) The entire unconsumed and residual F.S.I. and T.D.R., if any, in respect of the said Property and the entire increased, additional and extra F.S.I. which may be available at any time hereafter in respect thereof for any reason whatsoever including because of change in the status, Development Plan, Rules, Regulations and bye-laws governing the F.S.I and also the F.S.I. on any account or due to any reason whatsoever, including on account of handing over to the Government or the Municipality any set back area, and/or due to any change in law, rules or regulations, which may be available shall absolutely and exclusively belong to and be available to Promoter free of all costs, charges and payments, and neither the Purchaser/s herein, nor the Organization/ Society shall have or claim any rights, benefits or interest whatsoever including for use and consumption in respect thereof;



m) If any portion of the said property is acquired or notified to be acquired by the Government, or by any other public body or authority the Promoter shall be entitled to receive all the benefits / compensation in respect thereof and/or the compensatory F.S.I. or all other benefits which may be permitted in lieu thereof till the said property is transferred as provided herein.

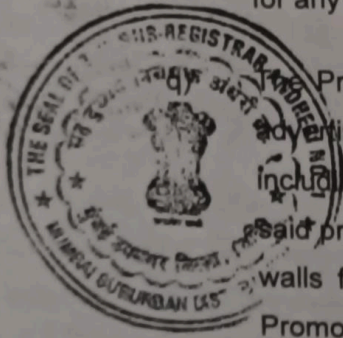
3838	20	20
2022		

n) The Purchaser/s hereby expressly consent/s to the Promoter re-aligning, re-designing the said Building or the recreation area or internal road and passages and such other area or areas which the Promoter may desire to re-align and re-design. The building, if completed earlier than the other building, then the Purchaser/s confirm/s that the Promoter will be entitled to utilize any F.S.I. which may be available on the said property or any part thereof, till all the

Handwritten signatures and initials:
 vdf
 Mehul
 Anand 9/12

buildings are completed and the F.S.I. available is duly utilized by the Promoter and the amount or amounts receivable by the Promoter and all obligations required to be carried out by the Purchaser/s herein and other Purchaser/s of said Flat from the Promoter are fulfilled by them.

- o) The Purchaser/s is/ are specifically informed that clear internal Room height on each floor in Rehab Building as well as Composite / Sale Building shall be minimum 2.70 Sq. Meters or as per approval and sanction given by SRA or any other Planning Authority.
- p) The Purchaser/s agree/s and undertake/s to permit and give the Promoter all facilities for making such additions, alterations or to put up any additional structures or floors, on the said property which addition may be horizontal and/or Vertical to the building to be constructed on the said property even after the society / Organization is formed and registered and the said property and the said building or part thereof is transferred to the society till the work of additions and alterations above is completed in full and possession of such flats, are handed over to the respective Purchaser/s of such flats. The Purchaser/s agree/s and undertake/s not to object to such construction on the ground of nuisance, annoyance and/or otherwise for any other reasons.



Promoter hereby reserves its right to give for the purpose of advertisement or by putting up hoardings or Neon Light hoardings including Promoter name and logo, etc. on any open spaces in the said property including on the terrace of the building and compound walls for the said purpose on such terms and conditions as the Promoter may desire. The said right shall continue to subsist till the transfer of property as provided herein. If any municipal rates, taxes, cess, assessments are imposed on the said property due to such advertisements or hoardings put up on the open spaces or terraces or any other portion or compound walls of the said property, the same shall be borne and paid wholly by the Promoter. The Promoter shall be exclusively entitled to the income and profits that may be derived by the display of such advertisement, hoardings at any time hereafter. The Purchaser/s will not object to the same for any reason whatsoever and shall allow the Promoter, its agents, servants, etc.

बदर - २
२९-३२ २५
२०२२

[Signature]

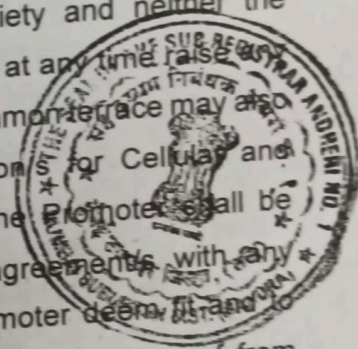
[Signature]

[Signature]

११/८

to enter into the said property, the terrace and any other open spaces in the said property for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Promoter shall be entitled to transfer or assign such right to any person or persons who they may deem fit and Purchaser/s neither himself nor through the organization raise any objection thereto.

16. It is further expressly clarified, agreed and understood by and between the parties hereto that all car parking spaces, all open spaces of the compound and the common terrace above the topmost floor of the said Building shall always absolutely and exclusively belong to the Promoter and the Promoter shall have full right, absolute authority, and unfettered discretion to use the same in any lawful manner, including for putting up and displaying hoarding/advertisements thereon. The Promoter shall not be liable to pay any compensation, amount or charges whatsoever in respect of the same to the Purchaser/s or the said Organization/ Society and neither the Purchaser/s nor the said Organization / Society shall at any time raise any dispute or objection in this regard. Use of the said common terrace may also be allowed to install Dish Antenna/s, Relay Station for Cellular and Satellite Communications etc. for which purpose the Promoter shall be entitled to enter into suitable arrangement/s or agreements with any person/s on such terms and conditions as the Promoter deem fit and to receive/collect such contract monies/rents as consideration thereof from such person/parties/ allottees. It is hereby expressly agreed that in case of further expansion more particularly the vertical expansion of the said Buildings by way of additional floor/s, the Promoter shall be entitled to shift the water tank/s, Dish Antenna/s, Relay Station/s for Cellular and Satellite Communications etc. either over and above such additional floor/s and/or extension or such other place/s as may be convenient to the Promoter and the Purchaser/s and/or the said Organization/ Society shall not be entitled to raise any objection and/or create any hindrance in any manner whatsoever. The Purchaser/s will permit the authorized representatives deputed by the Promoter /said Organization/ Society to go to the said common terrace to install, check up and/or service Dish Antenna and/or any other electronic gadgets etc. and for repairs and maintenance of the tank/s and/or such other common facilities, at all reasonable times.

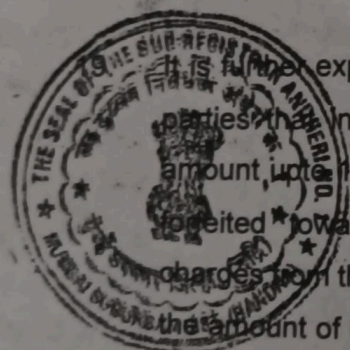


[Handwritten mark]

Mehul *9/12*

17. The Promoter shall deliver the possession of the said flat to the Purchaser on or before 31/12/2024, on receipt of entire consideration and other payments as agreed from the Purchaser. If the Promoter fails or neglect to deliver possession of the said flat to the Purchaser on account of reasons beyond its control, then the Promoter shall be liable, on demand from the Purchaser, to refund the amounts received by the Promoter from the Purchaser with interest in accordance with Rules from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided however that the Promoter shall be entitled to reasonable extension of time for delivering the possession of the said flat on the aforesaid date, if the completion of the building is delayed on account of act of God, Civil Commotion, Riot, War or any notice, order, rule, notification of the government or any other public body and/or competent authority or any order from the Hon'ble Court or any other reasons beyond the control of the Promoter resulting into delay in delivering the possession of the said flat.

18. If the Promoter fails to abide by the time schedule for completing the project and handing over the said flat to the Purchaser, the Promoter agrees to pay to the Purchaser who does not intend to withdraw from the project, interest as specified in the Rule, on all amounts paid by the Purchaser for every month of delay, till handing over of possession.



It is further expressly agreed declared and confirmed by and between the parties that in case of cancellation / termination of the agreement, an amount upto 10% (Ten percent) of the total 'Consideration value' shall be forfeited towards liquidated damages, documentation and facilitation charges from the amount paid by the Purchaser to the Promoter. Moreover, the amount of brokerage paid by the Promoter to the Real Estate Agent, if any, engaged in the deal with the said Purchaser, shall be also deducted from the balance amount to be paid by the Promoter to the Purchaser. The remaining amount, if any, shall be refunded to the Purchaser.

2024
 2024
 2024
 2024

The Purchaser/s shall at the time of delivery of the possession (including the possession for fit outs or furniture and interior) of the said flat pay to the Promoter the following amounts:-

a. Rs.500/-	Entrance fee and Share money.
-------------	-------------------------------

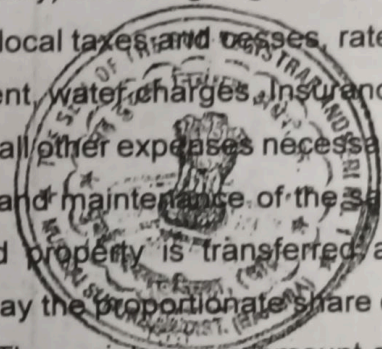
Handwritten signatures and initials:
 [Signature] Mehul [Signature] [Signature] 9/12

b.	Rs.35,000/-	Legal Charges for formation & Registration charges of the Society and/or the apex body.
c.	Rs.1,42,623 /-	Towards Development charges
d.	Rs.15,000/	For Electric Meter /Water Meter Charges
e.	Rs.61,613/-	For Advance Maintenance for 12 months

254736

The aforesaid amounts are to be paid before possession is delivered or when demand is raised before delivery of possession.

21. It is agreed between the Promoter and the Purchaser/s that within a week after the receipt of the Occupation Certificate to the said Flat the Promoter shall send a notice in writing to the Purchaser/s that the said flat is ready for use and occupation, the Purchaser/s shall be liable to take possession of the said flat within 15 days from receipt of such notice. On the expiry of 15 days from the receipt of such notice, the Purchaser shall be liable to pay the proportionate share (i.e. in proportion to the floor area of the said flatly) of all outgoing in respect of the said flat and the proposed building including local taxes and cesses, rates and all other levies by the local authority, government, water charges, Insurance charges, common lights, maintenance charges and all other expenses necessary and incidental to the administration, management and maintenance of the said property and the said building and until the said property is transferred as provided herein, the Purchaser/s shall continue to pay the proportionate share of outgoing as may be determined by the Promoter. The maintenance amount so payable shall be paid by the Purchaser/s in the name of the Association / Society to be formed and registered for the said Building. The amount shall be determined by the Promoter herein and shall be recovered by the promoters, however, the same shall be paid by the Purchaser/s in the name of registered Co-operative housing society, which the promoter has to form immediately after the sale of 51% of the flat premises in the building. The amount so paid by the Purchaser/s to the Promoter, towards the maintenance charges as mentioned in Clause 20(e) mentioned herein above, shall be directly deposited in the society account.

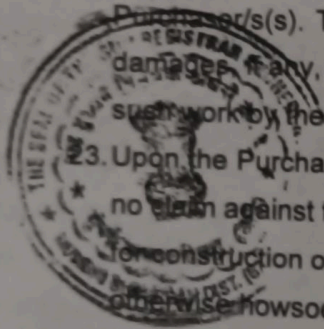


254736
2022

22. It is further agreed by the Purchaser/s that they shall not at any time either at the time of carrying out the interior works or otherwise make any changes in the facade elements or elements supporting facade should not be closed and that

[Handwritten signatures and initials]

there should not be any change in this regard, there should not be any tampering for the existing services like plumbing, electrical, etc. in the service duct areas there should not be any tampering to any R.C.C. members like columns, beams, slabs, etc., there should not be any tampering of the smoke seal, no work is allowed in the Electrical or Plumbing duct without prior approval/ permissions of the Promoter / and/or the Organization or of any appropriate authority, required. The Purchaser/s shall not at any time, encroach upon the Passage area common area outside the flat premises and/or the Service duct area/ Chajja area inside the flat premises or outside the flat premises, because all the passage area, common area, service duct area, chajja area are the part of common amenities for the building and is the property of the developer till possession and after the possession, area of the association/ society, therefore all such areas shall not be encroached upon by any of the Purchaser/s forever. It is further agreed by the Purchaser/s(s) that he/she/they shall submit a set of as-built drawings for all the services in the respective areas of the said flat and that Plans and details for interior work should be submitted to the Promoter for approval and that the work must be carried out in accordance with the approval/permission of the Promoter. It is further agreed that the Purchaser/s(s) shall keep deposited Rs.50,000/- (Rupees Fifty Thousand only) with the Promoter as a deposit which shall be used by the Promoter to rectify damage caused, if any, to the said structure or common property or others' property during interior works. That the decision of the Promoter in this respect shall be final and binding on the Purchaser/s(s). The Promoter shall refund the said deposit after adjusting the damage, if any, to the Purchaser within two months period, after completion of such work by the Purchaser.



23. Upon the Purchaser/s taking possession of the said flat, he/she/they shall have no claim against the Promoter as regard the quality of the building material used for construction of the said flat or the nature of the construction of the said flat or otherwise howsoever, provided that if within a period of five years from the date of handing over possession of the said flat to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter, any defects to the building, in which the said flat are situated, then, wherever possible such defects, shall be rectified by the Promoter at its own cost. It is clarified that the Promoter shall not be liable to make any payment to the Purchaser in a defect liability period if the Purchaser has altered the design of the said flat and/or carried out changes and modifications in the said flat or the other flat purchasers in the building / society / organization of flat purchasers have carried out modifications and alterations in

Handwritten signature and stamp area with a rectangular stamp containing the text 'PECB' and some illegible numbers.

Handwritten signatures and initials at the bottom of the page, including 'VIT', 'Mehul', 'Anand', and '9/11'.

the design of the building including any changes inside or outside the flat which are not in consonance with the sanctioned building plans / occupation plan.

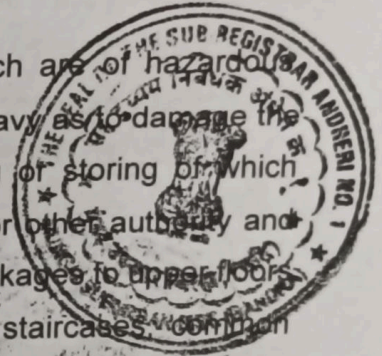
24. The Purchaser/s for himself/herself/themselves doth/do hereby covenant with the Promoter as follows:-

a) Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside color scheme of the Building in which the said flat is situated and shall keep the Portion, sewers, drains pipes, in the said flat and appurtenances thereto, in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said Building, in which the said flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., pardis or other structural members in the said flat without the prior written permission of the Promoter.

b) Not to store in the said flat any goods which are ~~hazardous~~ combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircases, common passages or any other structure of the said Building including entrances of the said Building and in case any damage is caused to the said Building and/or the said flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable to carry out the repair at the Purchaser/s' cost;

c) Not to throw dirt, rubbish, garbage or refuse or permit the same to be thrown from the said flat in the compound or any portion of the said Property and the Building in which the said flat is situated.

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

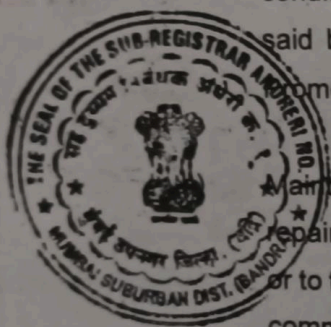


Mehul *Er 25/11/20* *GIC*

e) Not to do or suffer to be done anything in the said flat or to the said Building or the said flat which is in contravention under this Agreement. And in the event of the Purchaser/s committing any act in contravention under this Agreement the Purchaser/s shall be responsible and liable for the consequence thereof including the liability to carry out the repair at the Purchaser/s' cost;

f) The Purchaser/s shall not affix grills / fixtures on the exterior of the said Building or cause any obstruction of any nature whatsoever and the Purchaser/s shall forthwith remove such grills, fixtures obstructions.

g) No equipment such as dish antennae/solar heaters/solar panels, D.G. Set, air conditioning plants etc. shall be installed on the terrace and/or under the stilts of the said building and/or in the compound of the said building by any of the flats/units/premise's holders and/or the said Society/ organization at any time whatsoever without the permission of the builders. However the Promoter alone shall from time to time and at all times be entitled to permit the flat/unit/premises holders of the premises in the said building to install equipment such as dish antennae/solar heaters/solar panels, D.G. set, air conditioning plants etc. on the terrace and/or under the stilts of the said building and/or in the compound of the said building as the promoter may determine absolutely at its discretion.



Maintain the said flat at his/her/their cost in a good and tenable repair and condition and shall not do or suffer to be done anything in or to the said Building/s or the said flat, staircase, lift, stilt portion and common passage which may be against the rules and bye laws of Mumbai Municipal Corporation or SRA or any other authority and the Purchaser/s shall not change, alter or make additions to or to the said Building or any part thereof. The Purchaser/s shall be solely responsible for any breach of the said provision. The Purchaser/s shall not, without the sanction and permission of the authorities concerned, make any alteration or changes in the said flat and in the elevation and outside colour scheme of the Said flat/ Buildings.

Handwritten notes and stamps: '2003', '2003', and a rectangular stamp with illegible text.

Handwritten signatures and initials: 'Mehul', 'Anand', and 'A/C'.

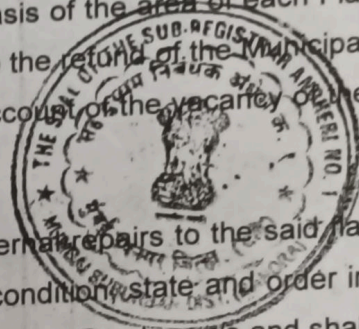
i) Till transfer of the said Property as provided herein, the Purchaser/s shall permit the Promoter and his/their surveyors and agents with or without workmen and others, at all reasonable times, to enter into and upon the said land and Building or any part of whole of the said flat to view and examine/ inspect the state and conditions thereof.

j) To pay to the Promoter within 7 days or on demand by the Promoter his/her/their share or security deposit demanded by the concerned local authority and/or Government and/or other public authority. Such demand or payment shall not be deemed to be permission by the Promoter for change of user unless specifically so granted in writing by the Promoter.

k) So long as each Flat in the said Building shall not be separately assessed for Municipal taxes and water charges, the Purchaser/s shall pay to the Promoter, or to the said Society /organization, when formed, a proportionate share of the Municipal Tax, Property Tax, Non-Agricultural Tax and Water Charges and any other taxes assessed on the said Building on the basis of the area of each Flat etc. The Promoter will also be entitled to the refund of the Municipal Taxes and water taxes if any paid-on account of the vacancy of the said flat Premises/ Garage etc.

l) To carry at his/her/their own cost all internal repairs to the said flat and maintain the said flat in the same condition state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in the said flat or to the said Building or the said flat which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequence thereof to the concerned local authority and/or public authority.

m) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on



2038	2038	2038
------	------	------

[Handwritten mark]

Mehul

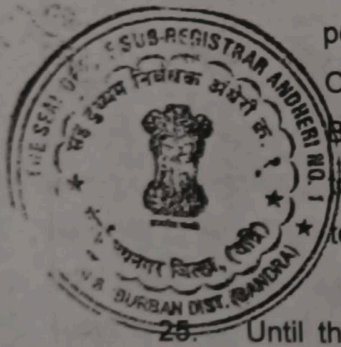
9/1/02

account of change of user of the said flat by the Purchaser/s viz. use for any purposes other than purpose for which the same is allotted.

n) In case MSEB / BEST or any competent authority requires/demand construction of sub-station before supplying necessary electricity or domestic load to the proposed building, the cost charges and expenses thereof shall be borne and paid by all the Purchaser/s in proportion to the area of their respective Flat / Units / Premises agreed to be acquired by them.

o) The Purchaser shall not let, sub-let, grant license, transfer, assign mortgage or part with the said flat, interest or benefit of this Agreement or part with the possession of the said flat without prior consent in writing from the Promoter in that behalf.

p) The Purchaser/s shall observe and perform all the rules and regulations which the said Organization/ Society may adopt at its inception and the addition, alternations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the said flat therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being from the concerned Local Authority and of Government and other Public Bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the said Organization regarding the occupation and use of the said flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or the outgoings in accordance with the terms of this Agreement.



25. Until the said property together with the said building is transferred as agreed herein or the Promoter hands over the charge to the society/ organization, the Promoter will control the management of the said building, realization of outgoings and the disbursements of the payments to be made. The Purchaser/s along with other flats/premises/ Purchaser/s and/or the co-operative society and/or limited company and/or incorporated body will not have any objection to the aforesaid right of the Promoter.

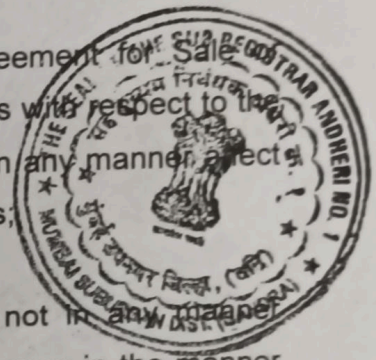
26. The Promoter hereby represents and warrants to the Purchaser as follows:-

[Signature]

Mehul

Arjun Kumar G. K.

- a) The Promoter has clear and marketable title with respect to the said property as declared in the title report annexed to this Agreement and has a requisite right to carry out development on the said property;
- b) The Promoter has lawful rights and requisite approvals from the competent authority to carry out development on the said property and shall obtain requisite approvals from time to time to complete the development of the said property;
- c) There are no encumbrances on the said property or any litigation pending in any court of law;
- d) The Promoter has a right to enter into this Agreement and has not committed or omitted to perform any act or thing whereby the right, title and interest of the Purchaser created herein may prejudicially be affected;
- e) The Promoter has not entered into any Agreement for Sale Development Agreement with any other persons with respect to the said property including the said flat which will in any manner affect the rights of the Purchaser under these presents;
- f) The Promoter confirms that the Promoter is not in any way restricted from selling the said flat to the Purchaser in the manner contemplated in the Agreement;
- g) At the time of execution of the transfer Deed with respect to the said property in favour of association of flat purchasers / society / company, the Promoter shall handover lawful vacant and peaceful possession of the common areas;
- h) The Promoter has duly paid and shall continue to pay the Governmental dues, rates, charges, taxes or any other levies, premium, imposition, damages and/or penalties and other outgoings whatsoever payable with respect to the said property to Competent Authorities;



Handwritten signature and date: 25/3/20, 28/3/20

Handwritten signatures and date: Mehul, 9/1/21

i) No notice has been received by the Promoter from the Government or any other local body in respect of the said property, except as disclosed in the Title Report.

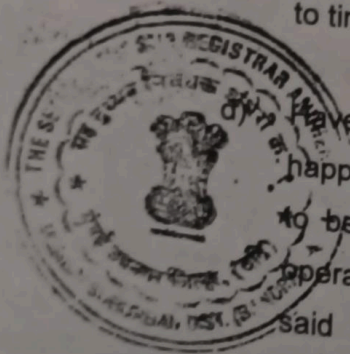
27. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the flat purchaser/s as advance or deposit or any amount received towards the share capital for the promotion of the Co-operative society or association or company or towards outgoing, legal charges and shall utilize the amount only for the purpose for which the same have been received.

28. The Promoter shall be entitled to, at their sole and absolute discretion:

a) Decide to have a society and/or limited company and/or condominium and/or any other body or bodies of Purchaser/s formed and constituted as contemplated herein.

b) Decide the nature of document of transfer of the said property along with the buildings to be executed.

c) Have an exclusive, unfettered and unimpeachable right to sell, enter into any agreement with any persons as may decide by them from time to time.



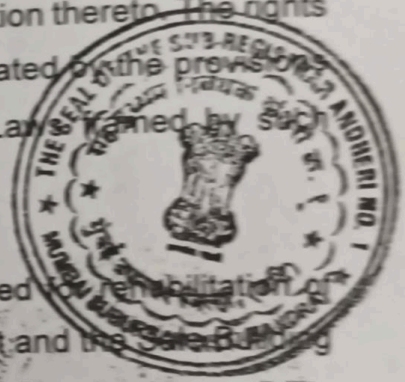
to have a right to terminate this agreement for sale in the event of happening any one or many of the acts, deeds things done or caused to be done by the said Purchaser/s if the Purchaser/s is not co-operative or unwilling to follow or observe the policy formulated by the said Promoter for the said purpose and/or terms and conditions imposed by them from time to time for the better management of the project or anything done or caused to be done for any unlawful activities, gains or having any relation or connection with the organizations which has been banned by the Government of India or the State Government of Maharashtra as the case may be and of propagating any message or information or things which may adversely affect the interest of the Promoter and/or persons associated with the Promoter till the document of transfer as contemplated herein.

बदल - ६
९६३९ ३५
२०२२

[Handwritten signatures and initials]

- e) to transfer the said building/s together with the said property to such society and/or limited company and/or condominium and/or other associations as the case may be.
- f) to decide and determine how and in what manner the common utility areas and other recreational facilities to be used by the various flat Purchaser/s may be transferred and/or conveyed
- g) to provide for and incorporate covenants, restrictions and obligations with regard to the provision of maintaining the common amenities.

29. The Promoter shall at its absolute discretion form a co-operative society or a company or condominium or any other legal entity (referred to as "the said organization") of persons buying the flats in the building or buildings as maybe permitted. The Decision of the Promoter shall be binding in this respect and the Purchaser/s shall not raise any objection thereto. The rights of the Purchaser/s will be then recognized and regulated by the provisions of the said Organization and the Rules and Bye-Laws framed by such Organization.



30. It is clarified that the Composite building constructed for rehabilitation of the slum dwellers as well as sale in the open market and the said building is only for the sale in open market. The Promoter shall explore a possibility of formation of two different societies of flat purchasers / occupiers of each building. In the event it is not possible to form two different societies of occupiers of each building, there shall be one Society of all the flat purchasers and the rehabilitated eligible members consisting of all the occupiers / flat purchasers of Sale buildings. In the alternative, the Promoter may submit the said property under the provisions of Maharashtra Apartment Ownership Act 1970 and form a condominium and/or form a company. The Purchaser specifically consents for the same and shall not raise objection of any nature whatsoever in formation of the organization. The discretion of the Promoter in that regard shall be absolute and final.

बंदर - १
 ३३
 २०२२

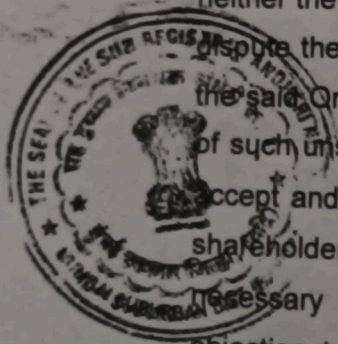
31. The Purchaser/s agrees that his/her/their/its interest in the said property and the said building is impartible and he/she/they/it shall not be entitled at any

[Handwritten signatures and dates]
 Mehul 9/12

time to demand partition of his/her/their interest in the said property and in the said building.

32. The Promoter shall submit an application to the competent authority for registration of the co-operative society or the company or condominium or any other legal entity, as the case may be, within three months from the date on which the occupation certificate in respect of the last building issued provided that the entire consideration and other amounts as agreed from all the flat purchaser in all such buildings is received and the Purchaser/s have taken possession.

33. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that the unsold units / premises and other premises including car parking spaces in the said building shall at all times including after the formation and registration of the said Organization and after the transferring of the said Property and the said building in favour of the said Organization, be and remain the absolute property of the Promoter and the Promoter shall become members of the said Organization in respect thereof, and the Promoter shall have full right, absolute power and authority, and shall be unconditionally entitled to deal with and to sell, let or otherwise dispose of the same in any manner and for such consideration and on such terms and conditions as it may in its sole and absolute discretion deem fit and proper, to any person or party of its choice, and neither the Purchaser/s herein, nor the said Organization shall object to or dispute the same. On the Promoter, as the case may be, by intimating to the said Organization the name or names of the purchaser/s or acquirer of such unsold units, premises, etc., the said Organization shall forthwith accept and admit such purchasers and acquirers as their member/s and shareholder/s, and shall forthwith issue share certificate/s and other necessary documents in their favour, without raising any dispute or objection to the same and without charging/recovering from them any premium, fees, donations or any other amount of whatsoever nature in respect thereof. The Promoter shall not be liable to pay maintenance charges for the unsold units to the said Organization save and except the municipal taxes with effect from receipt of occupation/ completion certificate. The Promoter shall at its discretion pay the municipal property taxes, non-agricultural assessment charges/taxes/rate etc. in respect of unsold Premises / Units / Flats directly to the BMC and other bodies: It is



33C3R

20

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

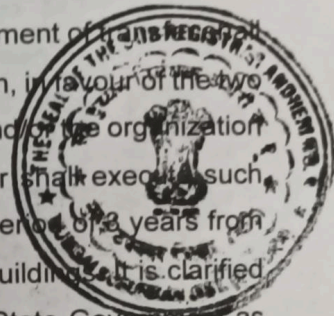
[Handwritten signature]

clarified that the Promoter will not be liable to pay any other amounts in respect of the unsold Premises / Units / Flats.

34. The Purchaser/s, along with the other Purchaser/s of the Premises in the said Building/s, shall join in forming and registering the said Organization and for that purpose also from time to time sign and execute applications papers and any other connected documents necessary for formation and registration of such organization and to become member and sign and return all the documents including bye-laws within seven days of receipt thereof, time being of the essence, so as to enable the Promoter to register the Organization of the Purchaser/s No Objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws or the Memorandum of Association and Articles of Association as may be required by the Registrar of Co-operative Society's or by Registrar of companies or in the declaration and other documents under the Ownership Apartment Act as the case may be by any other Competent Authority.

35. It is clarified that Conveyance / Lease / any other document of transfer shall be executed notwithstanding anything contained herein, in favour of the two societies or as the case may be one or two societies and the organization of all the flat purchasers in the layout. The Promoter shall execute such conveyance / lease / documents of transfer within a period of 3 years from the date of receipt of Occupation Certificate to both buildings. It is clarified that the part of the said property is acquired by the State Government as stated hereinabove for slum redevelopment and the transfer / lease of such portion of the said property shall be executed as may be decided by the State Government / SRA.

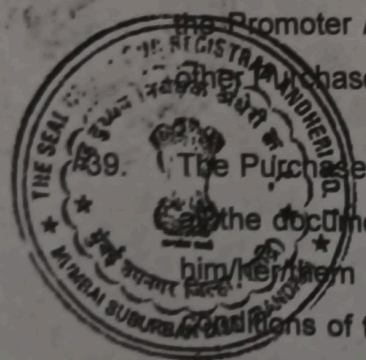
36. The Purchaser/s hereby agrees, undertakes and covenants with the Promoter that neither he/she/they, nor the said Organization shall at any time hereafter limit, curtail, revoke, cancel or terminate any of the powers, rights, benefits, interests, privileges or authorities reserved by or granted to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



[Handwritten signatures and initials]
Mehul Anand 9/12

37. Advocates and Solicitors of the Promoter shall prepare the Deed of Conveyance / Lease / transfer and all other documents to be executed in pursuance of these presents as also the Bye-laws and/or the Memorandum and Article of Association in connection with the Co-operative Society or Limited Company or the Condominium as the case may be and all charges and expenses including stamp duty, registration charges and other expenses in connection with the preparation and execution of Conveyance / transfer / lease and other documents and the formation, registration or incorporation of the Said Organization shall be borne and paid by all the Purchaser/s of the said flat in the said Property in proportion to the respective area of the respective Premises.

38. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said Property and the said Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said flat hereby agreed to be sold to him/her/them. It is further agreed that all rights of ownership in all open spaces, parking spaces, lobbies, lifts, staircases, common terraces, etc. will remain the property of the Promoter, until the said Property and the said Building is transferred to the said Common Organization hereinabove mentioned, which in any case shall be subject to the rights of the Promoter / Developer/s as agreed to and specified herein and of the other Purchaser/s of units and premises as herein stated.



39. The Purchaser/s hereby declares that they have read the Agreement and the documents related to said property and the said flat purchased by him/her/them and has expressly understood the contents, terms and conditions of the same and the Purchaser/s after being fully satisfied with the contents has entered into this agreement.

40. That the Complex / Project shall always be known as "SIPL SARIT" and the building shall always be known as "PERIYAR" (or any other name as to be decided by the Promoter) and the Society to be formed shall bear the said name and this name shall not be changed without the written permission of the Promoters.

41. Any delay or indulgence by the Promoter in enforcing the terms of the agreement of any forbearance or giving of time to the Purchaser/s shall be...

[Handwritten signatures and initials]

be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall be same in any manner prejudice the rights of the Promoter.

42. This Agreement sets forth the entire agreement and understanding between the Promoter and the Purchaser/s pertaining to the said flat and supersedes, cancels and merges:-

- a) All agreement, negotiations, commitments writings between the Purchaser/s and the Promoter prior to the date of execution of this Agreement.
- b) All the representation, warranties commitments etc. made by the Promoter to the Purchaser in any documents, brochures, hoarding etc.

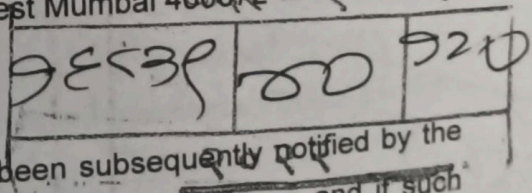
43. The Promoter shall not be responsible for the consequences arising out of changes in law or changes in Municipal rules, regulations etc. of any notifications etc.

44. The provisions of MOFA as also Real Estate Regulation Act shall be applicable to this Agreement to the extent the same are mandatory.

45. All letters, notices, circulars, receipts issued by the Promoter as contemplated by and under this Agreement shall be deemed to have been duly served/delivered to the Purchaser/s and shall discharge the Promoter completely and effectually of its obligations, if sent to the Purchaser/s under Certificate of Posting or registered Post Acknowledgement Due / email at the following address:-

Purchaser's Address: Room no.1, new sate chawl no.1, Kajupada pipe line,
Near Shivaji Maidan, kajupada, Kurla West Mumbai 400072 - 2

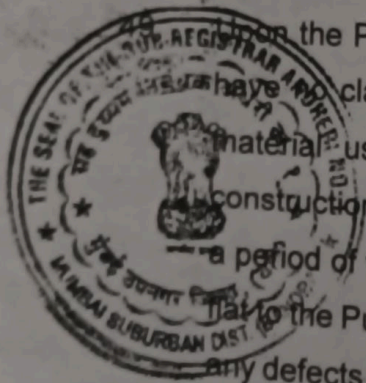
Purchaser's email :



(or at any other address as may have been subsequently notified by the Purchaser/s in writing as and by way of change of address and if such change is confirmed by the Promoter).

[Handwritten signatures and notes]
Anshu 9/12

46. The stamp duty and registration charges incidental to this agreement on all the documents to be executed in pursuance to this agreement shall be paid by the Purchaser/s alone.
47. The Purchaser/s shall pay stamp duty and registration charges payable by any, by the said society or limited company, on the Conveyance/Deed on any document or instrument of transfer in respect of the said property on any part thereof and the said building as contemplated herein to be executed in favour of the organization. The Promoter will not be bound to be liable to pay any stamp duty or registration charges on and/or under this agreement or otherwise.
48. The Purchaser/s shall present this Agreement for registration within the time prescribed by the Registration Act, 1908 and the Promoter shall attend the Office of the Sub-Registrar and admit the execution thereof. The Purchaser/s shall immediately after the execution of this Agreement inform the Promoter the Serial Number under which and date on which this Agreement is lodged for registration Act, 1908, to enable the Promoter to attend and admit execution of this Agreement before Sub-Registrar Assurances.



On the Purchaser/s taking possession of the said flat, he/she/they shall not have any claim against the Promoter as regard the quality of the building material used for construction of the said flat or the nature of the construction of the said flat or otherwise howsoever, provided that if within a period of five years from the date of handing over possession of the said flat to the Purchaser/s, the Purchaser/s brings to the notice of the Promoter any defects to the building, in which the said flat are situated, then, where possible such defects, shall be rectified by the Promoter at its own cost. It is clarified that the Promoter shall not be liable to make any payment to the Purchaser in a defect liability period if the Purchaser has altered the design of the said flat and/or carried out changes and modifications in the said flat or the other flat purchasers in the building / society / organization or if the purchasers have carried out modifications and alterations in the design of the building including any changes inside or outside the flat which are in consonance with the sanctioned building plans / occupation plan.

322 -
 93-30
 20

[Handwritten signatures and initials]

50. The Purchaser/s for himself/herself/themselves doth/do hereby covenant with the Promoter as follows:-

- q) Not to demolish or cause to be demolished the said flat or any part thereof, nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the Building in which the said flat is situated and shall keep the Portion, sewers, drains pipes, in the said flat and appurtenances thereto, in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the said Building, in which the said flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs, or R.C.C., pards or other structural members in the said flat without the prior written permission of the Promoter.

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

THE FIRST SCHEDULE OF THE PROPERTY HEREINA **BOVE REE**

Firstly: ALL THAT piece and parcel of land or ground lying, being and situate at Survey No.100 Hissa No.2 (Part) corresponding to C.T.S. No.180/C (Pt) admeasuring about 1076.20squaremetres Village Sahar Taluka Andheri at J.B. Nagar, Andheri East, Mumbai Suburban District and is bounded as under:-

On or towards North : CTS No. 167/12
On or towards East : CTS No. 167/11 & 167/13
On or towards West : CTS No. 180/B
On or towards South : CTS No. 163

2022		
38	2	20

Secondly:- ALL THAT piece and parcel of land or ground lying, being and situate at Survey No.26 Hissa No.12 corresponding to C.T.S. No. 163, 163/1 TO 163/10 admeasuring about 1072.20squaremetres, Village Sahar Taluka Andheri at J.B. Nagar, Andheri East, Mumbai Suburban District and bounded as under:-

On or towards North : CTS No.180/C
On or towards East : CTS No.167
On or towards West : CTS No.162 (part)

[Signature]

Mehul

[Signature]

9/12

THE COMMON SEAL OF)
Within named the PROMOTER)
SATRE INFRASTRUCTURE PVT. LTD)

Above named is hereunto affixed pursuant)
Mr. Sahebrao Vitthal Satre)
In the presence of)

1. Mansukh M. Hanat)
2. Nishal Tarapade - विशाल)

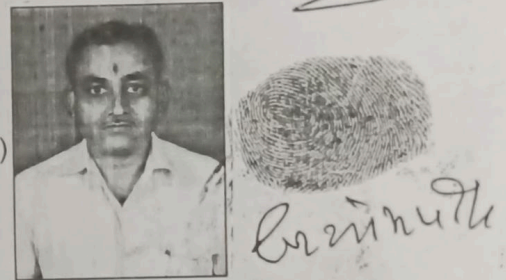


For SATRE INFRASTRUCTURE PVT. LTD.
[Signature]
Managing Director

SIGNED AND DELIVERED
By the withinnamed THE PURCHASER/S
1. Mr. Mehul Babubhai Bhutak

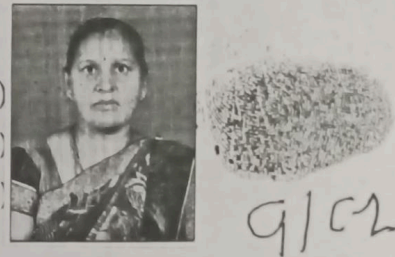


2. Mr. Babubhai Manjibhai Bhutak



3. Mrs. Waliben Babubhai Bhutak

In the presence of)
1. Mansukh M. Hanat)
2. Nishal Tarapade - विशाल)



बदर - १
२६०३१ १०० १२०
२०२३

RECEIPT

RECEIVED of and from the within named)
Purchaser a sum of Rs.5,00,000/-)
Rupees Five Lakh Only)
by cheque / RTGS / Pay Order / Demand)
Draft being amount of earnest money)
paid by the purchaser to us.)

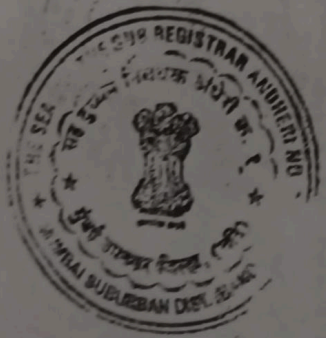


PROMOTER



बदर
१६३९ ०५ १२०
२०२०

THE REGISTRAR ANDHRA PRADESH
OFFICE OF THE REGISTRAR ANDHRA PRADESH
HYDRABAD



Dec 31	20	920
2007		



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

१४६

पेट : सहाय	तालुका/न.पू.का. : नगर भूमापन अधिकारी, विलेपार्ले				जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपत्रिल आणि त्याच्या फेरतपासणीची नियत वेळ
/१			१४.६०	जी	सि.स.न.१६३ पहा.

धारणाधिकार					
काचा मुळ धारक H	[कृष्णा शिवाजी मसुलकर]				
१९६५					
दार					
र भार					
र अरे	[श्रीमती खतुनाबाई कासम इब्राहिम - इमला मालक]				

नांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा धार	साक्षात्कृत
/०८/१९७५	विनशेती नोंद - सि.स.नं.१६३ प्रमाणे.			सही- २०/०८/१९७५ न.पू.अ. क.४ मुंबई
/०४/१९७२	विनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १८/०४/१९७२ न.पू.अ. क.४ मुंबई
/०९/१९७९	न.पू.क.१६३ प्रमाणे			सही- १५/०९/१९७९ न.पू.अ. क.९ मु.उ.जि.मुंबई
/०६/१९८९	न.पू.क.१६३ प्रमाणे.			सही- २२/०६/१९८९ जि.नि.पू.अ.तथा नमूदक १ मु.उ.जि.मुंबई
/१०/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प./अ.५५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.पू.सहाय/फे.क्र.१६९ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी गोपनीय क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाता असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अशरी चौदा पुर्जांक सहा दशांश चौदाखल केले.			फेरफार क.१,१ प्रमाणे सही- २८/१०/२०१५ न.पू.अ.विलेपार्ले
/०९/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/०९/२०१२ चे राजपत्र अन्वये संपादित जमीन ओ.पू.प्रा. वे पत्र क. ओ.पू.प्रा. /३ जि/पू.सं/प्र.क. २६३/२०१५ दि. २८/०९/२०१९ नुसार ताबा पावती दि. १०/०९/२०१९ रोजी संपादित क्षेत्र ताबा पावती नुसार न.पू.क. १६३ प. १०.३/१०/१० क्षेत्र १.१४.५. १४.६० चौ.मी. व १८०क प. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. संपादन (महाराष्ट्र ओपनपट्टी सुधारणा निमूदन व पुनर्विकास १९७५) कलम १४/१ अन्वये असल्याने धारक रादरी महाराष्ट्र शासन यांचे नावे दाखल केले.		H महाराष्ट्र शासन	फेरफार क.२११ प्रमाणे सही- २५/०९/२०१९ न.पू.अ.विलेपार्ले



हि मिळकत पत्रिका दिनांक १२/२१/२०२० १२:३३:४० PM रोजी डिजिटल रनाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ८/९/२०२२ १२:५२:२४ PM
विषय पडताळणी साठी <http://aapleabhiokh.mahabhumi.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०६१०००१९४९७८० हा क्रमांक वापरावा.

बदर - १
१६८३१५५
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमती पत्रक

386

1/वेत : सहाय	तालुका/न.पु.का. : नगर भूमापन अधिकारी, विलेपार्ले			जिल्हा : पुणे उपनगर	
र भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माळ्याचा तपशिल आणि त्याच्या केरतपासणीची नियत वेळ
1/2			१४.६०	जी	सि.स.नं १६३ पहा.

ध्याधिकार					
काचा मुळ धारक म	[कृष्णा शिवाजी मसुलकर]				
दार					
र मार					
र क्षेत्र	[श्रीमती खनुनाबाई कासप इबाहिम - इमला मालक]				

नांक	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षाकन
10/1/1989	विनशेती नोंद सि.स.नं.१६३ प्रमाणे.			सही- 20/01/1989 न.पु.अ. क.४ मु.उ.जि.मुंबई
10/1/1982	विनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही १८/०४/१९८२ न.पु.अ. क.४मुंबई
10/1/1989	न.पु.क. १६३ प्रमाणे.		बापु भाईप	सही- १५/०९/१९८९ न.पु.अ. क.९ मु.उ.जि.मुंबई
10/1/1989	न.पु.क. १६३ प्रमाणे.		श्रीमती शिवाजी मसुलकर	सही- २२/०६/१९८९ जि.नि.पु.अ. तथा न.पु.अ.क.९ मु.उ.जि.मुंबई
10/1/2014	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.ज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.५/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इकडील आदेश क्र.न.पु.सहाय/फे.क.१६९ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुर्णाक राहा दशांश चौ.मी. दाखल केले.			फेरफार क.१५,५ प्रमाणे सही- २८/१०/२०१५ न.पु.अ. विलेपार्ले
10/1/2019	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि. १०/०९/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.पु.प्रा. वे पत्र क. झो.पु.प्रा. /उ जि/ भू.सं/ प्र. क. २६३/२०१५ दि. २८/०५/२०१९ नुसार ताबा पावती दि. १०/०४/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.पु.क. १६३ पै. ५६३/१०१० क्षेत्र ६५४.५५, १४.६० चौ.मी. व १८०क पै. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. संपादन (महाराष्ट्र झोपडपट्टी सुधारणा निमूलन व पुर्नविकास १९७७) कलम १४/१ अन्वये असल्याने धारक सदरी महाराष्ट्र शासन याच नावे दाखल केले.		म महाराष्ट्र शासन	फेरफार क. २१७९ प्रमाणे सही- २५/०९/२०१९ न.पु.अ. विलेपार्ले



हि मिळकत पत्रिका (दिनांक १२/१८/२०२० ४:५६:२९ PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ६/९/२०२२ १२:५२:४५ PM
वेबल पडदाक मी साठी <http://appleabhiikh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१९४९७४९ हा क्रमांक वापरावा.

बदर - १
१६८३३ २९ १२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

सहारा	तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले		जिल्हा : मुंबई उपनगर
पत्रक क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.
			१४.६०
			धारणाधिकार
			जी
			शासनाला दिलेल्या आकारणावा किंवा पाठ्यावा तपशिल आणि त्याच्या क्रैततपासणीची विवत नोक
			सि.स.नं.१६३५हा.

प्रकार

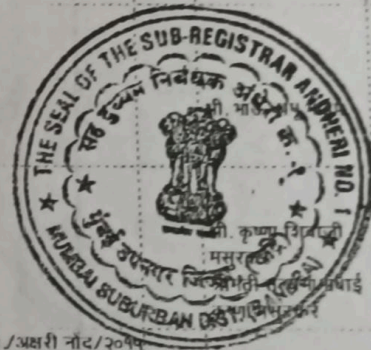
1. मुख्य धारक म

[कृष्णा शिवाजी मसुलकर]

2.

[भीमती खतुनाबाई कासम इब्राहिम - इमला मालक]

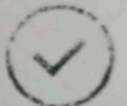
व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(य) किंवा मार	साक्षात्करण
१९७१ विनशेती नोंद सि.स.नं.१६३ प्रमाणे.			सही- २०/०८/१९७१ न.भू.अ.क.४१५४
१९७२ विनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १८/०८/१९७२ न.भू.अ.क.४१५४
१९७९			सही- १५/०८/१९७९ न.भू.अ.क.९ मु.उ.जि.मुंबई
१९८९ न.भू.क.१६३ प्रमाणे			सही- २२/०८/१९८९ जि.नि.भू.अ.तथा नमूअक १मु.उ.जि.मुंबई
मा जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क.ना.भू.९/मि.५/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क.न.भू.सहारा/ फे.क.१६९ दि.नाक २८/१०/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळत असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुर्णोक सहा दशांश चौ.मी. दाखल केले.			फेरफार क.१६९ प्रमाणे सही- २८/१०/२०१५ न.भू.अ.विलेपार्ले
१/२०१५			फेरफार क.२१९ प्रमाणे सही- २५/०९/२०१५ न.भू.अ.विलेपार्ले
४/२०१९		म महाराष्ट्र शासन	



मिळकत पत्रिका दिनांक १२/१८/२०२० ४:५७:०९ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

हस्तात पत्रिका डाऊनलोड दिनांक ६/९/२०२२ १२:५२:५९ PM

सा पडताळणी साठी <http://aapleabhihokh.mahabhumi.gov.in/DLSR/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१९४९७४२ हा क्रमांक वापरावा.



बदर - २
१६५३९ ४०९२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

३३३

सहायक क्रमांक	डिप्ट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	आसनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपत्रिल आणि त्याच्या फेरतपासणीची नियत वेळ
			१४.६०	जी	सि.स.नं. १६३ पहा.

विकार	या मुळ धारक म
६५	[कृष्णा शिवाजी भट्टकर]
१	
२	
३	[श्रीमती खतुबाबाई कासम इब्राहिम - इमला मालक]

क्र	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्केन
१/१९७१	विनयोती नोट सि. नं. १६३ प्रमाणे.			सही- २०/८/१९७१ न.भू.अ. क.४१मुंबई
४/१९७२	विनयोती आकार व नुदत मि. स. नं. १६३ प्रमाणे.			सही- १८/०४/१९७२ न.भू.अ. क.४१मुंबई
५/१९७२	न.भू.अ. १६३ प्रमाणे.			सही १५/०९/१९७२ न.भू.अ. क.९ मु.उ.जि.मुंबई
६/१९८९	न.भू.अ. १६३ प्रमाणे.			सही- २२/०६/१९७९ जि.नि.भू.अ. तथा नभूपत्रक ९मु.उ.जि.मुंबई
३०/२०१५	या जमाबंदी आयुक्ता आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क.ना.भू.प/मि.प/अक्षरी नोट/१०१५ पुणे दि.१८/३/२०१५ व इकडील आदेश क.न.भू.सहाय/ फे.क.१६९ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र गेळात असलेने मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुर्णांक सहा दशांश चौ.मी. दाखल केले.			फेरफार क.५६९ प्रमाणे सही- २८/१०/२०१५ न.भू.अ.विलेपाले
०९/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/९/२०१२ चे राजपत्र अन्वये संपादित जमीन श्रौ.प्र.प्रा.चे पत्रक श्रौ.प्र.प्रा/उनि/पू.स/प्र.क.२५८/२०१५ दि.२८/१/२०१६ नुसार ताबा पावती दि.१०/७/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.भू.अ. १६३ प. १६३/१ ते १० क्षेत्र ६५४.५ १४६.० चौ.मी. व १८० क.पै. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. रजपत्रन (महाराष्ट्र श्रौ.प्र.प्रा.ची सुधारणा विमुलन व पुर्ननिकारा अधिनियम १९७५) कलम १४/१ अन्वये त्यावेळी असल्याने धारक सदरी महाराष्ट्र शासन यांचे नाव दाखल केले व सत्ता प्रकार G नमूद केले.		म महाराष्ट्र शासन	फेरफार क.२१७ प्रमाणे सही- २५/०९/२०१९ न.भू.अ.विलेपाले



मिल्कत पत्रिका दि.नांक १२/१८/२०२० ४:५७:४६ PM रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सती शिक्क्याची आवश्यकता नाही.
डिजिटल पत्रिका डाऊनलोड दिनांक ६/९/२०२२ १२:५३:०९ PM
व्यापार्यांसाठी <http://appleabhiikh.mahabhmi.gov.in/DSL/R/propertycard> या संकेत रथकावर जाऊन २२०६१०००९९४९७४३ हा क्रमांक वापरावा.

बदर - १
१६८३९ ५७ ३२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे
मालमत्ता पत्रक

१४१

वेत सहाय	तालुका/न.पु.का. : नगर भूमापन अधिकारी, विलेपार्ले	जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
	क्षेत्र चौ.मी.	धारणाधिकार
	१४.६०	जी
शासनाला दिलेल्या आकारणाचा किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ		श.स.नं.१६३ पहा.

राधिकार

या मुळ धारक म

१६५ [कृष्ण शिवाजी मसुलकर]

र

धार

द्वारे

[श्रीमती खतुनाबाई कासम इब्राहिम - इमला मालक]

क्र	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षात्करण
८/१९७१	विनशेती नोट सि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७१ न.भू.अ.क.४मुंबई
१४/१९७२	विनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १६/०४/१९७२ न.भू.अ.क.४मुंबई
०९/१९७२	न.भू.क.१६३ प्रमाणे.			सही १५/०९/१९७२ न.भू.अ.क.९ मु.उ.जि.मुंबई
०६/१९८९	न.भू.क.१६३ प्रमाणे.			सही- २२/०६/१९८९ जि.नि.भू.अ.तथा न.भू.अ.क.९ मु.उ.जि.मुंबई
१०/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क.ना.भू.१/मि.प/अक्षर पुणे दि.१५/२/२०१५ व इकडील आदेश क.ना.भू.सहाय/ फे.क.१६९ दि.नाक २८/१०/२०१५ अन्वये केवळ चौकशी नोटवहा क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळाटा असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी वीदा पुर्णक सहा दशांश चौ.मी. दाखल केले.			फेरफार क.१५,१ प्रमाणे सही- २८/१०/२०१५ न.भू.अ.विलेपार्ले
०८/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/१/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.प्र.प्रा.चे पत्रक झो.पु.प्रा./उनि/भू.स/प्र.क.२५६/२०१५ दि.२८/१/२०१६ नुसार तावा पावती दि.१०/१०/२०१९ रोजी संपादित क्षेत्र तावा पावतीनुसार न.भू.क.१६३ पे १०.३/१ ते १० क्षेत्र ६,५४.५ १४६.० चौ.मी. व १८० क पे. ८६.८० चौ.मी. क्षेत्र एकूण १६,६८.५० चौ.मी. संपादन (महाराष्ट्र झोपटपट्टी सुधारणा निर्मूलन व पुर्नविकास अधिनियम १९७७) कलम १४/१ अन्वये त्यावेळी अराख्याने धारक सदरी महाराष्ट्र शासन यांचे नाव दाखल केले व सत्ता प्रकार G नमूद केले.		म महाराष्ट्र शासन	फेरफार क.२५११ प्रमाणे सही- २५/०९/२०१९ न.भू.अ.विलेपार्ले



मिळकत पत्रिका (दि.नाक १२/१८/२०२० ४:५८:२२ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दि.नाक ८/१/२०२२ १२:५३:१९ PM
घेता घडताळणी साठी <http://aapleabhaaksh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१९४९७४४ हा क्रमांक वापरावा.

बंद - १
१६८३१ ५२ ७२०
२०२२



महाराष्ट्र शासन
जयबांदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

1990

ठिकाण : सहार ता.सु.का./न.पु.का. : नगर प्रशासन अधिकारी, वित्तपाले जिल्हा : पुणे उपायनगर

पत्रक क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेला आकारमान किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
			१४.६०	जी	शि.स.नं.१६३ पहा.

धारक
वा मुळ धारक H
१६१ [कृष्णा शिवाजी मयुरकर]
प
धार
प्रे [श्रीमती खतुनबाई कासम इब्राहिम - इमला मालक]

क्र.	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा धार	साक्षात्करण
८/१९७१	विनोती नॉट शि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७१ न.पु.अ.क.३मुंबई
४/१९७२	विनोती आकार व मुदत शि.स.नं.१६३ प्रमाणे.			सही- १८/०४/१९७२ न.पु.अ.क.३मुंबई
१०/१९७२	न.पु.क.१६३ प्रमाणे.			सही- १५/०२/१९७२ न.पु.अ.क.९ मु.उ.जि.मुंबई
८/१९८१	न.पु.क.१६३ प्रमाणे.			सही- २८/०६/१९८१ जि.नि.पु.अ.ताबा न.पु.अ.क. १मु.उ.जि.मुंबई
१०/२०१५	मा.जयबांदी आयुक्त आणि संचालक भूमिअभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पु.१/मि.प./अ.१९९१ दि.१४/२/२०१५ व इ.कडील आदेश क्र.न.पु.सहार/फे.क.१६१ दि.१४/२/२०१५ अन्वये केवळ चौकशी नोंद घेतली. क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मैलात असलेले मिळकत पत्रिकेवर नमूद अडी क्षेत्र अशरी चौदा पुर्णांक सहा दशांश टक्के अंश दाखल केले.			फेरफार क.१६५ प्रमाणे सही- २८/१०/२०१५ न.पु.अ.वित्तपाले
०५/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/१/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.प्र.प्रा.चे पत्र क्र.झो.पु.प्रा/उनि/मु.स/प्र.क.२५४/२०१५ दि.२८/१/२०१६ नुसार ताबा पावती दि.१०/११/२०१९ सेजी संपादित क्षेत्र ताबा पावती नुसार न.पु.क.१६३ पै. १६३/५ ते १० क्षेत्र ६५४.५ १७६.० चौ.मी. व १८० क पै. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. संपादन (महाराष्ट्र झोपळाट्टी सुधारणा निर्मूलन व पुर्नविकास अधिनियम १९७९) कलम १४/१ अन्वये त्यावेळी असल्याने धारक सदरी महाराष्ट्र शासन यांचे नाव दाखल केले व सत्ता प्रकार G नमूद केले.		M महाराष्ट्र शासन	फेरफार क.२१७ प्रमाणे सही- २५/०९/२०१९ न.पु.अ.वित्तपाले



मिळकत पत्रिका दि.नांक १२/१८/२०२० ४:५९:४० PM सेजी डिजिटल स्वाक्षरीच केली असल्यामुळे त्यावर कोणत्याही सही शिवावी आवश्यकता नाही.
बळक पत्रिका डाऊनलोड दि.नांक ८/१/२०२२ १२:५३:२६ PM
शा.पट्टातणीची सही <http://aapleabhiakh.mahabhumi.gov.in/DGLR/propertycard> या संकेत स्थळावर जाऊन २२०६१०००१९४९७४५ हा क्रमांक वापरवा.

बंदर - २
१६८३९ ५३ १२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअमिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

191

पेट : सहाय	तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले	जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
8		98.60
	क्षेत्र चौ.मी.	धारणाधिकार
		जी
		शासनाला दिलेल्या आकारणाचा किंवा मांड्याचा तपअिल आणि त्याच्या फेरतपासणीची नियत वेळ
		सि.स.नं.१६३ पहा.

धारक

पंचा मुळ धारक म

१९६५ [कृष्णा शिवाजी मसुरकर]

पार

भार

अपे [श्रीमती खतुनाबाई कासम इबाहिम - इमला मालक]

क्र	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा भार	साक्षाकंन
८/१९७९	बिनशेती नोंद सि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७९ न.भू.अ. क.४मुंबई
४/१९७२	बिनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १८/०४/१९७२ न.भू.अ. क.४मुंबई
०९/१९७९	न.भू.क.१६३ प्रमाणे.			सही १५/०९/१९७९ न.भू.अ. क.९ मु.उ.जि.मुंबई
४६/१९८९	न.भू.क.१६३ प्रमाणे.			सही- ०८/१९८९ मि.नि.भू.अ. तथा समूहक ९मु.उ.जि.मुंबई
१०/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.व/मि.प./अक्षरी नोंद पुणे दि.१४/२/२०१५ व इकडील आदेश क्र.न.भू.सहाय/ फे.क्र.१६१ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिल्कत पत्रिकेवरील क्षेत्र मोळात असलेले मिल्कत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुणांक सहा दशांश चौ.मी. दाखल केले.			फेरफार क.११,१ प्रमाणे सही २८/१०/२०१५ न.भू.अ.विलेपार्ले
०९/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि. १०/०९/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.पु.प्रा. चे पत्र क्र. झो.पु.प्रा./उ.जि/ भू.स./ प्र. क्र. २६३/ २०१५ दि. २८/०९/२०१९ नुसार ताबा पावती दि. १०/०९/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.भू.क्र. १६३ पी. १६३/१०१० क्षेत्र ६५४.५. १४.६० चौ.मी. व १८०क पी. ८६८.० चौ.मी. क्षेत्र एकुण १६६८.५० चौ.मी. सापटन (महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुनर्विकास १९७५) कलम ५४/१ अन्वये असल्याने धारक रादरी महाराष्ट्र शासन याच नावे दाखल केले.		II महाराष्ट्र शासन	फेरफार क्रं.२५७ प्रमाणे सही- २४/०९/२०१९ न.भू.अ.विलेपार्ले



मिल्कत पत्रिका (दिनांक १२/१८/२०२० ५:००:१० PM रोजी) डिजीटल रनाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही अित्याची आवश्यकता नाही.

डकत पत्रिका टाऊनली ड दिनांक ८/९/२०२२ १२:५३:३५ PM

सहा पडताळणी साठी <http://aaplaabhilek.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०६१०००१९४९७४६ हा क्रमांक वापरावा.

बदर - १
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे
मालमत्ता पत्रक

192

पेट : सहार	तालुका/न.पू.का. : नगर भूवापन अधिकारी, विलेपार्ल			जिल्हा : मुंबई उपनगर	
भूवापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	घारणाधिकार	भासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपत्रिल आणि त्याच्या फिरतपासणीची नियत वेळ
१८			१४.६०	जी	सि.स.नं.१६३ पहा.
घाधिकार	साचा पुढे घारक म				
१९६५	[कृष्णा शिवाजी मयुरकर]				
दार					
घार					
घरे	[श्रीमती खतुनाबाई कासम इब्राहिम - इमला मालक]				

क्र.	व्यवहार	खंड क्रमांक	नविन घारक(घा) पट्टेदार(प) किंवा मार	साक्षाकंन
०८/१९७१	विनशेती नोंद सि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७१ न.भू.अ. क्र.४ मुंबई
०४/१९७२	विनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १९/४/१९७२ न.भू.अ. क्र.४ मुंबई
०९/१९७२	न.भू.अ. १६३ प्रमाणे.			सही १५/०९/१९७२ न.भू.अ. क्र.९ न.उ.जि.मुंबई
०६/१९८९	न.भू.अ. १६३ प्रमाणे.			१६/१९८९ न.भू.अ. १५ मु.अ.क्र.९
१९/०२/१९९५	मालमत्ता आयोग आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.सहार/फे.क्र.१६१ दि.नांक २८/१०/२०१५ अन्वये केवळ वीकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुणेक सहा दशांश चौ.मी. दाखल केले.			फेरफार क्र.५५५ प्रमाणे सही- २८/१०/२०१५ न.भू.अ. विलेपार्ल
०९/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि. १०/०९/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.पु.प्रा. चे पत्र क्र. झो.पु.प्रा. /उ.जि/ भू.सं/ प्र. क्र. २६३/ २०१५ दि. २८/०९/२०१९ नुसार ताबा पावती दि. १०/११/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.भू.अ. १६३ पे. १५३/१०१० क्षेत्र ६५४.५, १४.६० चौ.मी. व १८०० पे. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. संपादन (महाराष्ट्र झोपळापट्टी सुधारणा निर्मुलन व पुर्नर्वकास १९७१) कलम १४/५ अन्वये असल्याने घारक रादरी महाराष्ट्र शासन यांचे नावे दाखल केले.		H महाराष्ट्र शारान	फेरफार क्र.२१७ प्रमाणे सही- २५/०९/२०१९ न.भू.अ. विलेपार्ल



हे मिळकत पत्रिकेचे दिनांक १२/१८/२०२० ५:००:५७ PM रोजी डिजिटल रजिस्ट्रार केली असल्यामुळे त्यावर कोणत्याही सती अिन्याची आवश्यकता नाही.
मिळकत पत्रिकेचा ऑनलाईन दिनांक ६/९/२०२२ १२:५३:४४ PM
घटना पडताळणी साठी <http://aapleabhiikh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०६९००००१९४९७४७ हा क्रमांक वापरावा.

बदर - १
९६८३९ ५५ १२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संवालयक भूमिअभिलेख महाराष्ट्र राज्य, पुणे
मालमता पत्रक

393

पेट : सहाय	तालुका/न.भू.का. : नगर भूमापन अधिकारी, विलेपार्ले			जिल्हा : मुंबई उपनगर
भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
९			१४.६०	जी

शासनाला दिलेल्या आकारणाचा किंवा माळ्याचा तपशिल आणि त्याच्या फेरतपासणीची निवट वेळ
शि.रा.नं.१६३ पहा.

दाधिकार	तथा भूळ धारक ॥
१९६५	[कृष्णा शिवाजी नयुरकर]
दर	
धार	
शेरे	[श्रीमती खलुनाबाई कासम इबाहिम - इमला मालक]

क्र	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा धार	साक्षात्करण
२८/१९७९	बिनशेती नोट सि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७९ न.भू.अ.क.४मुंबई
२८/१९७९	बिनशेती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १२/०४/१९७९ न.भू.अ.क.४मुंबई
०९/१९७९	न.भू.क.१६३ प्रमाणे.			सही १५/०९/१९७९ न.भू.अ.क.९ मु.उ.जि.मुंबई
०९/१९८९	न.भू.क.१६३ प्रमाणे.			२०/०६/१९८९ नि.भू.अ.तथा कमळक १मु.उ.जि.मुंबई
१०/२०१५	मा.जमाबंदी आयुक्त आणि संवालयक भूमिअभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.प/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१५/२/२०१५ व इकेडील आदेश क्र.न.भू.सहाय/फे.क्र.१६९ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मालकात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी चौदा पुर्णक सहा दशांश चौ.मी. दाखल केले.			फेरफार क्र.१५,१ प्रमाणे सही- २८/१०/२०१५ न.भू.अ.विलेपार्ले
०४/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/१/२०१९ चे राजपत्र अन्वये संपादित जमीन झो.प्र.प्रा.चे पत्र क्र.झो.प्र.प्रा/उनि/भू.सं/प्र.क्र.२५६/२०१५ दि.२८/१/२०१६ नुसार ताबा पावती दि.१०/७/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.भू.क.१६३ पै.१६३/१ ते १० क्षेत्र १,५४.५ १४६.० चौ.मी. व १८० क पै. ८६८.० चौ.मी. क्षेत्र एकूण १,६६८.५० चौ.मी. संपादन (महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुर्नविकास अधिनियम १९७७) कलम १४/१ अन्वये त्यावेळी असल्याने धारक सदरी महाराष्ट्र शासन यांचे नाव दाखल केले व सत्ता प्रकार G नमूद केले.		म महाराष्ट्र शासन	फेरफार क्र.२१७ प्रमाणे सही- २५/०९/२०१९ न.भू.अ.विलेपार्ले



मिळकत पत्रिका दिनांक १२/१८/२०२० ५:०१:३१ PM रोजी डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका टाऊनलॉट दिनांक ६/९/२०२२ १२:५३:५३ PM
वृत्ता पडताळणी साठी <http://appleabhiikh.mahabhum.gov.in/DCLR/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१९४९७४८ हा क्रमांक वापरावा.

बदर - १
९६८३९ ५६ १२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

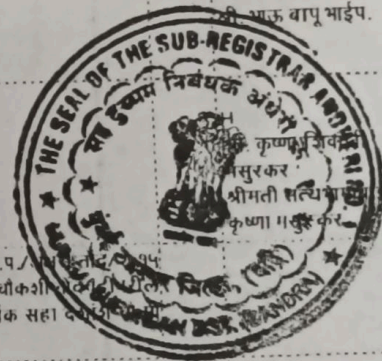
394

पेट : सहार तालुका/न.पू.का. : नगर भूमापन अधिकारी, विलेपार्ले जिल्हा : मुंबई उपनगर

भूमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा माझ्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१०			१४.६०	जी	सि.स.नं.१६३ पहा.

धारक	
ताचा मुळ धारक म	१९६५ [कृष्णा शिवाजी मसुलकर]
प	
धार	
अपे	[श्रीमती खतुनाबाई कासम इब्राहिम - इमला मालक]

क्र	व्यवहार	खंड क्रमांक	नविन धारक(या) पट्टेदार(प) किंवा मार	साक्षात्कन
८/१९७१	विनोती नोंद सि.स.नं.१६३ प्रमाणे.			सही- २०/८/१९७१ न.भू.अ.क.४मुंबई
७/१९७२	विनोती आकार व मुदत सि.स.नं.१६३ प्रमाणे.			सही- १८/०४/१९७२ न.भू.अ.क.४मुंबई
२९/१९७२	न.भू.क.१६३ प्रमाणे.		श्री.आरु बापू भाईप.	सही- १५/०९/१९७२ न.भू.अ.क.९ मु.उ.जि.मुंबई
४८/१९८९	न.भू.क.१६३ प्रमाणे.			सही- २८/०८/१९८९ जि.नि.भू.अ.ताथा न.भू.अ.क. ९मु.उ.जि.मुंबई
१०/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प/१९५ दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.सहारा/ फे.क्र.१६१ दिनांक २८/१०/२०१५ अन्वये केवळ चौकशी करून घेतलेले मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अकी क्षेत्र अक्षरी चौदा पुर्णांक सहा दाखल केले.			फेरफार क.१६१ प्रमाणे सही- २८/१०/२०१५ न.भू.अ.विलेपार्ले
०९/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि.१०/१/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.प्र.प्रा.चे पत्रक.क्र.झो.पु.प्रा/उनि/पू.सं.प्र.क्र.२५६/२०१५ दि.२८/१/२०१६ नुसार ताबा पावती दि.१०/७/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.भू.क.१६३ पं. १६३/१ ते १० क्षेत्र ६.५४.५ १४६.० चौ.मी. व १८० कपे. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. सापदान (महाराष्ट्र झोपडपट्टी सुधारणा निर्मुलन व पुर्नविकास अधिनियम १९७१) कलम १४/१ अन्वये त्यावेळी अरल्याने धारक सदरी महाराष्ट्र शासन यांचे नाव दाखल केले व सत्ता प्रकार G नमूद केले.		महाराष्ट्र शासन	फेरफार क.२५७ प्रमाणे सही- २५/०९/२०१९ न.भू.अ.विलेपार्ले



मिळकत पत्रिका दिनांक १२/१८/२०२० ५:०२:१० PM रोजी डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ८/९/२०२२ १२:५२:३४ PM
रता पडताळणी साठी <http://appleabhilekhi.mahabhami.gov.in/DSLRR/propertycard> या संकेत स्थळावर जाऊन २२०६१००००१९४९७४० हा क्रमांक वापरावा.

बदर - १
१६६३ ५७ १२०
२०२२



महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

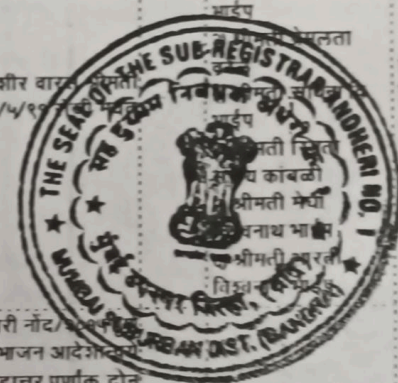
मालमत्ता पत्रक

1831

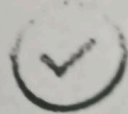
पिन सहर	तालुका/न.पू.का. : नगर भूवापन अधिकारी, विलेपार्ले	जिल्हा : मुंबई उपनगर
भूवापन क्रमांक	शिट नंबर	प्लॉट नंबर
क	क्षेत्र चौ.मी.	धारणाधिकार
	१०-०८, २०	सी
शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपत्रित आणि त्याच्या फेरतपासणीची नियत वेळ		

धारणाधिकार	गवा मुळ धारक	गण	भाष	शेरे

क्र	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा भार	साक्षातकन
१/१९९९	अर्ज, जबाबाने मृत्युध्या प्रमाण पत्राद्वारे श्री.भाऊ बापू भाईप हे दिनांक १६/५/८५ रोजी मयत त्याचे कायदेशीर वारसा श्रीमती मंगबाई भाऊ भाईप ह्या दिनांक १९/४/९७ रोजी मयत त्यांचे मुलगे श्री.विश्वनाथ भाऊ भाईप हे दिनांक १९/५/९९ रोजी मयत त्यांचे मुलगे श्री.भाऊ बापू भाईप हे दिनांक १६/५/८५ रोजी मयत त्याचे कायदेशीर वारसांची नावे दाखल केली.	५	श्री. ए.जे. वाडीया वगैरे [श्री. भाऊ बापू भाईप]	सही- १९/०५/१९९९ जि.नि.पू.अ. तथा नमू.क्र ९
१/२००५	अर्ज, जबाबाने मृत्युध्या प्रमाण पत्राद्वारे श्री.भाऊ बापू भाईप हे दिनांक १६/५/८५ रोजी मयत त्याचे कायदेशीर वारसा श्रीमती मंगबाई भाऊ भाईप ह्या दिनांक १९/४/९७ रोजी मयत त्यांचे मुलगे श्री.विश्वनाथ भाऊ भाईप हे दिनांक १९/५/९९ रोजी मयत त्यांचे मुलगे श्री.भाऊ बापू भाईप हे दिनांक १६/५/८५ रोजी मयत त्याचे कायदेशीर वारसांची नावे दाखल केली.	५	श्री. रजनीकांत भाऊ भाईप	केरफार क्र.४९ प्रमाणे सही- ३१/०५/२००५ न.पू.अ.विलेपार्ले
१/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.पू.१/मि.प./असरी नोंद/२०१५ दि.१६/२/२०१५ व इकडील आदेश क्र.न.पू.सहर/ फे.क्र १६४ दिनांक २०/११/२०१५ अन्वये इकडील पोटविभाजन आदेशाद्वारे क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मैळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र असरी एक हजार शहातर पुर्णक दोन दशांश चौ.मी. दाखल केले.	सह दु.नि. अंपेरी ४	सत्रे इन्फास्ट्रकचर प्रा.लि. क्षेत्र २०८.२ चौ.मी	केरफार क्र.१६४ प्रमाणे सही- २०/११/२०१५ न.पू.अ.विलेपार्ले
१/२०१९	महाराष्ट्र शासन गृहनिर्माण विभाग मुंबई दि. १०/०९/२०१२ चे राजपत्र अन्वये संपादित जमीन झो.पु.प्रा. वे पत्र क्र. झो.पु.प्रा./जि/पू.स/प्र.क्र. २६३/२०१५ दि. २८/११/२०१९ नुसार ताबा पावती दि. १०/०९/२०१९ रोजी संपादित क्षेत्र ताबा पावतीनुसार न.पू.क्र. १६३ पै. १६३/१ते१० क्षेत्र ६५४.५, १४.६० चौ.मी. व १८०क पै. ८६८.० चौ.मी. क्षेत्र एकूण १६६८.५० चौ.मी. संपादन (महाराष्ट्र झोपडपट्टी सुधारणा निर्मूलन व पुनर्विकास १९७९) कलम १४/१ अन्वये असल्याने धारक सदरी महाराष्ट्र शासन यांचे नावे दाखल केले.	५	महाराष्ट्र शासन ८६८.० चौ.मी. ८६८.०० चौ.मी	केरफार क्र.२१७ प्रमाणे सही- २५/०९/२०१९ न.पू.अ.विलेपार्ले



मिळकत पत्रिका (दिनांक १२/१८/२०२० ४:५३:३३ PM) रोजी डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिफ्याची आवश्यकता नाही.
कत पत्रिका डाऊनलोड दिनांक ६/१/२०२२ १:०८:३२ PM
पडताळणी साठी <http://aspisabhiikh.mahabhumi.gov.in/DSL/propertycard> या संकेत स्थळावर जाऊन २२०६१०००१९४९७४९ हा क्रमांक वापरावा.



बंदर - १
२०२२

SLUM REHABILITATION AUTHORITY

No.K-E/STGOVT/0014/20121009/LAY

Date:

30 MAR 2021

✓ To,
M/s. Satre Infrastructure Pvt. Ltd.
1104, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W) - 400604.

Sub: Proposed Layout / amalgamation / subdivision under S.R. Scheme on land bearing C.T.S. Nos.163, 163/1 to 10 and 180 C, village Sahar, J. B. Nagar Andheri, Mumbai., for "Janta Colony SRA CHS (Ltd.)".

Ref: Your application under no. Gen/21/17047 dtd.10/03/2021.

Your plans submitted for the layout/amalgamation/ sub-division of the above plot along with your letter dated 19/10/2020, are approvable as they are as per Development Control Rules, subject to the terms and conditions registered under No. बंदर-१/४९४४/७४/२०२१ dated 30/03/2021. These terms and conditions of the layout shall be binding not only on the owners for the time being, also on their heirs, executors, administrator, assignees and every person deriving title through or under them. Final approval to the Sub-division/layout/sub-division be given after you construct the roads including lighting, drainage, sewage and recreation/amenity spaces is developed by leveling and adequate number of trees are provided on the same. You will please make it clear to you that in case of breach of any of the terms and conditions, the deposit amount is liable to be forfeited and the permission granted liable to be revoked.

You will now please demarcate the boundaries of your client's holding/the various plots/ the reservation, and the road alignment on site as per the approved plans and arrange to show the same to Ex.Eng (SRA) by fixing a prior appointment with him and get his approval to the layout/sub-division before proceeding further.

Please note that the work of construction of roads filling of low lying land, diverting nallas, laying sewer lines, etc. should not be done unless the intimation is given to concerned Executive Engineer Roads, Assistant Engineer Planning, MCGM and their permission is obtained for proceeding with the work.

6

Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East) Mumbai 400 051
Tel. : 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in

2653/49/220
2022

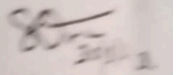
Please also note that permission for construction of buildings on divided plots will not be entertained till the access roads are constructed in a bound mode of construction with necessary sewers, storm water drains and mains.

This permission for developing your client's land is valid for a period of three months from the date of issue and will have to be revalidated after the copy of approvable plans is sent herewith.

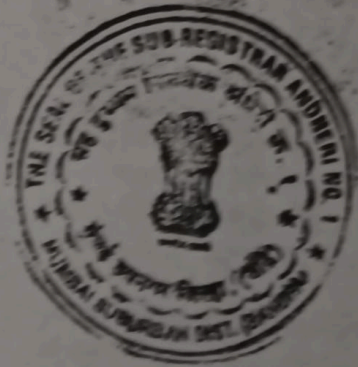
This development permission is valid for a period upto the date of issue of Certificate of last building in the project from the date of issue as per the approved plans which is attached herewith. The terms & conditions submitted by you duly registered u/no. वदर-१/४९४४/७४/२५२२, dated 10/10/2022 are binding on you. In case of any amendment in the layout, the same shall be approved after paying requisite fees and the additional terms and conditions, if any, shall be registered.

Acc: 1 Plan.

Yours faithfully



Executive Engineer
Slum Rehabilitation



वदर - १

७६ (३१)	६०	१२०
२०२२		

कोष
Office
टी.ए.
७७



No. BT-1/NOC/MUM/14/NOCAS/172

164
822

Date: 22.09.2017

Valid upto: 01.07.2022

M/s Vistar Architects
504, Dimple Arcade,
Asha Nagar, Kandivali(E),
Mumbai - 400 101.

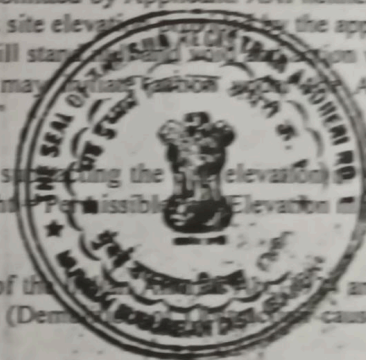
NO OBJECTION CERTIFICATE FOR HEIGHT CLEARANCE

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th September 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details :-

NOC ID	SNCR/WEST/B/032414/27824 (MUM/14/NOCAS/172)
Applicant Name	M/s Satre Infrastructure Pvt. Ltd.
Applicant's letter reference	SIPL/JANTA/CA/002 dated 19.07.2017
Type of Structure	Building
Site Address	CTS. 163 & 180 Cof Village Sahar at Andheri (E) Sahar Mumbai.
Site Coordinates	19 06 21.18 N 72 51 53.47E, 19 06 22.72N 72 51 55.17 E, 19 06 21.42 N 72 51 55.15E, 19 06 22.87N 72 51 53.67 E.
Site Elevation in mtrs AMSL as submitted by applicant	13.69 Mtr. RL (Thirteen Decimal Six Nine Meter RL)
Permissible Top Elevation (AMSL)	56.90 Mtr. AMSL (Fifty Six Decimal Nine Zero Meter AMSL)

3. This NOC is subject to the terms and conditions as given below :-

- a. Permissible top elevation has been issued on the basis of Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation submitted by the applicant. If at any stage it is established that the actual data is different, this NOC will stand void and no objection will be taken as per law. The office in-charge of the concerned aerodrome may initiate action as per Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules 1994.
- b. The Structure height (including any superstructure) shall be calculated by subtracting the Site Elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.
- c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Aircraft (Demolition of Obstruction caused by Buildings and trees etc) Rules, 1994.
- d. No radio / TV Antenna, lighting arresters, staircase, Mumtee, Overhead Water tank and attachment of fixtures of any kind shall project above the Permissible Top Elevation indicated in para 2 above.
- e. Only use of oil fired or electric fired furnace is mandatory within 8 KM of the Aerodrome Reference point.
- f. The certificate is valid for a period of 8 years from the date of initial issue. If the construction of structure / chimney is not commenced within the period, a fresh 'NOC' from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the structure should be intimated to this office.



Contd. 2

देशीय कार्यपालक निदेशक का कार्यालय, पारसीवाडा के सामने, सहार रोड, विलेपार्ले (पूर्व), मुंबई - 400 099.
Office of The Regional Executive Director, Opp. Parsiwada, Sahar Road, Vile Parle (E), Mumbai - 400 099.
ए.टी.एस. कॉम्प्लेक्स, सहार कार्गो के पास, सुतार पखाडी रोड, सहार, मुंबई - 400 099.
ATS Complex, Near Sahar Cargo, Sutar Pakadi Road, Sahar, Mumbai - 400 099.

बदर - १
920
2022

91-22-29217400

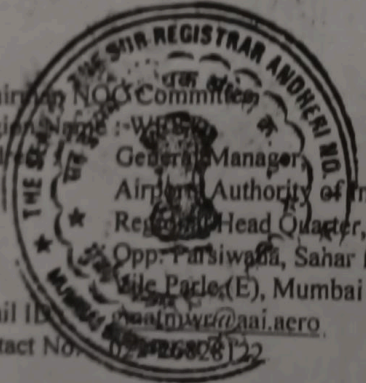
91-22-25819300

No. BT-1/NOC/MUM/14/NOCAS/172

- B. No light or a combination of lights which by reason of its intensity, configuration or colour may interfere with the aeronautical ground lights of the Airport shall be installed at the site at any time, during construction of the building. No activity shall be allowed which may affect the safe operations of flight.
- h. The applicant will not complain / claim compensation against aircraft noise, vibrations, damages or aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part 1 Section 4, available on the website : www.dgca.nic.in.
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities for approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations shall not be used as document for any other purpose / claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence Airports which lies within jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t. site elevation and/or AGL height, top elevation in AMSL shall prevail.
- n. This NOC supersedes earlier NOC letter No BT-1/NOC/MUM/14/NOCAS/172/1207/661-64 Dated 02/02/2021 issued on behalf of GM(Aero) W.R.

Your's faithfully,

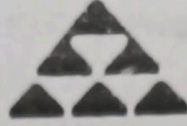
Chairman, NOC Committee
 Region : Western Region
 Address : General Manager
 Airport Authority of India
 Regional Head Quarter, Western Region
 Opp: Parsiwada, Sahar Road,
 Vile Parle (E), Mumbai
 Email ID : gmwr@aaiaero
 Contact No : 022-26882812



Copy to

- 1 The Executive Director(ATM),AAI, Rajiv Gandhi Bhavan, Safdarjung Airport, New Delhi - 110 003.
- 2 Asstt. Engineer, (Survey)(WS), H.& K Wards, Municipal Office Bldg., 1 st floor, R.K. Patkar Road, Bandra, Mumbai - 400 050.
- 3 The President, Mumbai International Airport Pvt. Ltd. 1st Floor, Terminal I-B, CSI Airport, Santacruz, Mumbai - 400099.
4. The Jt. General Manager (Vigilance),WR.
5. Guard File.

79531
 2022
 6220



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/3813/KE/STGL/AP

Date: - 5 AUG 2022

To,
M/s. Satre Infrastructure Pvt. Ltd.
1104, 11th floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W) - 400604.

Sub.: Amended IOA for Sale building for proposed slum rehabilitation Scheme on land bearing CTS No.163, 163/1 to 10 and 180 C, village Sahar, J.B.Nagar Andheri, Mumbai, for "Janta Colony SRA CHS(Ltd.)".

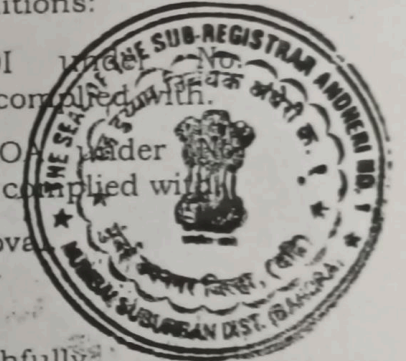
Ref.: Requisition submitted by Architect Smt. Sheetal Nikhare u/no. 978/SOP/KE dt.04/07/2022

Gentleman,

With reference to above, the amended plans submitted by you for the Sale building, are hereby approved subject to the following conditions:

1. That all conditions mentioned in revised LOI under SRA/ENG/2715/KE/STGL/LOI dt.24/12/2021 shall be complied with.
2. That all the conditions mentioned in Amended IOA under SRA/ENG/3813/KE/STGL/AP dt.29/12/2021 shall be complied with.

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



Yours faithfully,

[Signature]
5/8/22

Executive Engineer
Slum Rehabilitation Authority

7

बदर - १

9239 | 63 | 920

**SLUM REHABILITATION AUTHORITY**

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

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

NO SRA/ENG/3813/KE/STGL/AP

17 FEB 2021

COMMENCEMENT CERTIFICATE

To,

M/s. Satre Infrastructure Pvt. Ltd.Sale Building1104, 11th Floor, Opal Square,
Near MIDC, Wagle Estate,
Thane (W)-400 604.

Sir,

With reference to your application No. 1469 dated 02/08/2016 for Development Permission and grant of Commencement Certificate under section 44 & 89 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. ---
C.T.S.No. 163, 163/1 to 10 and 180 C

of village Sabar T.P.S.No. ---
ward K/E Situated at J.B.Nagar, Andheri.

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

U/RNo. SRA/ENG/2715/KE/STGL/LOI dt. 23/12/2019
IDA/U/RNo. SRA/ENG/3813/KE/STGL/AP dt. 04/01/2020

and on following conditions.

- The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
- That no new building or part thereof shall be occupied or allowed to be occupied or used to be used by any reason until occupancy permission has been granted.
- The Commencement Certificate/Development permission shall remain valid for one year from the date of issue. However the construction work should be commenced within three months from the date of issue.
- This permission does not entitle you to develop land which does not vest in you or for construction of the provision of coastal Zone Management Plan.
- If construction is not commenced this Commencement Certificate is renewable every year but the extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
- This Certificate is liable to be revoked by the C.E.O. (SRA) if:-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act 1966.
- The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed Shri. S. R. Tank

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

This C.C is granted for work up to plinth level.For and on behalf of Local Authority
The Slum Rehabilitation Authority

17/2/21
Executive Engineer (SRA)

FOR
CHIEF EXECUTIVE OFFICER
SLUM REHABILITATION AUTHORITY

2022

SRA/ENG/3813/KE/STGL/AP

This C.C. is re-endorsed and further extended frame work only for Ground Floor to 8th upper floor building as per approved amended plans dated 08/09/2021

[Signature]
29/12/21
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3813/KE/STGL/AP

29 DEC 2021

This C.C. is re-endorsed as per approved amended dated. 29/12/2021.

[Signature]
29/12/21
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3813/KE/STGL/AP

14 JUN 2022

This C.C. is further granted for brick work, plaster Gr. (pt) + Stilt (pt) + 1st to 8th upper floor and R.C.C. Frame Work only for 9th to 11th (pt) upper floors including L.M.R & O.H.W.T AS per approved amended plans dtd.29/12/2021

[Signature]
13/6/22
Executive Engineer
Slum Rehabilitation Authority

SRA/ENG/3813/KE/STGL/AP

12 SEP 2022



This C.C. is further extended for brick work for 9th and R.C.C Frame Work only for 11th to 13th (pt) including L.M.R & O.H.W.T as per approved amended plans dated 08/09/2022.

[Signature]
12/09/22
Executive Engineer
Slum Rehabilitation Authority

बंदर - १
११३१ ६५२०
२०२२

MAYUR THORAT
ADVOCATE

To
MahaRERA
6th & 7th Floor, Housefin Bhavan,
Plot No. C-21, E-Block,
Bandra Kurla Compex, Bandra (E),
Mumbai 400051

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to survey No. 100 Hissa no. 2 (part) corresponding City Survey No. 180/C admeasuring about 1076.20 Square Meters and Survey No. 26 Hissa no. 12 corresponding to City Survey No. 163, 163/1 to 163/10 admeasuring about 1072.20 Sq. Meters, all collectively lying and being at Village:- Sahar Taluka:- Andheri District:- Mumbai Suburban District and situate, lying and being at J.B. Nagar, Andheri east, Mumbai :- 400 059 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "the said plot"

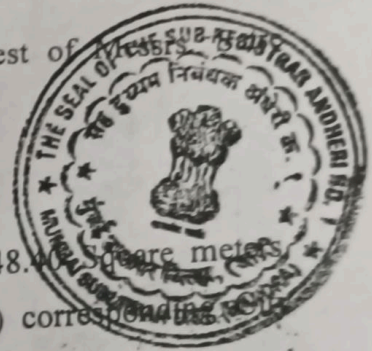
I have investigated the title of the said plot on the request of Infrastructure Private Limited and following documents i.e.: -

1) Description of the property: -

All that piece or parcel of land admeasuring 2148.40 Square meters being part of Survey No. 100 Hissa no. 2 (part) corresponding to Survey No. 180/C admeasuring about 1076.20 Square Meters and Survey No. 26 Hissa no. 12 corresponding to City survey no. 163, 163/1 to 163/10 admeasuring about 1072.20 Sq. Meters, all collectively lying and being at Village:- Sahar Taluka:- Andheri District:- Mumbai Suburban District and situate, lying and being at J.B. Nagar, Andheri east, Mumbai:- 400 059 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

2) The documents of allotment of plot.

More particularly described in Annexure A



जदर - १

१६३३९	६६	१२०
२०२३		

Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhodhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

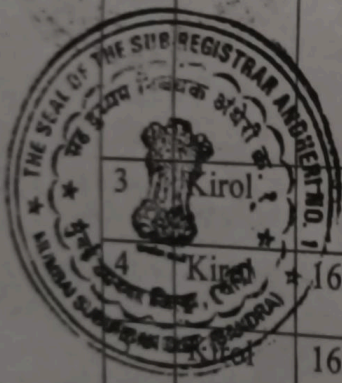
3) Property card issued by City Survey Officer, Ville Parle, Mumbai
No. 207 and 296.

4) Search report for 30 years from 1989 till 2021

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **Satre Infrastructure Private Limited** is clear, marketable and without any encumbrances.

Owners of the land

Sr. No.	Village	City Survey Number	Area (SQ. MTR)	Name of Owner in property Card
1	Kirol	180 C	1076.20	State Of Maharashtra (Area 868 SQ. MTR) Messrs Satre Infrastructure Private Limited (Area 208.2 SQ. MTR)
2	Kirol	163	926.2	State Of Maharashtra (Area 654.5 SQ. MTR) Messrs Satre Infrastructure Private Limited (Area 271.7 SQ. MTR)
3	Kirol	163/1	14.6	State Of Maharashtra
4	Kirol	163/2	14.6	State Of Maharashtra
	Kirol	163/3	14.6	State Of Maharashtra
6	Kirol	163/4	14.6	State Of Maharashtra
7	Kirol	163/5	14.6	State Of Maharashtra
8	Kirol	163/6	14.6	State Of Maharashtra



Address: Row house no. 14, Maitreya, RSC-5, New MHADA Colony, Prabhondhar Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

2022

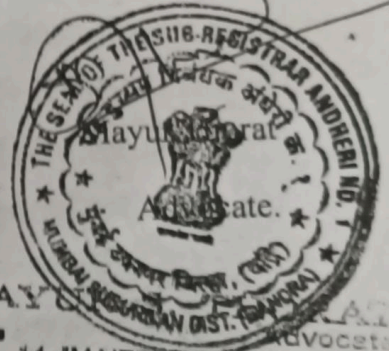
**MAYUR THORAT
ADVOCATE**

9	Kirol	163/7	14.6	State Of Maharashtra
10	Kirol	163/8	14.6	State Of Maharashtra
11	Kirol	163/9	14.6	State Of Maharashtra
12	Kirol	163/10	14.6	State Of Maharashtra
		Total	2148.40	

The report reflecting the flow of the title of the **Messrs. Satre Infrastructure Private Limited** on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 19/05/2021



14, "MAITREYA", RSC-5,
New Mhada Colony,
Pawar Nagar, Thane (W) - 400 610

बदर - १
१६३९ ६८९२०
२०२२

Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhondhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

ANNEXURE

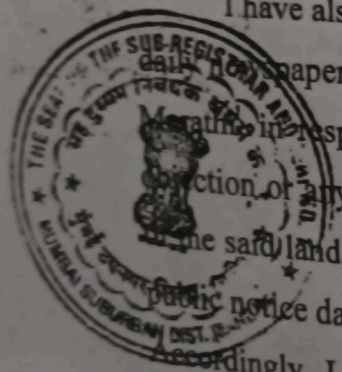
FLOW OF THE TITLE OF THE SAID LAND.

I have investigated their title to all that piece or parcel of land measuring 2148.40 Square meters, being part of Survey No. 100 Hissa No. 2 (part) corresponding City Survey No. 180/C admeasuring about 1072.20 Square Meters and Survey No. 26 Hissa no. 12 corresponding to City Survey no. 163, 163/1 to 163/10 admeasuring about 1072.20 Sq. Meters collectively lying and being at Village:- Sahar Taluka:- Andheri District Mumbai Suburban District and situate, lying and being at J.B. Nagar Andheri east, Mumbai :- 400 059 and within the Registration District Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "the said Land" and more particularly described in the Schedule hereunder written,

My client has produced the copy of Search Reports prepared by Manoj Kunde, Search Clerk dated 22nd March 2021 bearing registration No.MH0135400922021E dated 20th march 2021 for period of 1989-2021 along with 7/12 extracts, property cards & all other title documents required for scrutiny of title in respect of the said Land.

I have also issued public notice dated 21st April 2021 published in newspapers namely "Free Press Journal" in English and "Janshakti" in Marathi in respect of the said Land wherein calling upon any claimant to produce any share, right, title and interest of any third person in respect of the said land, but till date no objection or notice was received pursuant to the public notice dated 21st April 2021.

Accordingly, I have perused the Search Reports, the Property Card, Deeds, other documents, LOI, Intimation of Approvals, Plans & permissions sanctioned by Planning authority (SRA) and, from the above mentioned documents as well as the information furnished by client and observed as follows: -

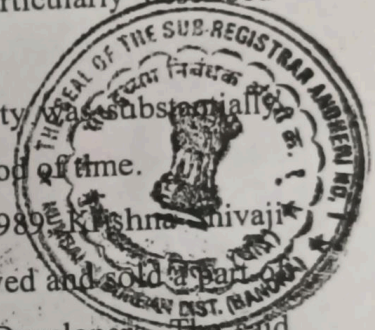


Address: Row house no. 14, Maitreya, RSC-5, New MHADA Colony, Prabhondhankar Thackeray Nagar, Pawar Nagar, Thane (W) 400610
 Mob: -9920158253 email: - th...

9839/ER

MAYUR THORAT ADVOCATE

- (A) A. H. Wadia Trust, ("the Trust"), a public charitable trust was seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey No. 100 Hissa No. 2(Part), corresponding to C.T.S. No.180/C, admeasuring 1076.20 Square Meters. situate at Village: Sahar, Taluka: Andheri, District: Mumbai Suburban, J.B. Nagar, Andheri East, Mumbai 400 059 (hereinafter for the sake of brevity be referred to as Plot "A") and more particularly described in the Schedule;
- (B) Mr. Krishna Shivaji Masurkar and Mrs. Satyabhama Shivaji Masurkar were seized and possessed of and otherwise well and sufficiently entitled to piece and parcel of land bearing Survey No.26, Hissa No.12, corresponding to C.T.S. No.163, 163/1 to 10, admeasuring about 1072.20 square meters or thereabout situate, lying and, being at Village: Sahar, Taluka: Andheri, District :- Mumbai Suburban at J.B. Nagar Andheri (East), Mumbai 400 059 (hereinafter referred to as the Plot "B") and more particularly described secondly in the Schedule hereunder mentioned;
- (C) It has been informed that Plot "A" and Plot "B" property was substantially occupied and encroached by various occupiers over a period of time.
- (D) By an Indenture of Conveyance dated 10th November 1989 Krishna Shivaji Masurkar and Smt. Satyabhama Shivaji Masurkar conveyed and sold a part of the Plot B which was open land to J.K. Builders and Developers. The said Deed of Conveyance was lodged for Registration on 10th November 1989 under No. PBBJ/5052 of 1989; However, the Deed of Conveyance dated 10th November 1989 erroneously described the area at different places as 529 square yards, 529 square meters and/or 526 square meters etc. A plan showing description was also not annexed to the said Deed of Conveyance;
- (E) The Competent Authority issued a Notification dated 8th February 1996 under No. DCA/ENC/ Janata Colony Tenant Association under Section 4 of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 ("Slum Act") notifying area admeasuring about 959.9 square meters out of Plot A and CTS No.163(Part), admeasuring about 670.2 square meters and



बदर - ३
Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhondhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

२०२२

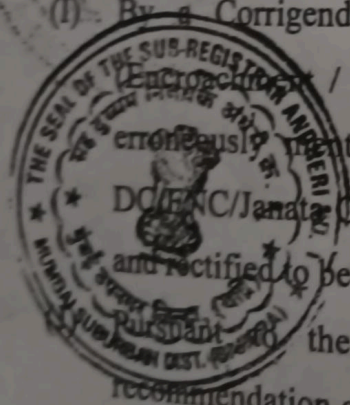
CTS No.163/1 to 10, admeasuring about 146 square meters as 'Slum' on Plot B.

(F) By Deed of Conveyance dated 24th January 2008, M/s. J.K. Builders & Company. The portion of land was erroneously described as 526 square meters in the said Deed of Conveyance. The said Deed of Conveyance registered with the office of the Sub- Registrar of Assurances at Serial BDR-1/2011/2008.

(G) The slum dwellers of Plot A and Plot B proposed a Janata Colony Cooperative Housing Society and decided to develop the Slum Area in accordance with the provisions of Slum Act read with the Development Control Regulations for Greater Mumbai 1991 ("DCR 1991") by appointing the Developer in accordance with the Scheme;

(H) The proposed society of slum dwellers, appointed "Messrs. Satre Infrastructure Private Limited" as Developer unanimously as per norms prescribed by Slum Rehabilitation Authority, Mumbai. The slum dwellers also given their individual consents in favour of Messrs. Satre Infrastructure Private Limited. And were also put in possession of the land declared as 'Slum' through the slum dwellers as their Developer;

(I) By a Corrigendum dated 2nd January 2012 issued by the Controller of Land Revenue (Creation / Removal), Greater Mumbai, the CTS Number which was erroneously mentioned as CTS No.180K in the Notification bearing No. DC/EN/C/Janata Colony Tenants Asso. dated 8th February 1996 was corrected and rectified to be read as a CTS 180/C;



Pursuant to the proposal submitted by the slum dwellers and recommendation of the Competent Authority to acquire the said Land declared as 'Slum', the State of Maharashtra issued a Notification dated 10th January 2012 bearing No. Busampa 2011/Pra.Ka.217/Zhopin-2 under Section 14 of the Slum Act, acquiring land bearing CTS No.180C, admeasuring about 80 square meters forming a part of part of Plot A and CTS No.163 admeasuring

Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhondhankar Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com
2023

MAYUR THORAT ADVOCATE

654.50 square meters and CTS No.163/1 to 163/10 admeasuring 146 square meters forming a part of the Plot B;

(K) Thus, a portion of land bearing CTS No.180 C admeasuring 868 square meters forming a part of Plot A and CTS No.163 admeasuring about 654.5 square meters and CTS No.163/1 to 10 admeasuring about 146 square meters forming a part of Plot B stood vested in the State Government in accordance with the Notification dated 10th January 2012;

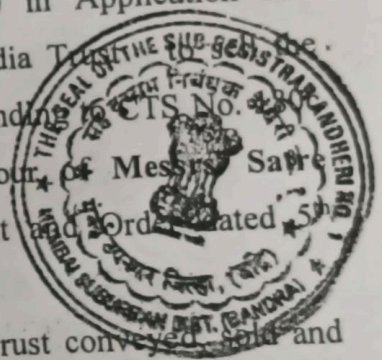
(L) The A. H. Wadia Trust intended to sell the balance portion admeasuring about 208.20 square meters forming a part of Plot A and issued Public Advertisement dated 25th May 2016 inviting the offers for the sale thereof. **Messrs. Satre Infrastructure Private Limited** submitted their bid and offered to purchase the same;

(M) The Charity Commissioner Mumbai has granted and accorded sanction U/S 36 (1) (a) of the Maharashtra Public Trust act 1950 in Application No. CC/428/2016/36 (1) (a) to the Trustees of A.H. Wadia Trust in favour of **Messrs. Satre Infrastructure Private Limited** by vide Judgment and Order dated 5th December 2016.

(N) By Deed of Conveyance dated 3rd May 2017, the Trust conveyed and transferred all its right, title and interest in respect of the property admeasuring about 208.20 Square Meters forming part of Plot A to **Messrs. Satre Infrastructure Private Limited**. The said Deed of Conveyance is registered with the Joint Sub-Registrar of Assurances, Andheri-4 under Serial No.BDR-15/2838/2017 on 11th May 2017. The land admeasuring about 208.20 Square Meters is thereafter, mutated name of **Messrs. Satre Infrastructure Private Limited** and name is duly entered in the Property Register Card of C.T.S. No.180/C to the extent of 208.20 Square Meters as Owner thereof;

(O) **Messrs. Satre Infrastructure Private Limited** negotiated with Orbit Venture & Company to purchase part of Plot B.

Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhondhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610
Mob: -9920158253 email: - thoratmayur@gmail.com

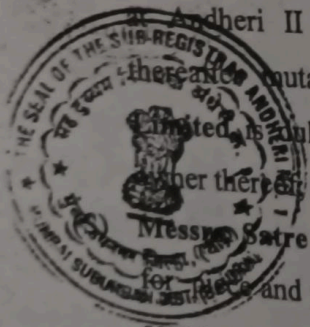


My client & The Orbit Venture &
9920158253 102020
102020

MAYUR THORAT
ADVOCATE

Company carried out actual survey of the open plot of said Plot B and verified their physical conditions. Messrs. Satre Infrastructure Private Limited and Orbit Ventures & Co. compared the same with the City Survey Plans, the acquisition plan and the plan prepared by the Slum Authority while declaring the slum area. The said plans were compared with the description of the property as contained in Conveyances dated 10th November 1989 and 24th January 2008;

- (P) On verification it was noticed that the said open plot being a portion of Plot B admeasures only about 271.70 square meters and the references in the Deed of Conveyance dated 10th November 1989 and 24th January 2008 were erroneous.
- (Q) The area of the part of the Plot B was verified by City survey officer by carrying out demarcation and measurement survey on site and the authority vide order dated 20th May 2017 has confirmed area of open plot being portion of Plot B as that being 271.70 square meters;
- (R) By Deed of Conveyance Dated 28th November 2017, the Orbit Ventures & Company conveyed, sold and transferred all their right, title and interest in respect of the land admeasuring 271.70 square meters from CTS No.163 forming part of Plot B to Messrs. Satre Infrastructure Private Limited. The said Deed of conveyance is registered with Joint Sub-Registrar of Assurances at Andheri II under serial No.BDR-4/10457/2017. The said portion is thereance mutated and name of Messrs. Satre Infrastructure Private Limited is duly entered in the Property Register Card of CTS No.163 as Messrs. Satre Infrastructure Private Limited is lawful owner and entitled to the said parcel of land bearing CTS No.180C, admeasuring about 208.2 square meters forming part of Plot A and CTS No.163, admeasuring about 271.10 square meters forming part of Plot B. Messrs. Satre Infrastructure Private Limited name has been mutated in the records of Property Register Card in respect of CTS No. 180/C admeasuring about 208.20 Sq. Meters



Address: Row house no. 14, Maltreya, RSC-5, New MHADA Colony, Prabhondhankar Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

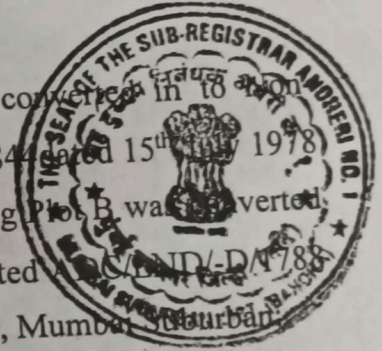
DE 30/12/17

MAYUR THORAT ADVOCATE

forming part of Plot "A" & CTS No. 163 admeasuring about 271.10 Sq. Meters forming part of plot "B" respectively.

(T) In addition to that Messrs. **Satre Infrastructure Private Limited** is also entitled to develop CTS No.180C, admeasuring about 868 square meters forming part of Plot "A" and CTS No.163, admeasuring about 654.5 square meters forming part of Plot "B" & further CTS No. 163/1 to 163/10 admeasuring about 146 Sq. Meters forming a part of Plot "B". Since these properties stood vested in the name of State Government in accordance with the notification dated 10th January 2012, the property Register cards in respect of these properties i.e. 180/C admeasuring 868 Sq. Meters forming part of plot "A" and CTS No. 163 admeasuring 654.5 Sq. Meters and CTS No. 163/1 to 163/10 admeasuring 146 sq. Meters forming Plot "B" has been mutated in the name of Maharashtra State Government vide Mutation Entry No. 296 dated 24th September 2019.

(U) The land bearing CTS No.180C being Plot A was converted in to Non Agricultural lands vide an Order dated ADC/LND/D/484 dated 15th July 1978 and the land bearing CTS No.163 and 163/1 to 10 being Plot B was converted into Non Agricultural purpose lands vide an Order dated ADC/LND/D/788 dated 30th November 1970 passed by the Dy. Collector, Mumbai Urban.



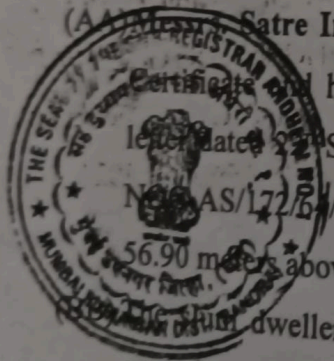
(V) **Messrs. Satre Infrastructure Private Limited** have appointed Smt. Sheetal Nikhare of M/s. S.S. Associates, as Architect and has entered into a standard agreement with them as prescribed by the council of Architects. **Messrs. Satre Infrastructure Private Limited** has appointed M/s. Epicons Consultants Private Limited, as Structural Engineers, for the proposed buildings;

(W) **Messrs. Satre Infrastructure Private Limited** submitted a scheme for re-development of the said Land on the plot bearing Survey No.100 Hissa No.2 (part) & survey No.26 Hissa No. 12, corresponding to C.T.S. No.180/C & 163, 163/1 to 163/10 admeasuring about 2148.4 square meters, under the Development Control Regulations for Greater Mumbai 1991 to the Slum Rehabilitation Authority and the Slum Rehabilitation Authority has issued

Address: Row house no. 14, Maitreya, RBC-5, New MHADA Colony, Prabhondhankar, Thackeray Nagar, Pawar Nagar, Thane (W)-400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

Annexure - II certifying the eligibility of the occupiers for rehabilitation
20th August 2014. Thereafter, Supplementary Annexure II was issued
Deputy Collector (Encroachment & Removal) and Competent Authority
reference on 19th September 2015;

- (X) The Slum Rehabilitation Authority has also verified the financial capacity of
Messrs. Satre Infrastructure Private Limited in the form Annexure - II
- (Y) Messrs. Satre Infrastructure Private Limited have proposed a layout plan to
implement Slum Rehabilitation Scheme collectively on the plot bearing C
No.180/C admeasuring about 1076.20 Square Meters along with the C
Nos.163, 163/1 to 163/10 admeasuring about 1072.20 Square Meters
Plots A and B collectively to be referred to as the "said Land" and the
collectively shall be referred to as 2148.40 square meters and are
particularly described in the Schedule hereunder written.
- (Z) Messrs. Satre Infrastructure Private Limited applied for permission
develop the said Land for implementation of proposed Slum Rehabilitation
Scheme and SRA granted Letter to Intent bearing Reference
SRA/ENG/2715/KE/STGL/LOI dated 15th July 2016 as revised on 3rd Aug
2018 in respect of the said Land;



(A) Messrs. Satre Infrastructure Private Limited have received No Objection
Certificate for height clearance from Airport Authority of India vide the
letter dated 2nd September 2017 under Reference No.BT-1/NOC/ MUM
No. AS/172/2018/822 and certified the height clearance up to the height
56.90 meters above mean sea level.

(B) The slum dwellers formed Society in the name of Janata Colony SRA Co-
operative Housing Society and the said society has been duly registered under
Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM
S.R.A./H.S.G./T.C./12859/2018 dated 23rd February 2018;

(CC) Messrs. Satre Infrastructure Private Limited have submitted the plan
with the Slum Rehabilitation Authority for its approval and the Slum
Rehabilitation Authority approved the layout plan & Authority has furnished

Address: Row house no. 14, Maitreya, RSC-5, New MHADA Colony, Prabhondhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com

MAYUR THORAT
ADVOCATE

issued the Intimation of Approval of plans bearing No. SRA/ENG/3377/KE/STGL/AP for Rehab Building on 28th November 2018 & Intimation of Approval of Plans bearing reference No. SRA/ENG/3813/KE/STGL/AP for Sale Building on 28th November 2018 (both consisting of two wings) subject to the various conditions;

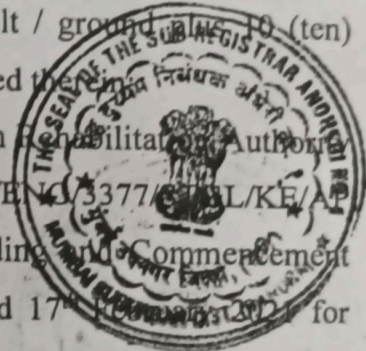
(DD) Pursuant to the Development Control and Promotion Regulations 2034 ("DCPR 2034"), the Slum Rehabilitation Authority issued a Revised Letter of Intent dated 23rd December 2019 bearing Reference No. SRA/ENG/2715/KE/STGL/LOI.

(EE) The Slum Rehabilitation Authority issued two separate Amended Intimation of Approval's dated 4th January 2020 and in principle approved two buildings (of two wings each) i.e. Composite building consisting of two wings- Wing "A" consisting of stilt / ground plus 10 (ten) upper floors and Wing "B" consisting of stilt/ ground plus 9th Part floors & Sale building consisting of two wings, both, Wings "A" and "B" consisting of Stilt / ground plus 10 (ten) upper floors, subject to terms and conditions contained therein.

(FF) After the compliance of various conditions, the Slum Rehabilitation Authority issued the Commencement Certificate No. SRA/ENG/3377/STGL/KE/AP dated 17th February 2021 for the Composite Building and Commencement Certificate No. SRA/ENG/3813/STGL/KE/AP dated 17th February 2021 for the Sale Building.

(GG) There were in all 45 slum dwellers occupying their various structures on the said Land. The Slum Rehabilitation Authority has certified 41 slum dwellers as eligible for the rehabilitation and the claims of the balance occupiers are pending with the Competent Authority for its final adjudication;

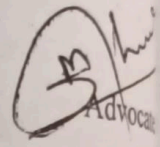
(HH) Claims of various occupants in respect of their eligibility have not attained the finality. The proposed construction and the plans will be modified if additional persons are declared as eligible by the Competent Authority as Messrs. Saife Infrastructure Private Limited is under the statutory obligation to rehabilitate the occupiers who are declared as eligible,



(II) A portion of the said Land is a non-slum area and Schedule is developing composite scheme in respect of a slum area as well as non-slum area utilizing all available FSI in any form as may be available under Development Control Regulations including the fungible FSI or by crediting the Transferable Development Right on the said Land or by utilizing the amount received from the Slum Rehabilitation Authority/ Municipal Corporation Greater Mumbai.

(JJ) Messrs. Satre Infrastructure Private Limited having exclusive right to develop said Land in accordance with law & has further right to sell premises/flats/tenements being constructed/to be constructed in sale area of the said Land.

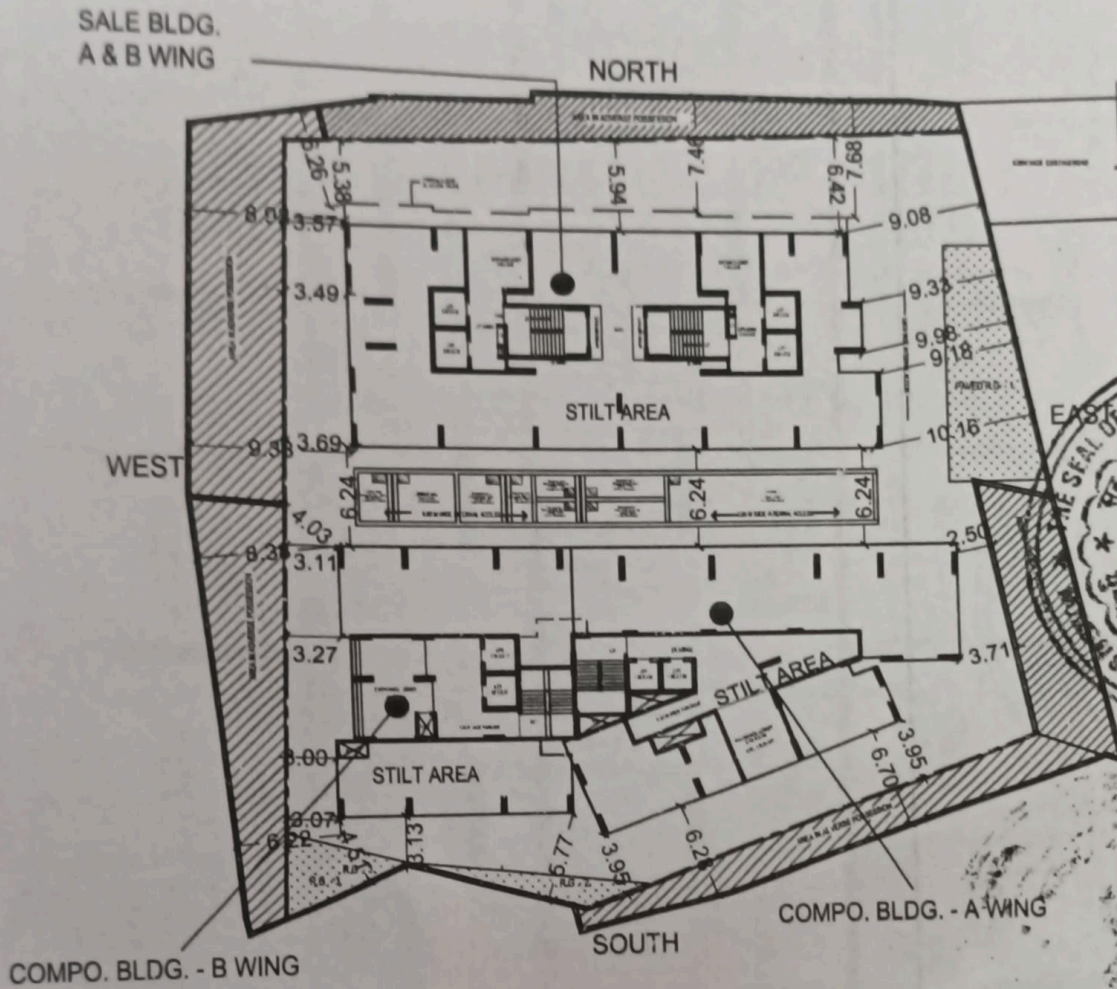
Date: 19/05/2021


Advocate


MAYUR S. THORAT
14, 'MAITREYA', PSC-5
New Mhada Colony
Pawar Nagar, Thane (W)



वदत - 2
Address: Row house no. 14, Maitreya, RSC-5, New MHADA Colony, Prabhondhankar
Thackeray Nagar, Pawar Nagar, Thane (W) 400610.
Mob: -9920158253 email: - thoratmayur@gmail.com
3022

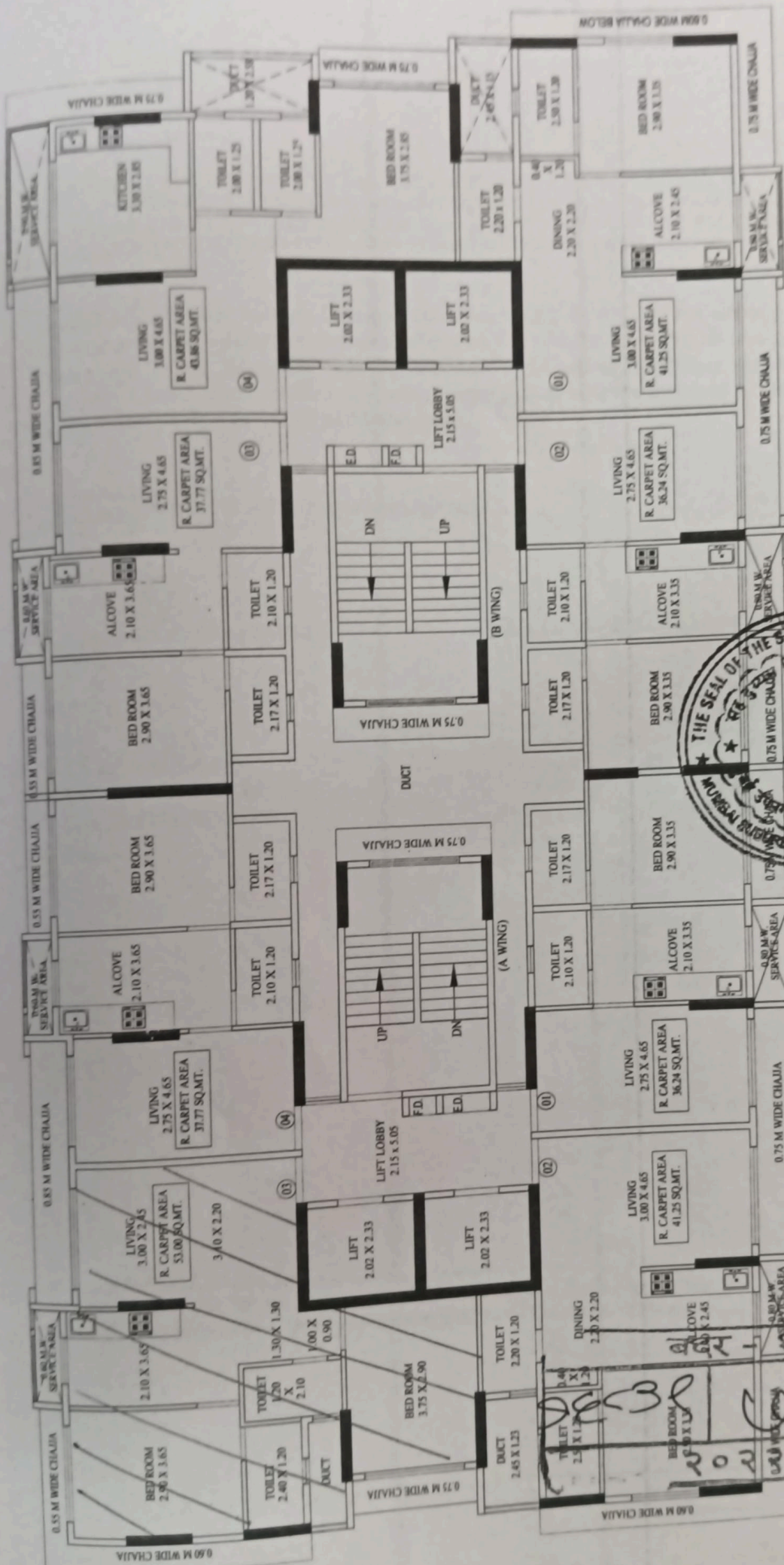


BLOCK PLAN

SCALE 1:500 

PROPOSED BUILDING ON PLOT BEARING C.T.S. NO.163, 163/1 TO 10 & 180C OF VILLAGE SAHAR AT J.B.NAGAR, ANDHERI (E), MUMBAI.

Handwritten notes:
 Date: _____
 Mehul. En 21/11/20
 9/12
 बदर - १
 DEC 30 2022
 2022



4TH FLOOR PLAN
 SCALE: 1:100

Handwritten signature and notes:
 Mehul
 15/10/2022

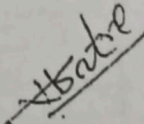


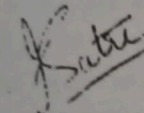
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SATRE INFRASTRUCTURE PVT LTD HELD ON JANUARY 02, 2018 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BLDG NO. D1, BLOCK NO. G3, VARTAK NAGAR, THANE MUMBAI - 400606

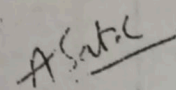
RESOLVED further that Mr. Sahebrao Satre, Managing Director of the company be and is hereby authorized to sign and execute the said Deed of Hypothecation, Mortgage Deed, necessary Sale agreements, undertakings, ancillary deeds, security related documents or any other documents as may be required in this connection for and on behalf of the Company.

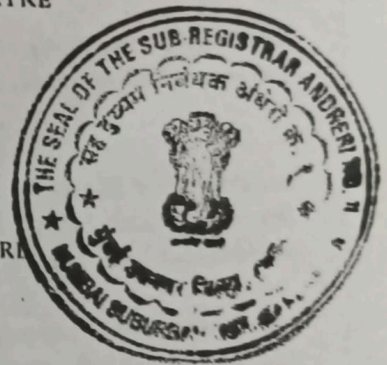
Certified True copy
For SATRE INFRASTRUCTURE PRIVATE LIMITED


SAHEBRAO VITTHAL SATRE
Managing Director


NEELAM SAHEBRAO SATRE
(Director)


INDRAJIT TANAJI SATRE
(Director)


ANURADHA TANAJI SATRE
(Director)



D-1, 3&4, Gr. Flr., Vedant Complex, Vartak Nagar, Thane (W) 400 606.
Tel : 022 2580 8099 / 469 | Email : sipl.satre@gmail.com | CIN No. U70109MH2006PTC160339

बदर - २
०९८३९ ८०९२०
२०२२



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1800029451
Project: **SIPL SARIT, Plot Bearing / CTS / Survey / Final Plot No.: 163, 163 1 TO 10, 180C at Andheri, Andheri, Mumbai Suburban, 400059;**

1. **Satre Infrastructure Pvt. Ltd.** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 400606.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **29/05/2021** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 29-05-2021 11:25:58

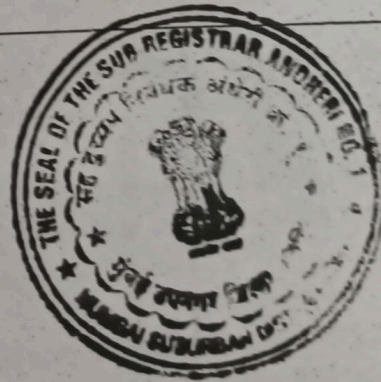
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 29/05/2021
Place: Mumbai

बदर - १
१६/०५/२०२१
२०२२

List of Amenities

Flooring	<ul style="list-style-type: none"> Vitrified Flooring in all Rooms
Toilets	<ul style="list-style-type: none"> Granite Kitchen Platform Stainless Steel Sink
Doors and Windows	<ul style="list-style-type: none"> Sanitary Ware of Reputed Brands Concealed Plumbing with Premium C.P. Fittings Wash Basin Shower Panel in Master Bathroom
Doors and Windows	<ul style="list-style-type: none"> Anodized or Powder coated Aluminum sliding windows with tinted glass Marble Window Sill Main door with locking system of reputed Brand
Electrification	<ul style="list-style-type: none"> Concealed copper wiring with Isolator or MCB of reputed Brand TV, Telephone and Internet points in Living Room and Bedroom
Walls and Paints	<ul style="list-style-type: none"> Gypsum or Birla Putty with Plaster Finished Internal Walls with Oil based Distemper Paints
Structural Features	<ul style="list-style-type: none"> Earthquake Resistant RCC frame Structure Two Coats of External Plaster with Good Quality Sand Decorative Compound wall and Building Entrance Gate Acrylic External Paint for Building of Reputed Brand
General Features	<ul style="list-style-type: none"> Decorative Main Entrance Lobby Branded High Speed Elevators Decorative Checkered stone tile or Trimix finish for Surrounding Compound Area Mechanized Parking or Stack Parking or Puzzle Parking.



बदर - १

९६३९

२०२२

१२०

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

व्यापार शाखा, 3 रा फ्लोर, पार्ले स्क्वोर हॉल, विजयदर विन्डिंग,
मोंगीबाई रोड, अगारवाल मार्केट, विले पार्ले (पूर्व) मुंबई- 400 057
व्यापार शाखा, 3 रा फ्लोर, पार्ले स्क्वोर हॉल, विजयदर विन्डिंग,
मोंगीबाई रोड, अगारवाल मार्केट, विले पार्ले (पूर्व) मुंबई- 400 057
Commercial Branch, 3rd Floor, Parle Square Hall, Big Pazar Building,
Mongibai Road, Agarwal Market, Vile Parle (East), Mumbai - 400 057

Tel : 022 - 26194007 (BM) / 26194006 (AGM-RM)

Gen : 26194010 / 11 / 12

Fax : 022 - 26194008

Swift : SBININ3356

Branch Code : 4115

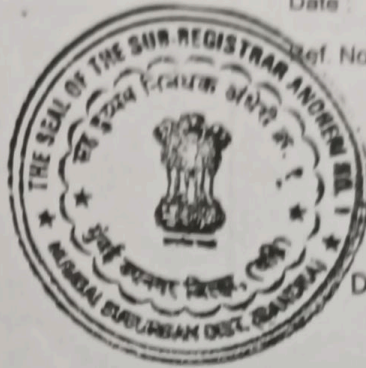
E-mail : sbicbypa@vsnl.in

SATRE INFRASTRUCTURE PVT LTD
1104, 11TH FLOOR, OPAL SQUARE,
ROAD NO 16, OPP BANK OF MAHARASHTRA,
THANE WEST-400604

Ref No. CBVP/RMRE/22-23/082

Date

Ref No.



Date: 21.10.2022

Dear Sir,

Sub: No Objection Certificate (NOC) for sale of the unit No Flat No. 403 - A Wing, Periyar in SIPL SARIT at J.B. Nagar, Andheri as per enclosed Annexure constructed by M/s Satre Infrastructure Pvt Ltd (Builder/ Borrower) to be purchased by Mr Mehul Babubhai Bhutak, Mr Babubhai Manjibhai Bhutak & Mrs Waliben Babubhai Bhutak

With reference to the letter dated 18.10.2022 received by us from the Mortgagors and Borrower, whereby request was made for issue of NOC for sale of the above-mentioned unit.

1. This is to confirm that the aforesaid unit has been mortgaged by M/s Satre Infrastructure Pvt Ltd (Mortgagor) in favour of State Bank of India, with respect to the facilities sanctioned to the M/s Satre Infrastructure Pvt Ltd (Borrower) by us.
2. We have been informed by the Borrower that Mr Mehul Babubhai Bhutak, Mr Babubhai Manjibhai Bhutak & Mrs Waliben Babubhai Bhutak (Purchaser) has agreed to purchase the said unit (as mentioned in the Annexure) from the Borrower.
3. The Borrower / Mortgagor has requested us to release our charge on the said Unit to enable the Borrower to sell the said Unit.
4. We state that the consent is hereby accorded, for the release of our mortgage /charge over the said Unit and that we shall have no claim, right title or interest in respect of the said Unit whatsoever upon fulfilment of the following conditions:

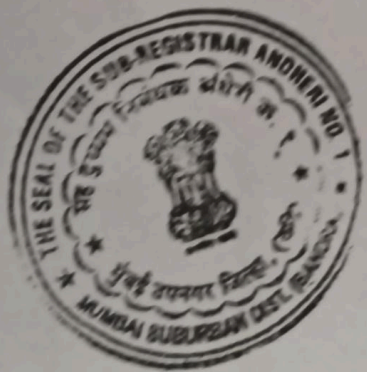
The consent hereby granted is restricted to release of mortgage /charge over the said Unit in the Project named "SIPL SARIT' JB Nagar, Andheri, Mumbai, in order to enable the Borrower to sell the said Unit and to facilitate to raise any loan for the purchase of the said Unit and will not in any manner affect SBI charge on residual premises. Notwithstanding anything contained herein above, the consent here by granted shall not authorize M/S Satre Infrastructure Pvt Ltd (Borrower) to sell any other unit in the said project without applying to State Bank of India for its consent;



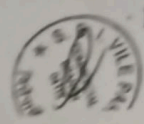
The consent hereby granted is subject to the Purchaser / Borrower, depositing all the moneys / monies payable that from consideration for the purchase of the said unit / premises into the "Borrower's SBI account no. 40470173693 " opened by the Borrower with State Bank of India, Commercial Branch Vile Parle Branch, Vile Parle East Mumbai-400057 . The money is to be paid through cheques that are drawn in favour of the above-mentioned account or through any other mode of payment (RTGS / NEFT) IFSC-SBIN0004115 only into the said account;

In case of default in depositing the sale proceeds in the captioned account, SBI shall not be bound by the consent given hereby and shall retain all rights and claim over the property mortgaged to SBI.

5. Copy of the NOC acknowledged by the customer to whom the NOC is issued is required to be submitted to SBI for the purpose of record.
6. In the event the sale of the said Unit to the said purchaser is cancelled for any reason, the consent accorded above shall stand revoked forthwith. The Company /Firm shall have to apply for a fresh consent for NOC in relation to sale of the said Unit to any other person.
7. You have to incorporate the following clauses in the transfer deed /Allotment Letter / Agreement to Sell etc regarding mortgage in favor of the State Bank of India, "The said project is being developed / constructed with the loan assistance from, State Bank of India (SBI) and the concerned property has been offered as security for the repayment of the loan together with interest, costs, charges, expenses and all other monies payable. As such any right/ interest created in the above property or any part thereof shall be subject to charge created in favor of the SBI. The final transfer of the flat / unit in favor of the purchaser / occupant shall be made only after all the dues in respect of the concerned flats / units are paid to SBI through Borrower's SBI account no. 40470173693 (IFSC CODE-SBIN0004115)
8. This NOC shall not be valid for creating a charge by any other NBFC/Bank in their favour. In case, Mr Mehul Babubhai Bhutak, Mr Babubhai Manjibhai Bhutak & Mrs Waliben Babubhai Bhutak (Purchaser) avails a loan from any other than SBI in future, a fresh NOC in favour of the Financial Institution will have to be obtained from SBI.

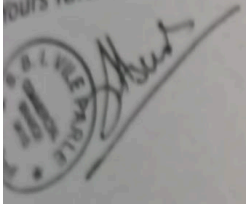


बदर - १
१९९३२ ५४ ९२०
२०२२



The said NOC is valid for one month from date of issue. If you fail to register the said flat, you are requested to return original NOC to us and this NOC should be part and parcel of Agreement to sale with Purchaser of said flat. This NOC is not valid for availing any loan, if purchaser take any loan from NBFC/BANK fresh NOC is taking from SBI. The said NOC contains three (3) pages.

Yours faithfully,



Authorised Signatory

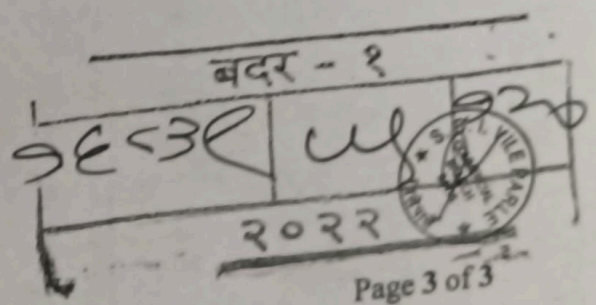


ANNEXURE

Detail of the Unit on which the charge is being released for sale to the Purchaser under:

Name of the Purchaser	Unit No	Building Name	Carpet Area(sq mt)	Agreement Value(INR)
Mr Mehul Babubhai Bhutak, Mr Babubhai Manjibhai Bhutak & Mrs Waliben Babubhai Bhutak	Flat No-403 , A-Wing	Periyar, SIPL SARIT	53	Rs 1,22,24,000/-

बदर - १
१६३३६
२०२२
Page 3 of 3



391/1-241

Friday, November 20, 2020
11:59 AM

पावती

Original/Duplicate

सॉफ्टवेअर नं. 391

Regn. 391A

पावती नं.: 12148

दिनांक: 20/11/2020

गावाचे नाव: किरौळ

दस्तऐवजाचा अनुक्रमांक: करण4-11241-2020

दस्तऐवजाचा प्रकार: कुलमुखापारपत्र

सादर कारणान्याचे नाव: मेसास सॉफ्टवेअर प्रायव्हेट लिमिटेड चे डायरेक्टर माहेरबाब किशोर मधे.

नोंदणी फी ₹. 100.00

दस्त ह्याताळणी फी ₹. 360.00

पृष्ठांची संख्या: 18

DELIVERED

एकूण: ₹. 460.00

आपणाय मूळ दस्त, खंयनेल प्रिंट, सूची-२ अंदाजे
12:16 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भारलेले मुद्रांक शुल्क: ₹. 500/-

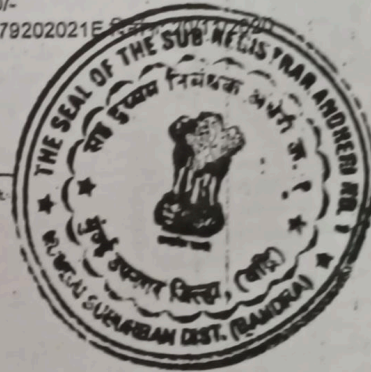
Handwritten signature
सद. दु. निबंधक कुर्ना - 4
सद. दु. निबंधक कुर्ना - 4
दुबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Cash रकम: ₹ 360/-

2) देयकाचा प्रकार: Challan रकम: ₹. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007154179202021E

दळेचे नाव व पत्ता:



DELIVERED

बदर - १
१६६३९ | ८६ | १२०
२०२२

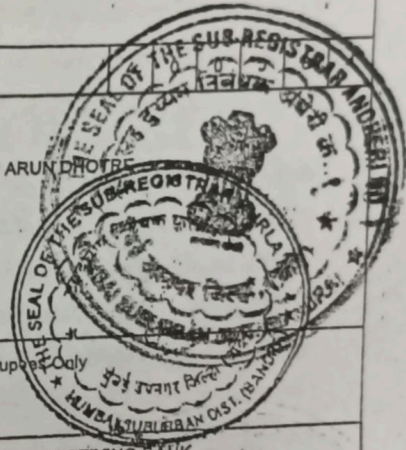


CHALLAN
MTR Form Number-6

करल-४
११२४१ १ १८
२०२०

GRN	MH007154179202021E	BARCODE	[Barcode]	Date	19/11/2020-12:48:46	Form ID	48(f)
Department	Inspector General Of Registration						
Type of Payment	Stamp Duty Registration Fee	Payer Details					
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	TAX ID / TAN (If Any)					
Location	MUMBAI	PAN (If Applicable)					
Year	2020-2021 One Time	Full Name	SATRE INFRASTRUCTURE PRIVATE LIMITED				
		Flat/Block No.	CTS NO. 32A/1/1(PT), 32S/1/1/2A(PT) AND				
		Premises/Building	32A/1/2B				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030045501 Stamp Duty	500.00	VILLAGE KIROL,	GHATKOPAR MUMBAI		
0030063301 Registration Fee	100.00				
Remarks (If Any)					
SecondPartyName=SACHIN ARUN DHOTRE					
Total		Amount In	Six Hundred Rupees Only	Words	
		600.00			



Payment Details	STATE BANK OF INDIA		
Cheque/DD Details	Bank CIN	Ref. No.	00040572020111940411 CKO4629176
Cheque/DD No.	Bank Date	RBI Date	19/11/2020-12:24:49 Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	
			Mobile No. : 7039411234

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखती लागू आहे. नोंदणी न करावयाच्या दस्ताखती सदर चलन लागू नाही.

Handwritten signatures and initials:
Vater, Natar, Vinod, Ashwath

बदर
Print Date: 19-11-2020 12:49:20
११८३९ ८६ १२०
२०२२

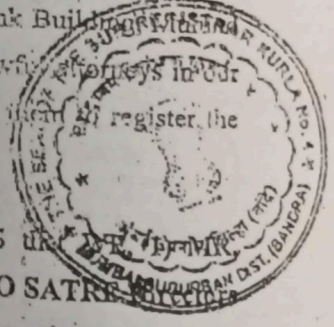
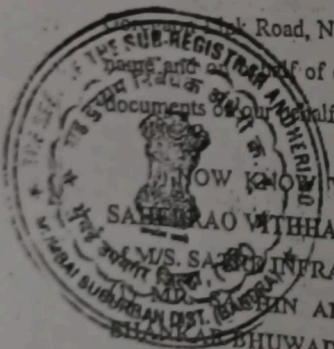
**SPECIFIC POWER OF ATTORNEY
FOR REGISTRATION OF DOCUMENTS**

करल-४
११२२१ २ १८
२०२०

TO ALL TO WHOME THESE PRESENTS SHALL COME, WE
1) MR. SAHEBRAO VITHHAL SATRE, age about 51 years, AND 2) MRS. NEELAM
SAHEBRAO SATRE age about 43 years, Directors of M/S. SATRE INFRASTRUCTURE
PRIVATE LIMITED, PAN No:- A...CS7761G, the company incorporated under the
provisions of Indian Companies Act, 1956, having its Registered Office at G/3 & G/4, Ground
Floor, Building No. D/1, Vedant Complex, Kores Road, Vartak Nagar, Thane (West) - 400606,
and having site address at Common Ranveer SRA Co operative housing Society Limited,
Jhelum, Composit Sanjay Kokate Marg, Bhatwadi, Ghatkopar (West), Mumbai - 400084. SEND
GREETINGS :-

AND WHEREAS in the capacity of the Directors of our company, we need to execute
jointly and / or severally various deeds and documents in respect of the sale / allotments of flats.
Shops, Offices, Units, Galas, Open / close / Stilt / Basement Car Parking spaces, etc. constructed
by our Company on the plot of land more particularly described in the schedule hereunder
written, which are required to be registered with the Office of the Sub- Registrar of Assurance at
Kurla Taluka and Andheri or at any other relevant places as and when required.

AND WHEREAS due to exigencies of work, we are not in a position to personally remain
present and lodge & register the documents and therefore we are desirous of appointing (1) MR.
SACHIN ARUN DHOTRE, Age 39 Years, having PAN : AITPD2210J (2) MR. VINOD
KRISHNA PEJLE, Age 39 Years, having PAN : BBIPP1962Q and (3) MR. ANANT
SHANKAR DHUWAD, Age 39 Years, having PAN : AYBPR8212A having their office
address at SACHIN CONSUTANCY, Shop No. 6, Ground Floor, Exim Link Building,
Kurla Road, Nahur (West) Mumbai - 400078, as our true and lawful attorneys in our




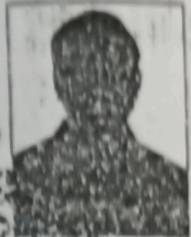
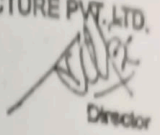
of our Company jointly and / or severally to enable them to register the
documents of our behalf as hereinafter appearing.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS UN-
DER THE HANDS OF SAHEBRAO VITHHAL SATRE, AND 2) MRS. NEELAM SAHEBRAO SATRE DIRECTORS
OF M/S. SATRE INFRASTRUCTURES PVT LTD do hereby nominate, constitute and appoint
SACHIN ARUN DHOTRE (2) MR. VINOD KRISHNA PEJLE (3) ANANT
SHANKAR DHUWAD (hereinafter for the sake of brevity referred to as "Said Attorney/s") as
our true and lawful attorneys for us in our name and on behalf of our Company, at our risk, cost
and expenses to do, execute and perform, jointly and / or severally, the following acts, deeds,
matters and things, that is to say :-



करल-४
११३१ ५ १२०
२०२२


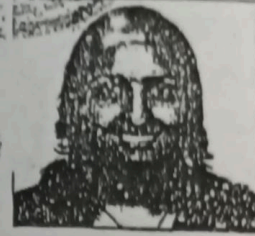
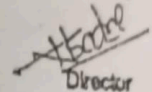
करल-४
 ११२२१ ४ १८
 २०२०

Signed, Sealed and delivered by
 the within named 'THE DEVELOPERS'
 M/S. SATRE INFRASTRUCTURE PVT LTD,
 PAN : AAJCS7761G, Through its Directors
 1) MR. SAHEBRAO VITTHAL SATRE

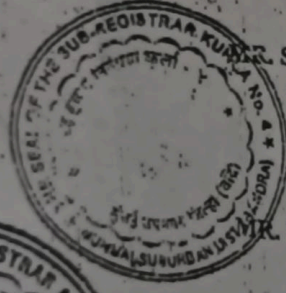

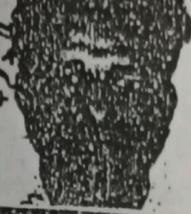

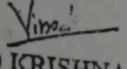
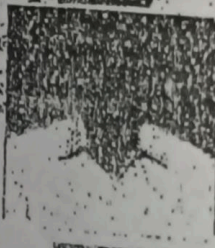

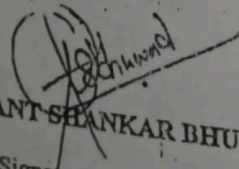
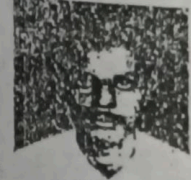



 For SATRE INFRASTRUCTURE PVT. LTD.

 Director

2) MRS. NEELAM SAHEBRAO SATRE

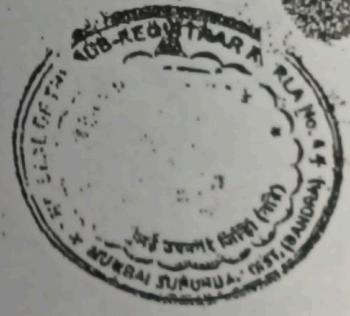
In the presence of
 1. Rajesh Shukla 
 2. Bhushan Bhosale 



 For SATRE INFRASTRUCTURE PVT. LTD.

 Director

We accept the power of attorney


 SACHIN ARUN DHOTRE



 MR. VINOD KRISHNA PEJE



 MR. ANANT SHANKAR BHUWAD



 Specimen Signature of Constituted Attorneys


 of...
 Shukla 
 2. Bhushan Bhosale 



कर-२
 ११३१ २० १२०

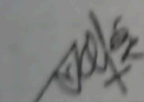
करल-४
 २२२९९ ५ १८
 २०२०

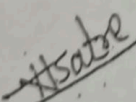


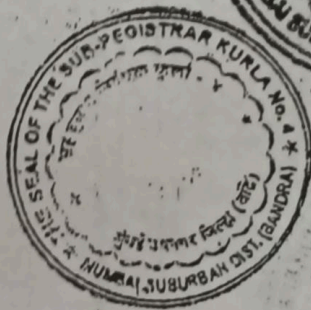
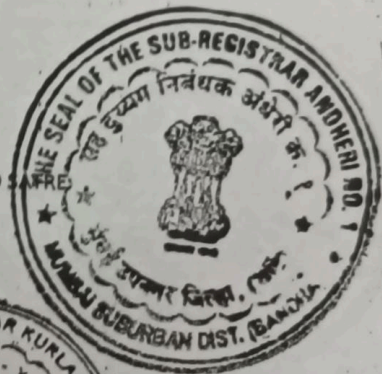
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SATRE INFRASTRUCTURE PVT. LTD. HELD ON 12TH NOVEMBER 2020 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT BLDG NO. D1, BLOCK NO. G3, VARTAK NAGAR, THANE - 400606

RESOLVED further that Mr. Sachin Arun Dhotre, Mr. Vinod Krishna Peje and Mr. Anant Shankar Desai, is hereby authorized to sign and execute the said Deed of Hypothecation, Mortgage Deed, necessary Sale agreements, undertakings, ancillary deeds, Security related documents or any other documents as may be required in this connection for and on behalf of the Company.

Certified True copy
 For SATRE INFRASTRUCTURE PRIVATE LIMITED


 SAHEBRAO VITTHAL SATRE
 (Managing Director)


 NEELAM SAHEBRAO SATRE
 (Director)



D-1, 3&4, Gr. Flr., Vedant Complex, Vartak Nagar, Thane (W) 400 606.
 Tel. : 022 2580 8099 / 469 | Email : sipl.satre@gmail.com | CIN No. U70109MH2006PTC160339

२२२९९ १२०
 २०२२

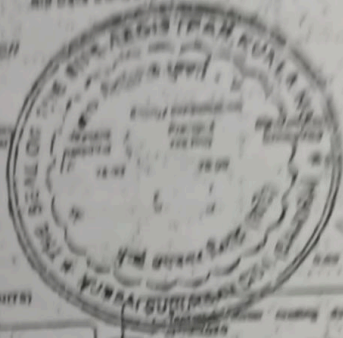
संयुक्त
 १९९९

RESIDENTIAL
 BAYEE INFRASTRUCTURE PVT LTD
 COMMON MANAGER BHA ONE LTD
 INDIA, CHANPOT
 BANTRY KUNATE BARR,
 CHITRODAR (DVT)
 NR DANDERA VINDA STADAL,
 BHAYINDI
 NUMER 200004
 Website No. 19273168

19122 We're listening

19273168
 0000

10000018204
 17-10-2020



ACCOUNT NO.
 19273168
BILL MONTH
 1 Sep-20
DUE DATE*
 17-10-2020

Electric Smiles
 SMILES EARNED
 210

DUE AMOUNT
 ₹820.00*

YOUR ELECTRICITY CONSUMPTION
 YOUR TRADE YOUR CONSUMPTION (UNITS)

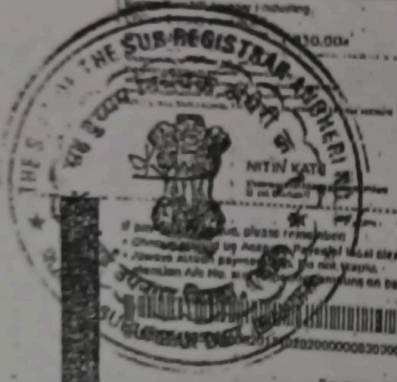
Month	Last year		This year	
	Units	Amount ₹	Units	Amount ₹
SEP	9	710	9	710
AUG	11	910	11	910
JUL	12	980	12	980
JUN	13	1040	13	1040
MAY	14	1100	14	1100
APR	15	1160	15	1160

Handwritten numbers: 39209, 496, 2020

* ₹ 4 discount from electricity bill for customers who have installed solar panels.

DISCOUNTED BILL AMOUNT
 ₹820.00

LATE PENALTY BILL AMOUNT
 ₹30.00



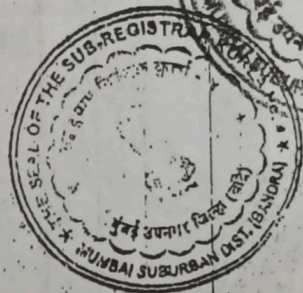
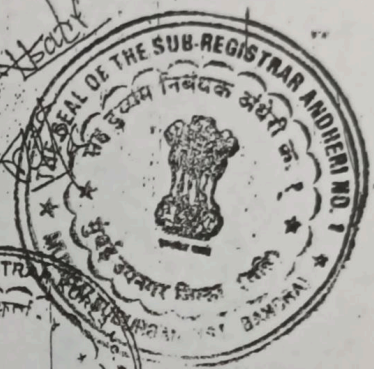
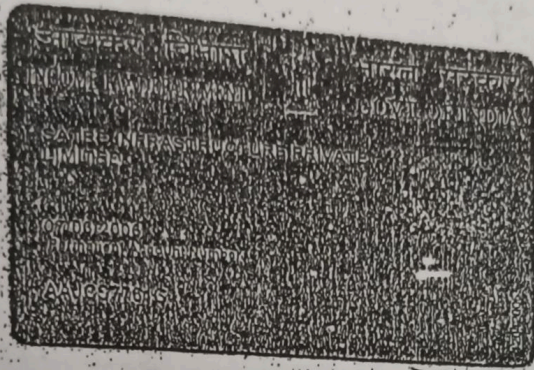
Refer Important Message Section

- 1. Please pay the bill on time to avoid disconnection of supply.
- 2. In case of any dispute, please contact the concerned area office.
- 3. For any complaint, please call the toll-free number 19273168.
- 4. For any request, please visit the website www.adanied.com.
- 5. For any request, please visit the website www.adanied.com.
- 6. For any request, please visit the website www.adanied.com.

Round sum payable: ₹820.00
 Due date: 17-10-2020
 Amount after due date: ₹850.00

Handwritten notes and numbers: 98039, 02, 220, 2023

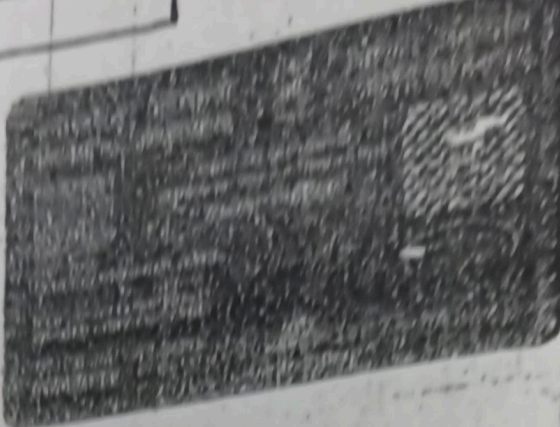
99225		U	9C
2022			



बंदर - १

9853	920
2022	

२०२०

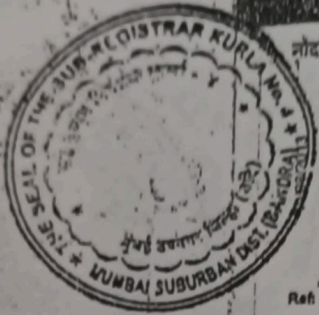


Handwritten mark



भारत सरकार
Unique Identification Authority of India

नोदविण्याचा क्रमांक / Enrollment No 1218/61620/73419



To,
साहेबराव विठ्ठल साई
Sahebrao Vitthal Saie
S/O: Vitthal Saie
B-2001/2, G/4, Nandkanti Heights
Vokhri Road No. 2
Near Upper Lake Thane West
Thane
Apna Bazar Thane Thane
Maharashtra 400510
990499930

Ref 190/21J/270374/270938/P



SH422310711FT



Handwritten mark

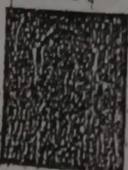
आपला आधार क्रमांक / Your Aadhaar No. :

7522 1834 5607

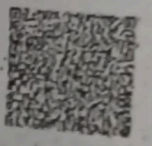
आधार - सामान्य माणसाचा अधिकार



साहेबराव विठ्ठल साई
Sahebrao Vitthal Saie



जन्म तारीख / DOB : 01/06/1969
पुरुष / Male



7522 1834 5607

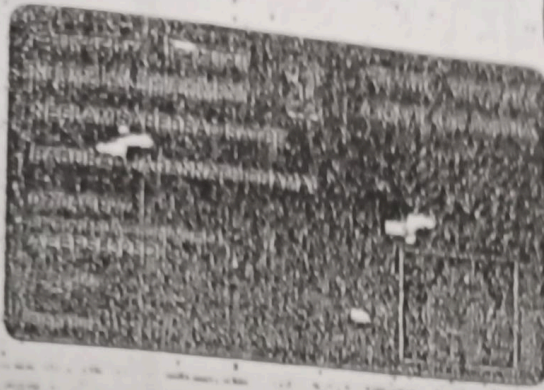
आधार - सामान्य माणसाचा अधिकार

बंद - ३

९६८३९ ०४६९२०

२०२२

करल-४
७७२४७ १ ७८
२०२०



Handwritten signature



भारत सरकार
Unique Identification Authority of India
Government of India

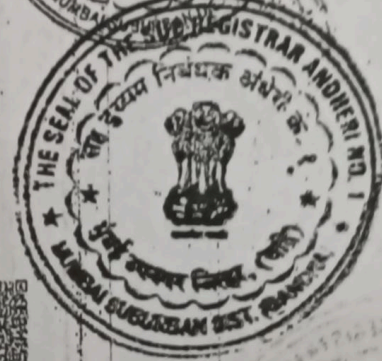
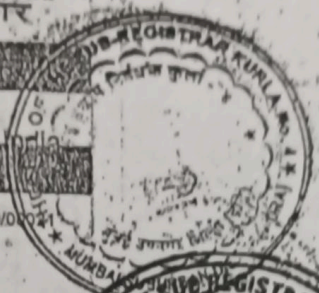
नौद विप्यापा क्रमांक / Enrollment No 1218/81719/D/2021

To,
नीलम साहेबराव साहे
Neelam Sahabrao Saire
W/O: Sahabrao Saire
B-2001/2002, GIRIJA NEELKANTH HEIGHTS
POKKRAN ROAD NO. 2
NEAR UPVAN LAKE THANE WEST
Thane
Apna Bazar Thane Thane
Maharashtra 400810
9819817070

Ref: 1605 / 02A / 405475 / 405531 / P



SH721085804FT



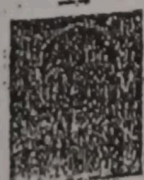
आपला आधार क्रमांक / Your Aadhaar No. :

6030 0227 7440

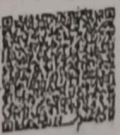
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



नीलम साहेबराव साहे
Neelam Sahabrao Saire
जन्म तारीख / DOB : 07/04/1977
स्त्री / Female



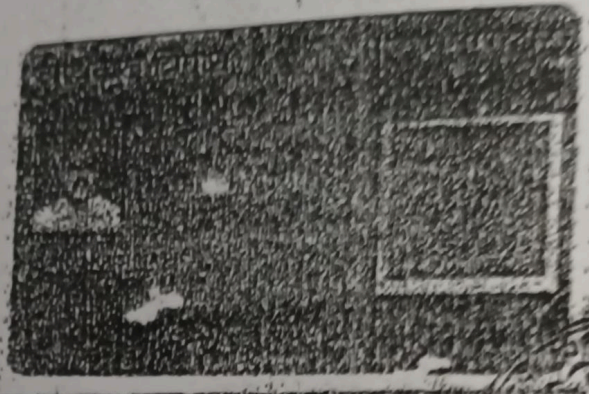
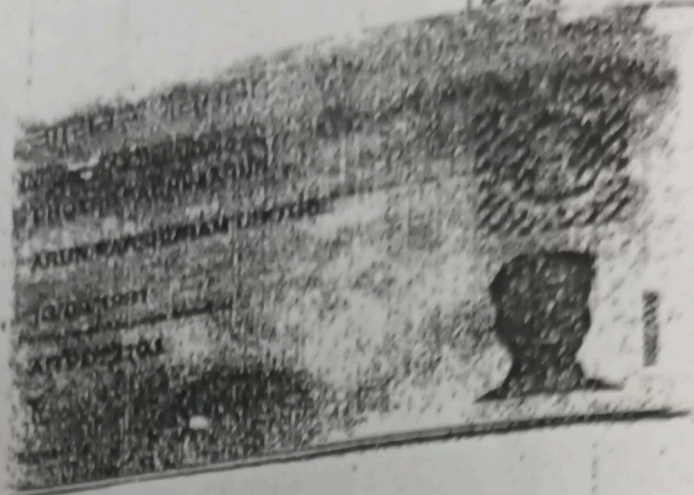
6030 0227 7440

आधार - सामान्य माणसाचा अधिकार

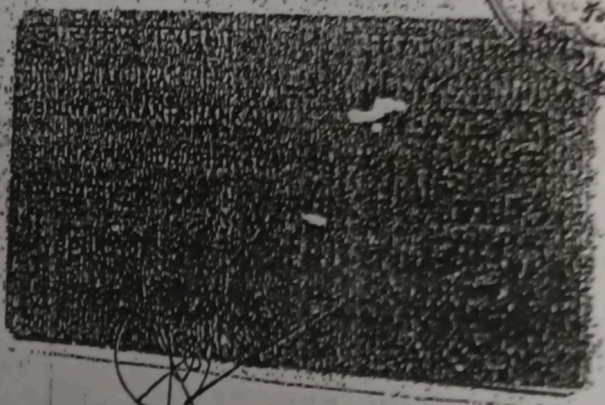
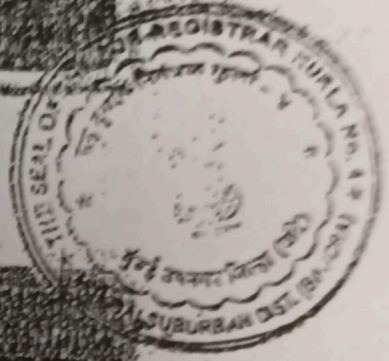
Handwritten signature

बदर - ३
७६८३१ १५ ७२०
२०२२

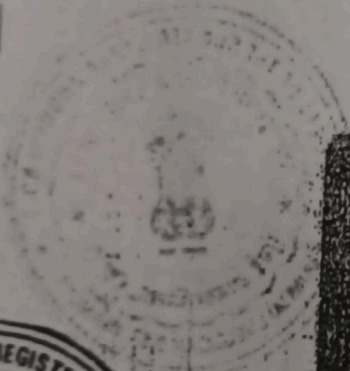
2020



Vinod



(Handwritten signature)

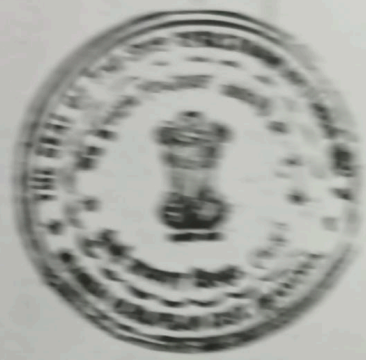


बदर - १

१६८३१ Rk १२०

२०२२

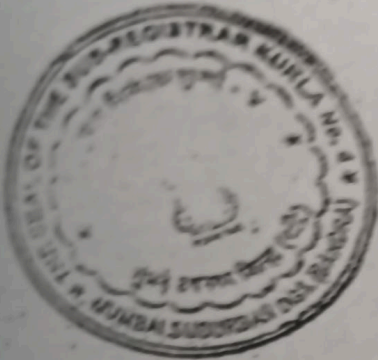
11/11/22



बदर - १

२०२२	२०	१२०
२०२२		

9
20



बदर - १

DECR	elo	720
२०२२		

करल-४
 ११२३१ १५ १८
 २०२०

भूषण चंद्रकांत भोसले
 Bhushan Chandrakant Bhosle

जन्म वर्ष / Year of Birth : 1989
 पुरुष / Male

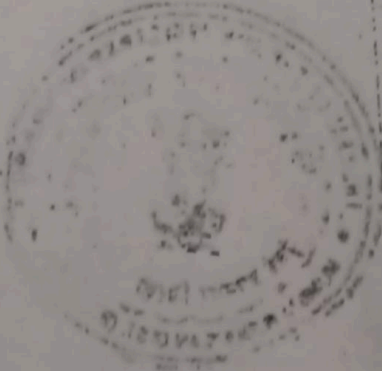
9015 3626-3397

आधार - सामान्य माणसाचा अधिकार

भारतीय रिपब्लिक प्रधिकरण
 UNION GOVERNMENT OF INDIA

Address : S/O Chandrakant Bhosle, Near Sarnoday Hospital, Room no.21,
 Sarnoday Quarter, Gullhar Road, Chokkhar West S-0, Mumbai, Maharashtra,
 400086

Aadhaar - Samanya Maansacha Adhikar



[Handwritten signature]

THE SUB-REGISTRAR, KURLA
 KURLA SUBURBAN DIST. (MUMBAI)

MAHARASHTRA STATE MOTOR VEHICLE ACT
 DL No : MH01 20100004128
 Valid Till : 02-11-2024 (NY)

31-07-2019

ALL INFORMATION TO BE KEPT WELL GUARDED
 OF VEHICLES FOR WHICH THIS IS ISSUED

COV : GOV
 LNV-TR : 14-01-2019
 MUVG : 14-01-2019

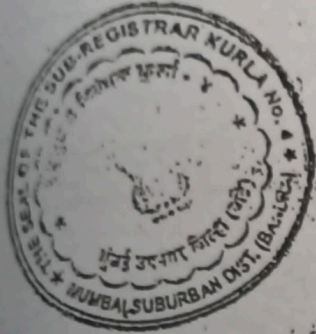
DOB : 03-11-1974 80 - A

NAME : HIRSHI MUNGDEKAR
 SACV : HIRSHI MUNGDEKAR
 ADR : 20 PALLANG-SIS, JAI SHYAM NAGAR,
 VILVADWARI MARG, WADALA MUMBAI
 PIN : 400037

Signature of Holder

सदर - १
 १६८३९ el १२०

करल-४
 ११२४९ १३ १८
 २०२०

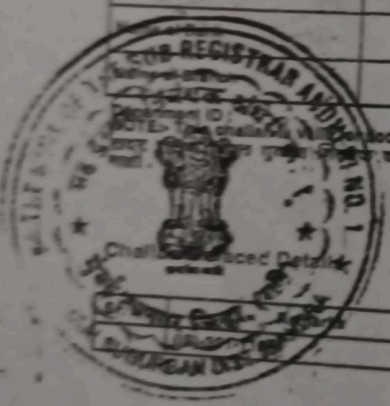
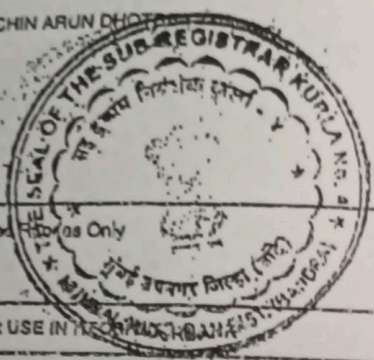
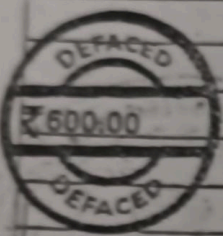


वदर - ३
 १६३९ १९ १२०
 २०२२

CHALLAN
MTR Form Number-8

SRN: 500071841782020218	BARCODE	Date: 18/1/2020-12:48:48	Form ID: 48(3)
Department: Inspector General Of Registration	Payor Details		
Type of Payment: Stamp Duty Registration Fee	TAX ID / TAN (If Any)	SATRE INFRASTRUCTURE PRIVATE LIMITED	
Office Name: KRLA_07 SUB REGISTRAR KURLA NO 4	PAN No. (If Applicable)		
Location: MUMBAI	Flat/Block No.	CTS NO. 32A/1/1(PT), 32B/1/1/2A(PT) AND 32A/1/2B	
Year: 2020-2021 One Time	Premises/Building		

Account Head Details	Amount In Rs.	Remarks (If Any)
000048201 Stamp Duty	500.00	Road/Street: VILLAGE KIROL
000482301 Registration Fee	100.00	Area/Locality: GHATKOPAR MUMBAI
		Town/City/District:
		PIN: 4 0 0 0 8 4
		SecondPartyName=SACHIN ARUN DHOTRE
		Amount in Words: Six Hundred and 00/100 as Only
		FOR USE IN THE STATE BANK OF INDIA
Cheque-DD Details		Bank CIN: 00040572030111840411
Cheque/DD No.		Ref. No.: CK04620170
		Bank Date: 18/1/2020-12:24:49
		Bank Branch: STATE BANK OF INDIA
		Scroll No., Date: Not Verified with Scroll



This document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No.: 7039411234
 याचकाद्वारे नोंदणी करण्याच्या दस्तऐवजाची लागू आहे. नोंदणी न करण्याच्या दस्तऐवजाची सादर घेणं लागू.

Defacement No.	Defacement Date	Usoid	Defacement Amount
0003254825202021	20/11/2020-11:59:14	IGR200	100.00

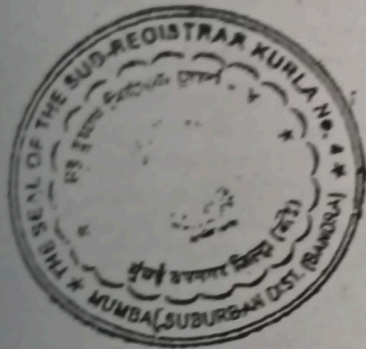
Handwritten signatures and initials: Vajra, Babu, Vinod

Handwritten notes: 92C39, 900, 220, 2018

QRN : MH007164179202021E Amount : 500.00

1	100-991-11241	5770254821270021	Bank : STATE BANK OF INDIA	Date : 19/11/2020-12:48:48
			20/11/2020-11:59:14	KD000
Total Disbursement Amount				500.00
				500.00

करल-४
 ११२४९ १५/१५
 २०२०



Print Date 20-11-2020 12:00:28

बंदर - १
 १६८३१ १०९ १२०
 २०२२

दस्तावेज संख्या भाग-1

पारस 4
दस्तावेज संख्या: 11241/2020 98/19

391/11241
बुधवार 20 नोव्हेंबर 2020 11:59 वा.पु.

दस्तावेज संख्या: पारस 4 /11241/2020

दस्तावेज शुल्क: रु. 01/-

सौकर्यता: रु. 00/-

दस्तावेज शुल्क: रु. 500/-

पारस 4 संख्या: 20/11/2020

दु. वि. मं. दु. वि. पारस 4 चांचे कार्यालय
अ. सं. 11241 पर दि. 20-11-2020
वेळी 11:55 वा. पु. वा. इतर केला.

पारस 4 संख्या: 12148
सावरकरगाराचे नाव: भैरस सत्रे इन्फास्ट्रक्चर प्राय्वेट
लिमिटेड चे आयरोक्टर साहेबराव विठ्ठल सत्रे

नोंदणी फी	रु. 100.00
दस्ता हाताळणी फी	रु. 360.00
पुढाची संख्या: 18	

एकूण: 460.00

[Signature]
सह दु. निबंधक कुर्ला - 4

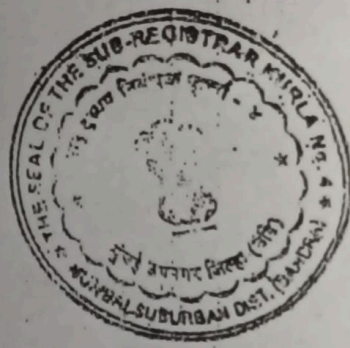
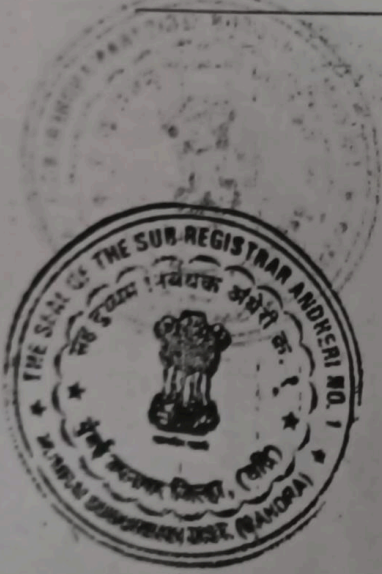
[Signature]
सह दु. निबंधक कुर्ला - 4

दस्ताचा प्रकार: कुलपुत्रप्रापक

पुढाची संख्या: 8 जेव्हा ती प्रतिकार्य देण्यात आलेला असून त्यामुळे कोणतीही त्याचा मालमत्ता विकण्याचा प्राधिकार
मिळत असत नाही.

दिनांक: 1 20 / 11 / 2020 11 : 55 : 18 AM ची वेळ: (सावरीकरण)

दिनांक: 2 20 / 11 / 2020 11 : 56 : 11 AM ची वेळ: (फी)



वर्ग - 2
98/39 902/20

- अनु क्र. पहकाराचे नाव व पत्ता
- 1 नाव:मेसर्स सत्रे इन्फ्रस्ट्रक्चर प्रायवेट लिमिटेड थे डायरेक्टर साहेबराव विठ्ठल सत्रे पता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रणवीर एसआरए को ऑफ ही सो लि, ब्लॉक नं: कंपनीडीट संजय कोकाटे मार्ग , रोड नं: घाटकोपर पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:AAJCS7761G
- 2 नाव:मेसर्स सत्रे इन्फ्रस्ट्रक्चर प्रायवेट लिमिटेड थे डायरेक्टर नितम साहेबराव सत्रे पता: - , रणवीर एसआरए को ऑफ ही सो लि, ब्लॉक नं: कंपनीडीट संजय कोकाटे मार्ग , घाटकोपर पश्चिम मुंबई , चर्च मार्ग, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAJCS7761G
- 3 नाव:सुधिन अरुण धोत्रे पता:प्लॉट नं: शॉप नं. 6, माळा - तळमजला, इमारतीचे नाव: एडिझम लिक बिल्डींग , ब्लॉक नं: मुलुंड गोरेगाव लिक रोड, रोड नं: नाहुर पश्चिम मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AITPD2210J
- 4 नाव:विनोद कृष्णा पेजे पता:प्लॉट नं: शॉप नं. 6, माळा नं: तळमजला, इमारतीचे नाव: एडिझम लिक बिल्डींग , ब्लॉक नं: मुलुंड गोरेगाव लिक रोड , रोड नं: नाहुर पश्चिम मुंबई , महाराष्ट्र, MUMBAI. पॅन नंबर:BBIPP1962Q
- 5 नाव:अनंत शंकर भूषड पता:प्लॉट नं: शॉप नं. 6, माळा नं: तळमजला, इमारतीचे नाव: एडिझम लिक बिल्डींग, ब्लॉक नं: मुलुंड गोरेगाव लिक रोड , रोड नं: नाहुर पश्चिम मुंबई , महाराष्ट्र, मुंबई. पॅन नंबर:AYBPB8212A

पहकाराचा प्रकार
कुलमुखत्यार
वय :- 61
स्वाक्षरी:-

कुलमुखत्यार देणार
वय :- 43
स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 39
स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 39
स्वाक्षरी:-

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 39
स्वाक्षरी:-

छयाचित्र	अंगठ्याचा छता



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकता क्र.3 ची वेळ:20 / 11 / 2020 11 : 59 : 43 AM

ओळख:-
जातील इत्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीचा ओळखतात, व त्यांची ओळख पटवतात.

- अनु क्र. पहकाराचे नाव व पत्ता
- 1 नाव:भूषण - शंभराजे वय:35 पता:शॉप नं 4 एडिझम लिक मुलुंड पश्चिम मुंबई पिन कोड:400080
- 2 नाव:नहेरा - सुभासकर वय:18 पता:शॉप नं 4 एडिझम लिक मुलुंड पश्चिम मुंबई पिन कोड:400080

स्वाक्षरी

स्वाक्षरी



बदर - 8

923

2022

दिनांक 20/11/2020 12:25:19 PM
 दिनांक 20/11/2020 12:25:44 PM
 साहू सुनिवेश प्रा. लि.

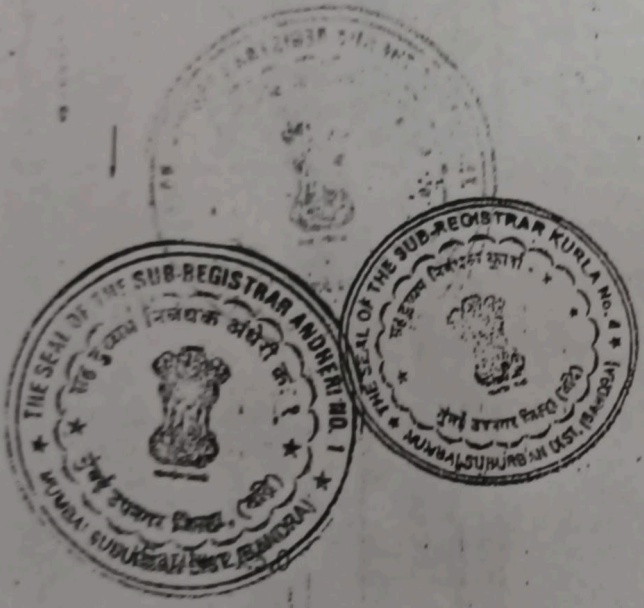
Sl. No.	Purchaser	Type	Verification no/Vendor	GNIN/License	Amount	Used As	Deface Number	Deface Date
1	SATRE INFRASTRUCTURE PRIVATE LIMITED	eChallen	00040572020111040411	MH00715417920202 E	500.00	SD	0003254625202021	20/11/2020
2		By Cash			500	RF		
3	SATRE INFRASTRUCTURE PRIVATE LIMITED	eChallen		MH00715417920202 E	100	RF	0003254625202021	25/11/2020

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

1. Verify Document in concerned through Scan/QR (4 pages on a side) printed after scanning.
 2. Fee paid immediately after registration.
 For feedback, please write to us at feedback.lawline@gmail.com

करल-४

११२४९	१८१८
२०२०	



प्रमाणित करण्यात येते की या दस्तऐव्याचे
 प्रकृती... ११/११/२०२०...
 करल-४/११/२४९/२०२०
 पुस्तक क्रमांक १ क्रमांकवट नोंद: १.
 दिनांक... २०/११/२०२०

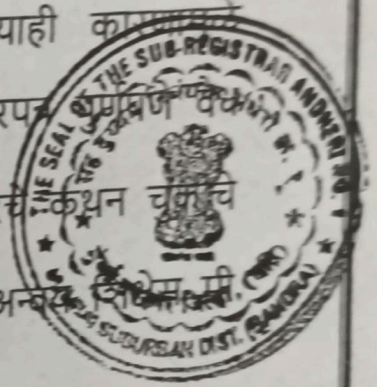
आदिती दि. म्हाळार
 सहायक, नियंत्रक कुरल-४
 मुंबई उपनगर जिल्हा

उदर - १

१६८३९	११०८	१२०
२०२३		

"कुलमुखत्यारधारकाचे घोषणापत्र"

मी श्री. अनंत शंकर भुवड याद्वारे घोषित करते की, दुय्यम निबंधक- अंधेरी
यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर
करण्यात आला आहे. सत्रे इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड तर्फे संचालक
साहेबराव विठ्ठल सत्रे यांनी दि. २०.११.२०२० रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/
निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून
देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार यांच्या पैकी
कोणीही व्यक्ती मयत झालेले नाही किंवा अन्य कोणत्याही कारणाने
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र लिहून देणार यांच्या
असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कुलमुखत्यारपत्र लिहून देणार यांच्या
आदळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये विधेय मी
पत्र राहीन याची मला जाणीव आहे.



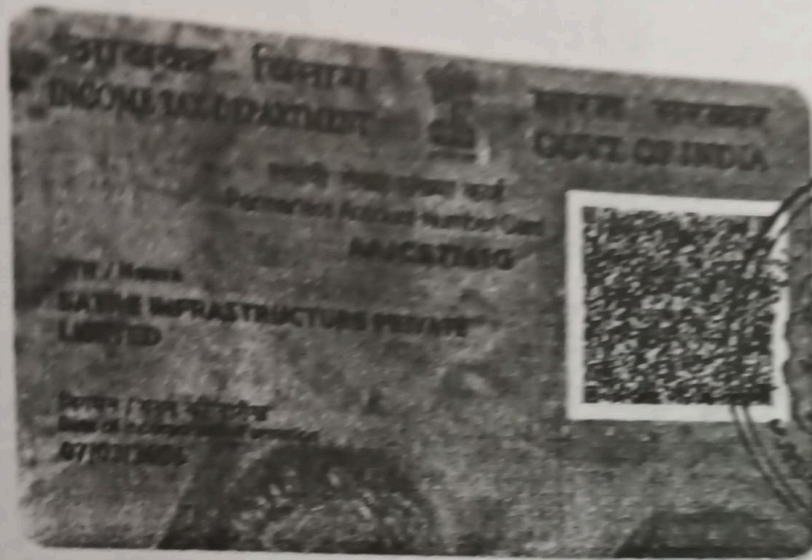
(Signature)

कुलमुखत्यारपत्रधारकाचे नाव व सही

दिनांक : १/११/२०२२

ठिकाण : मुंबई

बदर - १
१६८३१ १०५१२०
२०२२



बदर - १

१६८३९	१०६	१२०
२०२२		



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

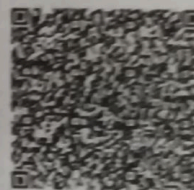
नोंदविण्याचा क्रमांक / Enrollment No 1218/61620/73419

To,
साहेबराव विठ्ठल सत्रे
Sahebrao Vitthal Satre
S/O: Vitthal Satre
10/08/2013
B- 2001/ 2, Girija, Neelkanth Heights
Pokhran Road No. 2
Near Upvan Lake Thane West
Thane
Apna Bazar Thane Thane
Maharashtra 400610
9930499930

Ref: 190 / 21J / 270374 / 270936 / P



SH422310711FT



आपला आधार क्रमांक / Your Aadhaar No. :

7522 1834 5607

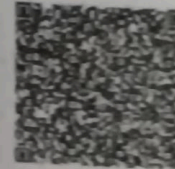
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



साहेबराव विठ्ठल सत्रे
Sahebrao Vitthal Satre
जन्म तारीख / DOB : 01/06/1969
पुरुष / Male



7522 1834 5607

आधार - सामान्य माणसाचा अधिकार

तद्वर - १

१६८३९ १०००


२०२२

MEHUL BABUBHAI BHUTAK
 BABUBHAI MANJI BHUTAK
 19/01/1997

Permanent Account Number
 CGLPB6143E

Mehul
 Signature

GOVT. OF INDIA



भारत सरकार
 Government of India

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
 Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No. : 0013/37002/07163

To
 Mehul Babubhai Bhutak
 मेहल बाबुभाई भूटक
 S/O Babubhai Bhutak,
 Room No 1 New Sate Chawl No 1,
 Kajupada Pipe Line,
 Near Shivaji Maidan,
 Kajupada Kuria West,
 VTC: Mumbai, PO: Sakinaka,
 Sub District: Mumbai, District: Mumbai,
 State: Maharashtra, PIN Code: 400072.
 Mobile: 9820747665

65050727


 KF650507278FI



आपला आधार क्रमांक / Your Aadhaar No. :
2200 9006 2580
 माझे आधार, माझी ओळख

भारत सरकार
 Government of India

मेहल बाबुभाई भूटक
 Mehul Babubhai Bhutak
 जन्म तारीख / DOB: 19/01/1997
 पुरुष / Male

Issue Date: 21/01/2014



2200 9006 2580
 माझे आधार, माझी ओळख

Mehul



बदर - १

2638900920

२०२२

आयकर विभाग

INCOME TAX DEPARTMENT

BABUBHAI MANJIBHAI BHUTAK

MANJIBHAI JERAM BHUTAK

11/09/1972

Permanent Account Number

AEYPB8547D

Babubhai

Signature



भारत सरकार
GOVT. OF INDIA



22092012



भारत सरकार

Government of India



बाबूभाई मंजिभाई भूटक

Babubhai Manjibhai Bhutak

जन्म तारीख / DOB : 11/09/1972

पुरुष / Male



6218 2846 6514

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
रूम नं 1 1 फ्लोर न्यू सते चाळ नं
1, काजुपडा पाइप लाईने, शिवाजी
मैदान जवळ, काजुपडा कुर्ला वेस्ट,
मुंबई, साकीनाका, मुंबई, महाराष्ट्र,
400072

Address:
Room No 1 1st Floor New Sathe
Chawl No 1, Kajupada Pipe Laine,
Near Shivaji maidan, Kajupada
Kurla West, Mumbai, Sakinaka,
Mumbai, Maharashtra, 400072

6218 2846 6514



1947

help@uidai.gov.in

www

www.uidai.gov.in


Babubhai



बदर - १
१६६३१ १११० १११०
२०२२

वाळुंबर विनायक
 WALBER SUDHAMA BHUTAN
 BECHAT MEDHA BHUTAN
 9102
 2022

भारत सरकार
 GOVT OF INDIA

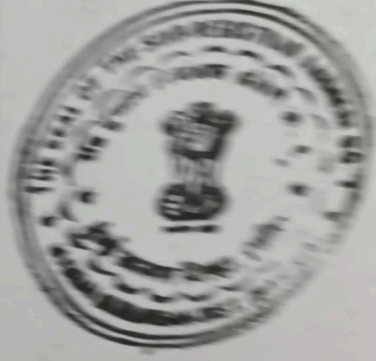


भारत सरकार
 Government of India

अनन्य विशिष्ट ओळख अधिकार्य
 Unique Identification Authority of India

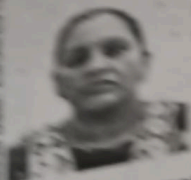
ओळख क्रमांक / Enrollment No. : 2018370802967

9102
 Walber Sudhama Bhutan
 सवित्री वृंदात एन
 Room No. 1, New State Char No. 1
 Khandala, P.O. Lon
 Near Shivajinagar
 Khandala, P.O. Lon
 VTC Mumbai, PD Chhatrapati
 Shivaji Maharaj, District Mumbai
 Maharashtra, Pin Code 400072
 Mobile 9822429664



आपला आधार क्रमांक / Your Aadhaar No. :
7376 8462 4314


माझी आधार, माझी ओळख



सवित्री वृंदात एन
 Walber Sudhama Bhutan
 सवित्री वृंदात एन
 सवित्री वृंदात एन

7376 8462 4314

क्रमांक - ९	९९९९	९९९९
२०२२	२०२२	२०२२



MAHARASHTRA STATE MOTOR DRIVING LICENCE
 THE UNION OF INDIA
 No. MH03 20120028282
 Valid Till: 06-02-2031 (NT) DOB: 24-07-2012

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DDI
 MCWG 24-07-2012

FORM 7
 RULE 14 (2)

Name: ANANT BHUWAD
 S/O/W of SHANKAR BHUWAD
 A/C SAKYADRI NAGAR ZOPADPATTI, 90 FEET ROAD,
 HINGWALA LANE, PANT NAGAR,
 GHATKOPAR (E), MUMBAI
 PIN - 400078
 Signature & ID of Issuing Authority: MH03 2012430

Signature/Thumb Impression of Holder


MAHARASHTRA STATE MOTOR DRIVING LICENCE
 THE UNION OF INDIA
 No. MH05 2012790
 Valid Till: 20-08-2030 (NT) DOB: 21-08-2010

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 AED 28-02-2012
 COV DDI
 MCWG 21-08-2010
 LMV 10-02-2012

FORM 7
 RULE 14 (2)

Name: VISHAL TARPADA
 S/O/W of CHANDU TARPADA
 A/C H NO- 4234, MURLI DHAR HGR, NR KRISHNA
 MANDIR, AMBERNATH, DIST-THANE
 PIN - 401001
 Signature & ID of Issuing Authority: MH05 201279C

Signature/Thumb Impression of Holder

विशाल



mmchudhary

भारत सरकार
 Government of India

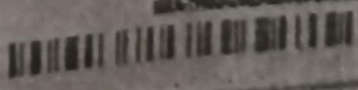
मन्सूख मावजी हनात
 Mansukh Mavji Hanat
 जन्म तारीख/DOB: 01/06/1983
 पुरुष/ MALE
 Mobile No: 9987649215
 8061 0570 4393

मेरा आधार, मेरी पहचान

भारत सरकार
 Unique Identification Authority of India

नाम: S/O मावजी हनात, सदाशिव हाउस, चर्च पकडी रोड 02, विलेपार्ले ईस्ट, साह्य गाव, अंबा मता मंदिर जवळ, मुंबई, महाराष्ट्र - 400099
 Address: S/O Mavji Hanat, Sadashiv House, Church Pakhadi Road 02, Vileparle East, Sahar Gaon, Near Amba Mata Temple, Mumbai, Maharashtra - 400099

8061 0570 4393



बदर - १

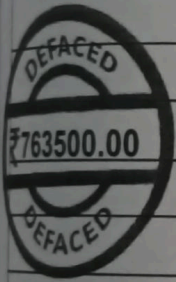
६६३९ ९९२



CHALLAN
MTR Form Number-6



MH010248089202223E		BARCODE		Date 07/11/2022-17:07:11		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (if Any)			
Office Name BDR1_JT SUB REGISTRAR ANDHERI NO 1				PAN No.(if Applicable)			
Location MUMBAI				Full Name		MEHUL BABUBHAI BHUTAK AND OTHERS	
Year 2022-2023 One Time				Flat/Block No.		FLAT NO. A-403, 4TH FLOOR, A WING,	
				Premises/Building		PERIYAR, SIPL SARIT	
Account Head Details				Road/Street		J. B. NAGAR	
0000045501 Stamp Duty		Amount In Rs.		Area/Locality		ANDHERI EAST, MUMBAI	
		733500.00		Town/City/District			
0000063301 Registration Fee				PIN		4 0 0 0 5 9	
		30000.00		Remarks (If Any)			
				SecondPartyName=SATRE INFRASTRUCTURE PRIVATE LIMITED-			
				Amount In Seven Lakh Sixty Three Thousand Five Hundred Rupees			
				Words s Only			
Total		7,63,500.00					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	69103332022110717404	2775943974
Cheque/DD No.				Bank Date	RBI Date	07/11/2022-17:08:41	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	



Department ID : Mobile No. : 7039411234
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-322-16839	0005097280202223	09/11/2022-11:51:45	IGR186	30000.00

9838 993 920
 2022
 Print Date 09-11-2022 11:56:06

GRN : MH010248089202223E

Amount : 7,63,500.00

Bank : IDBI BANK

Date : 07/11/2022-11:51:45

2	(IS)-322-16839	0005097280202223	09/11/2022-11:51:45	IGR186	7,63,500.00
Total Defacement Amount					7,63,500.00



बदर - ९

१६३५	११४१२०
------	--------

२०२२



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN

0711202210248

Receipt Date

09/11/2022

Received from SATRE INFRASTRUCTURE PRIVATE LIMITED, Mobile number 7039411234, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 16839 dated 09/11/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Suburban District.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name IBKL

Payment Date

07/11/2022

Bank CIN

10004152022110709328

REF No.

2797209040

Deface No

0711202210248D

Deface Date

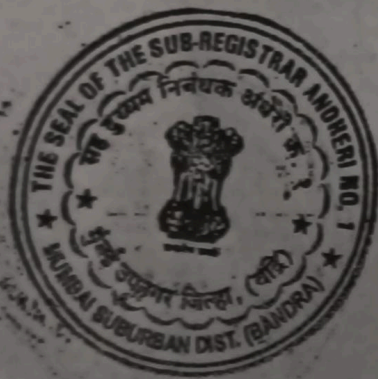
09/11/2022

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



बदर - १

७६३९ ७७५ ७२०
२०२२



नदर - १

१९८३	११८	१२०
२०१२		



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0711202211416

Receipt Date 09/11/2022

Received from SATRE INFRASTRUCTURE PRIVATE LIMITED, Mobile number 7039411234, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 16839 dated 09/11/2022 at the Sub Registrar office Joint S.R. Andheri 1 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 07/11/2022

Bank CIN 10004152022110710361

REF No. IGAOPOZPO2

Deface No 0711202211416D

Deface Date 09/11/2022

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



बंदर - ४
९६६३९९७७२०
२०२२

दस्त गौप्यवारा भाग-1

बदर 1

दस्त क्रमांक: 16839/2022

दि. 2022 11:52 म.पू.

1/16839/2022

रु. 95,41,458/-

रु. 7,33,500/-

मोबदला: रु. 1,22,24,000/-

दि. बदर 1 बांचे कार्यालयात

दि. 09-11-2022

रु.पू. बा. हजर केला.

पावती: 18984

पावती दिनांक: 09/11/2022

सादरकरणाराचे नाव: मेठूल बाबूभाई भूटक

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकुण: 32400.00

सहाय्याची सही:

Sammal
निबंधक अंधेरी क्र. १Sammal
सह. दुय्यम निबंधक अंधेरी क्र. 1१

कारणनामा

म. (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही नागरी क्षेत्रात

09/11/2022 11:49:01 AM ची वेळ: (सादरीकरण)

09/11/2022 11:50:25 AM ची वेळ: (फी)

बदर - १
१६८३९ ११८ १२०
२०२२

54.45 AM

1/16839/2022

करारनामा

बदर 1

दस्त क्रमांक: 16839/2022

पत्रकाराचे नाव व पत्ता

व. मेसर्स सने इन्फ्रान्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे डायरेक्टर
मुंबाई विद्युत सने तर्फे कबुली जबाबाकरिता मुंबयत्यार म्हणून
सह संकर भुवड
प्लॉट नं: प्लॉट नं. 3 एंड 4, माळा नं: -, इमारतीचे नाव: डी-1,
साल कॉम्प्लेक्स, ब्लॉक नं: बर्तक नगर, रोड नं: ठाणे पश्चिम,
महाराष्ट्र, THANE.

सं. नंबर: AAJCS7761G

व. मेहन बाबुभाई भूटक

प्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ
1, ब्लॉक नं: काजुपाडा पार्सप लाईन, शिवाजी मैदान जवळ,
मुंबाई, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
सं. नंबर: CGLPB6143E

व. बाबुभाई मंजिभाई भूटक

प्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ
1, ब्लॉक नं: काजुपाडा पार्सप लाईन, शिवाजी मैदान जवळ,
मुंबाई, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
सं. नंबर: AEYPB8547D

व. वालीबिन बाबुभाई भूटक

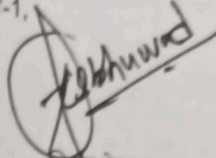
प्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ
1, ब्लॉक नं: काजुपाडा पार्सप लाईन, शिवाजी मैदान जवळ,
मुंबाई, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI.
सं. नंबर: BMGPB9490Q

पत्रकाराचा प्रकार

लिहून घेणार

वय :-42

स्वाक्षरी:-



लिहून घेणार

वय :-25

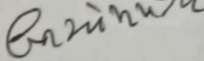
स्वाक्षरी:-



लिहून घेणार

वय :-50

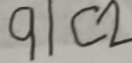
स्वाक्षरी:-



लिहून घेणार

वय :-48

स्वाक्षरी:-



छायाचित्र

अंगठ्याचा ठसा



करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
09 / 11 / 2022 11 : 52 : 46 AM

निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

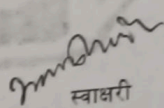
पत्रकाराचे नाव व पत्ता

समुख मावजी हनान

दाशिव हाऊस, चर्च पाखाडी रोड 02, विलेपार्ले पूर्व, मुंबई
सं. नंबर: 400099

स्थान तरपाडे

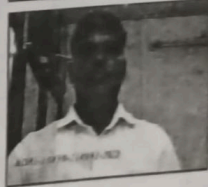
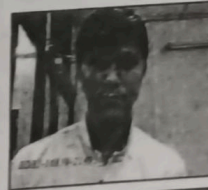
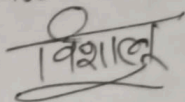
विन बन्सलटन्मी, शॉप नं-6, एकझीम लिंक, मुलुंड गोरेगाव लिंक रोड, मुलुंड
मुंबई
सं. नंबर: 400080



स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा

बदर - १		
१६८३९	११९	१२०
२०२२		

वेळ: 09 / 11 / 2022 11 : 53 : 29 AM

सं. नंबर: १
अंशे क्र. १



Payment Details.				GRN/Licence	Amount	Used At	Deface Number	Deface Date
sr.	Purchaser	Type	Verification no/Vendor					
1	MEHUL BABUBHAI BHUTAK AND OTHERS	eChallan	69103332022110717404	MH010248089202223E	733500.00	SD	0005097280202223	09/11/2022
2		DHC		0711202211416	400	RF	0711202211416D	09/11/2022
3		DHC		0711202210248	2000	RF	0711202210248D	09/11/2022
4	MEHUL BABUBHAI BHUTAK AND OTHERS	eChallan		MH010248089202223E	30000	RF	0005097280202223	09/11/2022

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

168397

Know Your Rights as Registrants

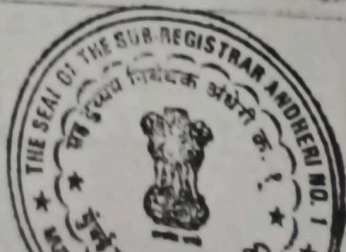
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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

प्रमाणित करणेत वेते की, वा
दस्तामथे एकूण..... घाने आहेत.
पुस्तक क्र. १/बदर-१/२०२२
बदर नोंदला, दिनांक ०९ NOV २०२२

(पी. एस. शेखर)
सद. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.

बदर - १		
१२०	१२०	
२०२२		



(1) विजेबाबा प्रकार	करारनामा
(2) मोबदला	12224000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते समुद्र कराचे)	9541457.55
(4) धु-पापन, पोटहिस्ता व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं. ए-403, माळा नं: 4 वा मजला, इमारतीचे नाव: ए बिंग, पेरियार, एसआयपीएल सरित, ब्लॉक नं: जे. बी. नगर, रोड : अंधेरी पूर्व, मुंबई-400059, इतर माहिती: एकूण क्षेत्रफळ 53.00 चौ मी रेरा कारपेट, एक कार पार्किंग सहित, सी टी एस नं 163, 163/1 ते 10 आणि 180सी, व्हिलेज - सहार (C.T.S. Number : 163, 163/1 TO 10 AND 180C ;)

1) 58.3 चौ.मीटर

(5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मेसर्स सत्रे इन्फ्रास्ट्रक्चर प्रायवेट लिमिटेड तर्फे डायरेक्टर साहेबराव विठ्ठल सत्रे तर्फे कबुली जबाबाकरिता मुखत्यार म्हणून अनंत शंकर भुवड बय:-42; पत्ता:- फ्लॉट नं: फ्लॉट नं. 3 एंड 4, माळा नं: -, इमारतीचे नाव: डी-1, वेदांत कॉम्प्लेक्स, ब्लॉक नं: वर्तक नगर, रोड नं: ठाणे पश्चिम, महाराष्ट्र, THANE. पिन कोड:-400606 पॅन नं:-AAJCS7761G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मेहूल बाबूभाई भूटक बय:-25; पत्ता:- फ्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ नं. 1, ब्लॉक नं: काजुपाडा पाईप लाईन, शिवाजी मैदान जवळ, काजुपाडा, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-CGLPB6143E

2): नाव:- बाबूभाई मंजिभाई भूटक बय:-50; पत्ता:- फ्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ नं. 1, ब्लॉक नं: काजुपाडा पाईप लाईन, शिवाजी मैदान जवळ, काजुपाडा, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-AEYPB8547D

3): नाव:- वालीबेन बाबूभाई भूटक बय:-48; पत्ता:- फ्लॉट नं: रूम नं. 1, माळा नं: -, इमारतीचे नाव: न्यु साटे चाळ नं. 1, ब्लॉक नं: काजुपाडा पाईप लाईन, शिवाजी मैदान जवळ, काजुपाडा, रोड नं: कुर्ला पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-BMGPB9490Q

- (9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) श्रेय

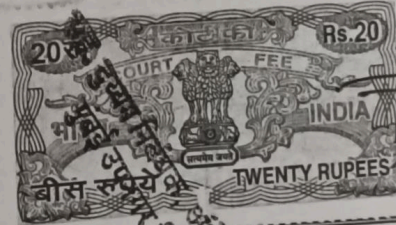
09/11/2022

09/11/2022

16839/2022

733500

30000



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तासोबत सूची II दिली.

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

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEHUL BABUBHAI BHUTAK AND OTHERS	eChallan	89103332022110717404	MH010248089202223E	733500.00	SD	0005097280202223	09/11/20
2		DHC		0711202211416	400	RF	0711202211416D	09/11/20
3		DHC		0711202210248	2000	RF	0711202210248D	09/11/20
4	MEHUL BABUBHAI BHUTAK AND OTHERS	eChallan		MH010248089202223E	30000	RF	0005097280202223	09/11/20

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

