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पावती

Original/Duplicate

Thursday, June 19, 2014

नोंदणी क्र.: 39म

2:54 PM

Regn.: 39M

पावती क्र.: 5940 दिनांक: 19/06/2014

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-4-4949-2014

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अल अमीन सदरुद्दीन मर्चंट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4560.00

पृष्ठांची संख्या: 228

एकूण:

रु. 34560.00

सापणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 3:09 PM ह्या वेळेस मिळेल.

सह दु.नि.का-बोरीवली 4

वाजार मुल्य: रु.18744043.2/-

भरलेले मुद्रांक शुल्क : रु. 1125000/-

मोबदला: रु.22500000/-

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

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001215196201415R दिनांक: 13/06/2014


बँकेचे नाव व पत्ता: IDBI

देयकाचा प्रकार: By Cash रकम: रु 4560/-

DELIVERED



Hot Payment Successful. Your Payment Confirmation  
Number is 43353561

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH001215154201415R	BARCODE	Form ID : Date: 13-0 2014
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR193- BRL4_JT SUB REGISTRAR BORIVALI NO 4	Location	PAN-ANNPM6344D
Year	Period: From : 13/06/2014 To : 31/03/2099	Full Name Al Amin Sadruddin Merchant	
Object	Amount in Rs.	Flat/Block Premises/ Bldg No.	Flat No 4504 45th Flr Tower C Omkar Alta Monte Bldg Kurar
0030045501-75	500000.00	Road/Street, Area /Locality	
0030063301-70	0.00	Town/ City/ District	Village W E Highway Malad E Mumbai Maharashtra
	0.00	PIN	4 0
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	500000.00	Amount in words	Rupees Five Lakhs Only
Payment Details: IDBI NetBanking Payment ID : 43353561		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332014061350911	
Cheque- DD No.		Date	13-06-2014
Name of Bank	IDBI BANK	Bank-Branch	125 Malad
Name of Branch		Scroll No.	



बरेल - ४	
४३३५३५६१	३२८
२०१४	

<https://corp.idbibank.co.in/corp/BANKAWAYTRAN;jsessio...> 13-06-2014



२२२२ - ४		
२२२२ ११		२२२२
		२०१४

This Agreement For Sale Of Flat is made and entered into at Mumbai on this 19 day of June in the year Two Thousand Fourteen;  
Between

Era Realtors Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at Omkar House, Eastern Express Highway, Opp. Sion Chunnabhathi Signal, Sion (East), Mumbai - 400 022 (hereinafter referred to as "the Promoter", which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the First Part;

And

1

Omkar Realtors & Developers Private Limited, a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at Omkar House, Opp. Sion Chunnabhatli Signal, Off Eastern Express Highway, Sion (East), Mumbai – 400 022 (hereinafter referred to as "the Confirming Party") (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Second Part;

And

Mr. AL Amin Sadruddin Merchant having office/residing at 401, Neminath Darshan, Opp Akanksha Apartment, Deewanman, Vasai Road West, Thane, hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assignees) in the said firm, the heirs, executors, administrators of the last surviving Third Part;



Whereas:-

- (a) The Confirming Party is the absolute owner of the property more particularly described Firstly, Secondly, Thirdly, Fourthly, Fifthly and Sixthly in the First Schedule hereunder written;
- (b) The property bearing CTS No. 821 (part) admeasuring 5987.60 sq. meters and more particularly described in the Second Schedule hereunder, written is owned by and belongs to the Municipal Corporation of Greater Mumbai (hereinafter referred to as "the MCGM"). The same is included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written
- (c) The property bearing CTS No. 825 (Part) admeasuring 7,111 square meters and more particularly described in the Third Schedule hereunder written is owned by and belongs to the Maharashtra Government. The same is also included in the scheme of Redevelopment to carry redevelopment of the property more particularly described in the First Schedule hereunder written;

प्लॉट नं - १		
जेसे	१३	२२८

The land bearing C.T.S. No. 825 (Part) of village Malad which belongs to Maharashtra Government for which permission is sought by the Confirming Party for inclusion in redevelopment of the said entire scheme. Any premium or consideration payable to the Maharashtra Government shall be borne

3

2

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The Registration Sub-District and District of Mumbai Suburban, situated, lying and being at Malnavadi, Jogeshwari 400 060 together with the structures standing thereon.

**Fifteenthly :**

All that piece and parcel of plot of land bearing CTS No. 35 admeasuring about 2336.90 sq. mtrs. or thereabouts of Village Majas, Taluka Andhori, in the Registration Sub-District and District of Mumbai Suburban, and Mumbai Suburban, situated, lying and being at Majas, Taluka Andhori, in the Registration Sub-District and District of Mumbai Suburban, situated, lying and being at Majas, Taluka Andhori, in the Registration Sub-District and District of Mumbai Suburban, together with the structures standing thereon.

**SCHEDULE-14**

**A. K. BUILDER (MALADI)**

All that piece or parcel of land or ground together with the structures standing thereon situated, lying and being at Village Malad, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 273, Hissa No.1/8, CTS No.749, 749/1 in all admeasuring about 6028.6 sq. mtrs equivalent to 7209 sq. mtrs or thereabout.

**SCHEDULE-15**

**GOREGAON, AUTORIDERS**

All that piece or parcel of land or ground bearing Survey No. No.2 (part), New C.T.S. No.38(A) (Old C.T.S. No. 38) situated, lying and being in the Village of Goregaon, 428, Swami Vivekanand Road, Goregaon (W), Mumbai-400 104 in the Registration Sub-district and District of Bombay City and Bombay Suburban and containing by admeasurements 2251.5 sq. meters or thereabouts.

Together with the buildings, structures, erections and other constructions thereon and all plant, machinery, fixtures and fittings attached to the earth or permanently fastened to anything attached to the earth.

**SCHEDULE-16**

**UDUPI (MUNGKARI PROPERTY (GOREGAON))**

ALL THOSE pieces or parcels of land or ground situated lying and being at village Pahadi, Peru Baug, Aarey Road, Goregaon (East) bearing Survey

7209	sq. mtrs	or	7209
7209	sq. mtrs	or	7209
7209	sq. mtrs	or	7209

2251.5	sq. mtrs	or	2251.5
2251.5	sq. mtrs	or	2251.5
2251.5	sq. mtrs	or	2251.5



10

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

No. 97 (part), C.T.S. No. 332, 332/1 to 42 admeasuring 1064.3 square meters or thereabouts within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

**SCHEDULE-17**

**JALDHARA/GANESH KRUPA - DINDOSHI**  
 All that piece or parcel of land or ground situate, lying and being at Srikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Taluka Borivali, Mumbai Suburban District, Mumbai 400 065, bearing CTS No. 827 (part) 827-B(part), 827-D(part), 827-D/1(part) and 827-D/2(part), Village Malad, City and Mumbai Suburban.

**SCHEDULE-18**

**MALAD, KOKANIPADA**  
 All that piece or parcel of land being, lying and situate at Village Malad, Taluka Borivali, bearing C.S. No. 805, 805/1 to 805/70, 806, 807, 808 and 809 admeasuring about 13100 sq. mtrs. within the Registration District of Mumbai Suburban.

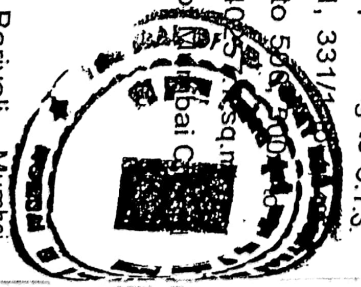
**SCHEDULE-19**

**MALAD, ANDHER COMPOUND**  
 All those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivali bearing Survey No. 21 corresponding to C.T.S. No. 328, 328/1 to 9, 329, 329/1 to 7, 330, 330/1 to 4, 331, 331/1 to 485/1 to 29, 486, 486/1 to 20, 487, 487/1 to 22, 489, 495 to 506, 507 to 501 - 508, 560, 561 admeasuring 9 Acres 38 Gunthas i.e. 40575.5 sq.m thereabout within the Registration Sub District and District of Mumbai Suburban.

**SCHEDULE-20**

**MALAD, KHANDERAO PATIL**  
 All that plots of land situate at Village Malad, Taluka Borivali, Mumbai admeasuring 2350.5 sq.mtrs. or thereabout as per 7/12 extract & corresponding mutation entries, the Consent Terms dated 29.10.1999 filed in High Court Suit No. 2921 of 1997 AND on actual measurement on site, the

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२००५	



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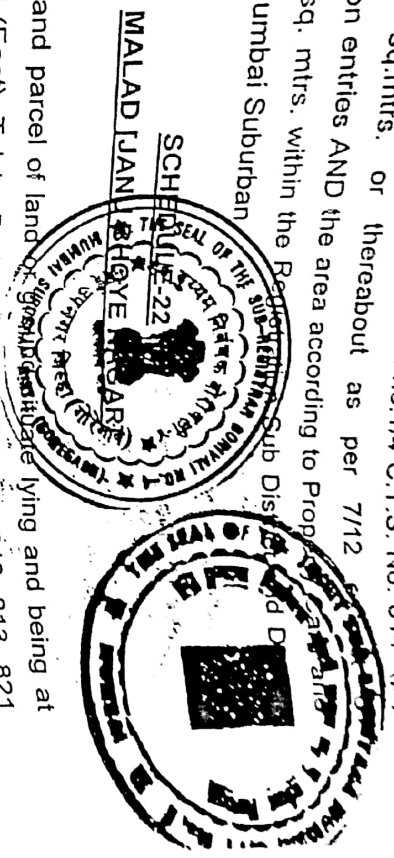
11  
*[Handwritten signature]*  
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Area of Registration.

of the land belonging to the Vendor is 2823.6 sq. mtr. within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

**SCHEDULE-21**  
**MALAD, MORESHWAR PATIL**

All that plots of land situate at Village Malad, Taluka Borivli, Bombay Suburban District bearing Survey No.283 -- Hissa no.1/4 C.T.S. No. 814 (pt) admeasuring 2350.5 sq.mtrs. or thereabout as per 7/12 corresponding mutation entries AND the area according to Proprietor on Survey Is 2823.6 sq. mtrs. within the Registration Sub District and District of Mumbai City and Mumbai Suburban



**Firstly :**

All that piece and parcel of land of Greater Mumbai admeasuring 27266.87 sq. mtrs. lying and being at Village Malad, Malad (East), Taluka Borivli bearing CTS No. 812, 813, 821 (Part), in the Registration District of Bombay City and Bombay Suburban, now within the limits of Greater Mumbai admeasuring 27266.87 sq. mtrs. or thereabouts.

**Secondly :**

All that piece and parcel of land or ground situate lying and being at Village Malad, Malad (East), Taluka Borivli bearing CTS No. 821 (Part), 805, 839, 840, 844, 811-A/7 in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 16250 sq. meters or thereabouts.

**Thirdly :**

All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivli bearing Survey No. 284, Hissa No. 1 (pt) corresponding to CTS No 824(pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 16250 sq. meters or thereabouts.

2088	2089	2090
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2088	2089	2090
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Atalwala

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Fourthly :  
All that piece and parcel of land situate lying and being at Village Malad (East), Taluka Borivli bearing Survey No 282 corresponding to CTS Nos. 825 and 825 (pt) in the Registration District of Bombay City and Bombay Suburban (pt) in the Registration District of Bombay City and Bombay Suburban within the limits of Greater Mumbai admeasuring 4730 sq.mtrs. or thereabouts.

SCHEDULE-23  
MALAD ISHANTARAM TALAVI

All that piece and parcel of land or ground situate lying and being at Village Malad (East), Taluka Borivli bearing CTS No. 825 and 825 (pt) in the Registration District of Bombay City and Bombay Suburban now within the limits of Greater Mumbai admeasuring 7112 sq. meters or thereabouts.

SCHEDULE-24  
MALAD IKOKANI PADA EXPANSION I

All those pieces or parcels of land or ground bearing CTS Nos. 787, 788, 789 (part), 794 (part), 795 (part), 796 (part), 799 (part), 800 (part), 801 (part), 781, 786, 786/1 to 15, 837, 789 (part), 789/1 to 4, 790 (part), 791 (part), 756, 752, 751, 751/1 to 751/6, 753 (pt), 766/A, 753, 753/1, to, 753/6, 784, 784/1, to 784/6, 783, 757, 755, 756(pt), 758, 758/1, 759, 759/1 & 2, 841/A, B & C, 782/B, 769, 774, 774/A/1 to 14, 774/B, 774/C, 775, 776, 776/A, 8, 770, 768, 785, 760, 760/A, 760/B, of Village Malad (East), Taluka Borivli situate at Malad (E), Mumbai admeasuring 27825.97 square meters or thereabouts within the Registration District and Sub-District of Mumbai City and Bombay Suburban.

SCHEDULE-25

MALAD RBI-MAHATYAGI

All those pieces or parcels of land or ground situate lying and being at Village Malad, Taluka Borivli, bearing C.T.S. No. 823, 823/1 & 818 admeasuring 51779.30 square meters within the Registration Sub District and District of Mumbai City and Mumbai Suburban.

SCHEDULE-26  
MALAD KASHIBAI

Those pieces or parcels of land or ground situate lying and being at Village Kurar, Taluka Borivli, Mumbai Suburban District bearing Survey

Mumbai Suburban		
Area	960	22c
Village Malad.		

District of Mumbai City and Mumbai Suburban		
Area	960	22c
Village Kurar, Taluka Borivli, Mumbai Suburban District bearing Survey		



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*[Handwritten signature]*

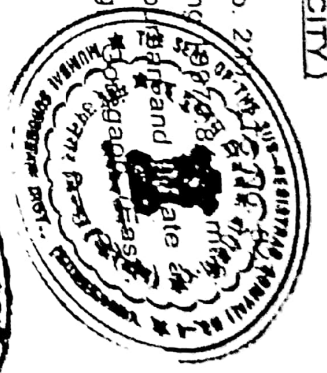
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... (pt), C.T.S. No 509, 509/1A, 509/1 to 34 and 510 admeasuring

**SCHEDULE-27**  
**GOREGAON PROPERTY (NEAR FILM CITY)**

...  
 All that piece or parcel of land bearing Survey No. 27...  
 D/1 (pt) and 827-D/2 (pt) of Village Malad (E) admeasuring  
 of theabouts in the registration district of Mumbai Sub  
 Shrikrishna Nagar, General Arun Kumar Vaidya Marg  
 Mumbai 400 097.



Secondly :

All that piece or parcel of land bearing Survey No. 239, C.T.S. No. 509/1A, 509/1 to 34 and 510 admeasuring 9700 sq. mtrs. or thereabouts in the registration district of Mumbai Suburban and situate at Shrikrishna Nagar, General Arun Kumar Vaidya Marg, Goregaon (East), Mumbai 400 097.

**SCHEDULE-28**  
**BALDOTA**

All those Pieces or Parcels of land with the structures standing thereon situate, lying and being at Village Malad and/or Village Kurar, Taluka Borivalli bearing Survey No.9 (pt), 10(pt), 13, 14, 15B, 15C, 18(pt), 19, 20, 21, 22 Hissa No.1, 23 Hissa No.1, 24, 25 (pt), 26(pt), 27 Hissa No.1, 28 Hissa No.1 and 29 Hissa No.1 (pt) and 30 Hissa No.1 (pt) admeasuring 2,47,500-sq.mtrs.

2033	2033	22C
2033	2033	22C

**SCHEDULE-29**  
**JOGESHWARI - MAJAS (BAPTISTAI)**

All those pieces or parcels of land or ground bearing Survey No. 51 A Hissa No. 3, CTS No. 133, 133/1 to 44, situate, lying and being at Village Majas, Taluka Andheri admeasuring 19,580 sq.mtrs. or thereabouts within the Registration District and Sub-District of Mumbai City and

**SCHEDULE-30**  
**JOGESHWARI-MAJAS**  
**JOGESHWARI-MANDIR - J P INFRAJ**  
**NEAR MARUTI MANDIR - J P INFRAJ**

2088	2088	2088
2088	2088	2088

All that pieces and parcels of land bearing CTS No. 139 (pt), 139/1 to 3, 139/84 to 136, 139/138 to 139, 139/143 to 225, 139/226 (pt), 139/228 (pt), 139/230 (pt), 139/232 (pt), 139/234 (pt), 139/236 (pt), 140 (pt), 140/1 to 3,

14  
 [Handwritten signatures and initials]

सूची क्र. 2

सूचना दिवपरतः मह.सू.नि. बोर्डावधी 4

दस्ता क्रमांक : 4949/2014

नं. 63

Regn. 65m

गाणवें गाव : गांगार

भरतनामा

₹.22,500,000/-

₹.18,744,043/-

(4) भू-भाषण, पोटहिस्सा व घरकामांक (असल्यास)

811/812, पानिकेचे नाव; मुंबई मनापा इतर वर्णन; मरनिका नं: फ्लॉट नं. 4504, माळा नं: 45वा मजला.  
इमारतीचे नाव: टीवर सी ओमकार अन्ना मॉड बिल्डिंग, ब्लॉक नं: इटार बिल्डिंग, कॅम्प नं: एम्सप्रेस हायवे, रोड नं:  
मालाड ईस्ट, मुंबई - 400097, इतर माहिती: 657 बोरस फीट कार्पेट पॅरिया आणि 570 बोरस फीट  
बेनिफिशियल पॅरिया, 2 कार पार्किंग  
657.00 चौ.फूट

(5) क्षेत्रफळ

1) नाव: एल. रियलटर्स प्रा लि चे संचालक विकास गुशा तर्फे मुखत्यार अर्थात सरावधी; वय: 53;

पत्ता :- फ्लॉट नं: - माळा नं: - इमारतीचे नाव: ओमकार हाऊस, ईस्टर्न एम्सप्रेस हायवे, ब्लॉक नं: सायन बुनाभट्टी फि  
समोर, रोड नं: सायन ईस्ट, मुंबई, महाराष्ट्र, मुंबई.

पिन कोड:- 400022

पॅन नंबर: AABCE9746R

2) नाव:- ओमकार रियलटर्स आणि डेव्हलपर्स प्रा लि चे संचालक ताराचंद एम वामा तर्फे मुखत्यार अर्थात सरावधी फि  
मान्यता देणार. वय: 53;

पत्ता :- फ्लॉट नं: - माळा नं: - इमारतीचे नाव: ओमकार हाऊस, ईस्टर्न एम्सप्रेस हायवे, ब्लॉक नं: सायन बुनाभट्टी फि  
समोर, रोड नं: सायन ईस्ट, मुंबई, महाराष्ट्र, मुंबई.

पिन कोड:- 400022

पॅन नंबर: AAAA07919F

1) नाव: अल अमीन सदरहीन मर्चंट; वय: 44;

पत्ता :- फ्लॉट नं: 401, माळा नं: - इमारतीचे नाव: मेनिनाथ दर्शन, ब्लॉक नं: आकांशा अर्थात डेव्हलप्या मर्चंट, दीवान्  
वसई रोड बस्ट, टाणे, महाराष्ट्र, टाणे;

पिन कोड:- 401201;

पॅन नं:- ANNPM6344D;

19/06/2014

19/06/2014

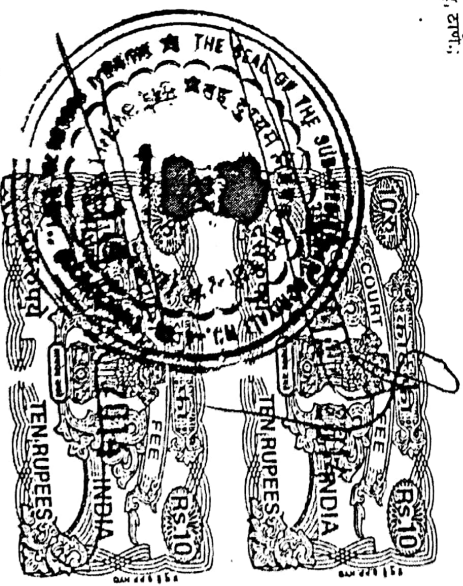
4949/2014

₹.1,125,000/-

₹.30,000/-

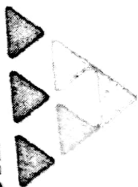
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमानं. खंड व पृष्ठ
- (12) बाजारभावाप्रमाणं मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणं नोंदणी शुल्क
- (14) शंग

सर्व पत्र  
आयुक्त निदेशक बोर्डावधी-४  
मह.सू.नि. बोर्डावधी-४



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

मुल्यांकनासाठी विचारात घेतलेला सयश्रील:-  
मुद्रांक शुल्क, आकारातला निवडलेला अनुसूचक:-



## SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/2143/PN/PL&STGL/AP

Date : **28 JUL 2017**

To,  
Shri. Anand V. Dhokay,  
F-63 Plams Acres,  
Mahatma Phule Road,  
Mulund (E), Mumbai-81

Sub: Bare Shell Occupation Certificate to Sale Residential Building i.e. Tower 'C' from 31<sup>st</sup> to 55<sup>th</sup> upper floors under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 811 A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), P/N - Ward of M.C.G.M.,

Ref: 1) Part OCC upto 30<sup>th</sup> upper floors issued vide this office letter No. SRA/ENG/2143/PN/PL&STGL/AP dated 15/05/2017.

Gentlemen,

With reference to above the development work to Sale Residential Building consisting tower 'C' comprising Lower Ground + Ground Floor + 5 Level Podium/Parking Floors + Sull/Amenities + 55<sup>th</sup> Upper Floors, for Under S. R. 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), Malad (E), P/N - Ward of M.C.G.M, which is completed under theAc supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/1855, Structural Engineer Achyut Waive, Lic. No. STR/W/10 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SS-1 may be occupied on the following conditions.

1. That you shall hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asslt. Commissioner of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. Before asking last 25% OCC to sale building.

**SRA/ENG/2143/PN/PL & STGL/AP**

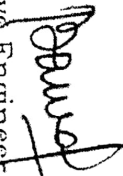
2. That layout R.G. shall be developed as per D.C. Regulation, 1991 before asking last 25% OCC to sale residential building.
3. That you shall take at most necessary precautions and safety measures for the occupant tenant, during the construction of balance sale tower for the building under reference.
4. That you shall submit the P.R. Card with area mentioned in words duly certified by Superintendent of Land Records for amalgamated/sub-divided plots before asking last 25% OCC to sale residential building.
5. That you shall get D. P. Road/set back land demarcated from A. E. (Survey)/D.P./ T & C department of M.C.G.M. and hand over to M.C.G.M. free of cost and free of encumbrances by transferring the ownership in the name of M.C.G.M. duly developed as per Municipal specification and certificate to that effect shall be obtained and submitted before asking last 25% OCC to sale residential building.
6. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before asking last 25% OCC to sale residential building.
7. That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D. C. regulation No.38(27) before asking last 25% OCC to sale residential building.
8. That the setback handing over certificate shall be obtained from Asstt. Commissioner P/North Ward of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. before asking last 25% OCC to sale residential building.
9. That you shall submit the canvas mounted plans for building as well as for as build utility provided.

**SRA/ENG/2143/PN/PL & STGL/AP**

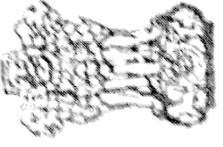
10. That you shall handover the copies of all building plans, as build services etc. to the society and periodic drill for all services & utilities to be performed by society.
11. That you shall comply all the remarks/conditions of CFO NOC judiciously.
12. That you shall form federation of society so as maintain common amenities such as internal road recreation ground, street light etc. before asking full OCC of sale residential building.
13. That you shall comply the balance conditions of LOI/IOA before BCC to rehab buildings or as directly by SRA.
14. That you shall not carry out any internal changes beyond the last amended plans dated 16/05/2017.
15. That you shall complete balance finishing works and rectifications, if any before physical possession to the occupants.

A set of certified completion plan in returned herewith please.

Yours faithfully,

  
Executive Engineer  
Slum Rehabilitation Authority

नोंदणी क्र. : एम.यु.एम. / एस.आर.ए. / एच.एस.जी. / (टी.सी.) १३०५५ / मन २०२०



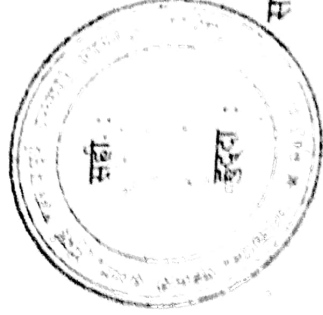
सत्यमेव जयते

महाराष्ट्र शासन

# बीडणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, अल्टा मॉन्ट टॉवर-मो सहकारी  
गृहनिर्माण संस्था मर्यादित, मॉ.टॉ.एम.नं. ८११ ए/७ (पार्ट). ८१२. ८१३. ८१४ ए.१. ८१४  
ए/२. ८१४ ए/३. ८१४ ए/४. ८२१. ८२४. ८२५ (पार्ट) आणि ८४४ ऑफ व्हिलेज मालाड  
(पूर्व), वेस्टन एक्सप्रेस हायवे, शांताराम तलाव जवळ, मालाड (पूर्व), मुंबई- ४०० ०९७.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१  
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.  
उपनिर्दिष्ट अधिनियमांच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम  
१९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था असून उपवर्गीकरण  
४२३३३ मर्यादा संस्था / भाडेकरू सहभागीदारी संस्था / इतर गृहनिर्माण संस्था आहे.

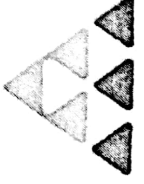


कार्यालयीन मोहोर

म्युठ : मुंबई

दिनांक : 26 FEB/2020

(मो. अ. आरि. कु.)  
सहनिबंधक  
सहकारी संस्था, (मुंबई विभाग)  
ओ.पु.त्रा. मुंबई



## SLUM REHABILITATION AUTHORITY

No. : SRA/ENG/2143/PN/PL&STGL/AP

Date : **28 JUL 2017**

To,  
Shri. Anand V. Dhokay,  
F-63 Plams Acres,  
Mahatma Phule Road,  
Mulund (E), Mumbai-81

Sub: Barc Shell Occupation Certificate to Sale Residential Building i.e. Tower 'C' from 31<sup>st</sup> to 55<sup>th</sup> upper floors under Slum Rehabilitation Scheme on plot bearing C.T.S. No. 811 A/7(pt), 812, 813, 814A/1, 814A/2, 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), P/N - Ward of M.C.G.M.,

Ref: 1) Part OCC upto 30<sup>th</sup> upper floors issued vide this office letter No. SRA/ENG/2143/PN/PL&STGL/AP dated 15/05/2017.

Gentleman,

With reference to above the development work to Sale Residential Building consisting tower 'C' comprising Lower Ground + Ground Floor + 5 Level Podium/Parking Floors + Stilt/Amenities + 55<sup>th</sup> Upper Floors, for Under S. R. 814A/3, 814A/4, 821, 824, 825(pt) & 844 of Village Malad(E), Malad (E), P/N - Ward of M.C.G.M, which is completed under the supervision of Architect Shri. Anand V. Dhokay, License No. CA/87/1855, Structural Engineer Achyut Watve, Lic. No. STR/W/10 and Site Supervisor Shri. Kishor Parmar, License No. P/458/SS-I may be occupied on the following conditions.

1. That you shall hand over the setback land free of compensation and that the setback handing over certificate shall be obtained from Asstt. Commissioner of M.C.G.M. and that the ownership of the setback land shall be transferred in the name of M.C.G.M. Before asking last 25% OCC to sale building.

Administrative Building, Anant Kanekar Marg, Bandra (E), Mumbai 400 051.

Tel : 022 26565800/26590405/1879 Fax : 91 22 26590457 Website : [www.sra.gov.in](http://www.sra.gov.in) E mail : [info@sra.gov.in](mailto:info@sra.gov.in)

**SRA/ENG/2143/PN/PL & STGL/AP**

2. That layout R.G. shall be developed as per D.C. Regulation, 1991 before asking last 25% OCC to sale residential building.
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**SRA/ENG/2143/PN/PL & STGL/AP**

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A set of certified completion plan in returned herewith please.

Yours faithfully,

  
Executive Engineer -1817  
Slum Rehabilitation Authority

omkar



Scanned with OKEN Scanner

Date: 07th Aug 2018

To,

Mr. Al Amin Sadruddin Merchant,  
401, Nemnath Darshan, Opp Akanksha Apartment,,  
Deewanman,  
Vasai Road West, Thane

Dear Sir,

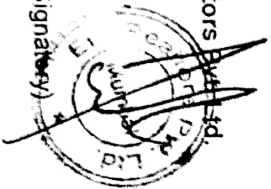
We have to inform you that under the Articles of Agreement dated 19/06/2014 you are permitted to park your light motor vehicle(s) in car parking space (s) No.22/1/222 on Podium level P-5, in the compound.

The said car parking space(s) is/are earmarked with red colour boundary line on the Plan annexed hereto.

Thanking you,

Yours truly,

For Era Realtors Pvt.Ltd



(Authorized Signatory)

Encl: Plan.

**Omkar Realtors & Developers Pvt. Ltd.**  
Omkar House, Off Eastern Express Highway, Opp. Sion-Chunabhatti Signal, Sion (E), Mumbai 400 022, India.  
T +91 22 66254100 F +91 22 24034066 www.omkar.com Email : contact@omkar.com CIN : U70100MH2005PTC157754

# ALTA MONTE TOWER C CHS LTD

Regd. No.: MUM/SRA/HSG/(TC) 13055/2020

Alta Monte Tower C, Kurar Kokanipada, Malad E, Maharashtra, Mumbai-400097

SHARE CERTIFICATE

Share Certificate No. 275 Member's Register No. 275 No. of Shares 10

Authorised Share Capital of Rs. 10,00,000 Divided into 20,000 Shares of Rs. 50 Each

This is to certify that Mr. M. Anurag Sankarshin Narshankar

Tower C Flat No: 4504 is / are

the Registered Holders of 10 fully paid up shares of Rs. FIFTY each numbered from 2771

to 2780 both inclusive, in Alta Monte Tower C Co-op Housing Soc Ltd. subject to the Bye-laws

of the said Society.

Given under the Common Seal of the said Society on this 16 day of January 2022

Hon. Chairman  
Mr. R. Gopinath

Hon. Secretary  
Pradip

Member, Managing Committee  
[Signature]