

Collection accounts confirmation

Mayura Sharma <mayura.sharma@runwal.com>

Fri 09/03/2018 13:05

To: Sagar Vasant Khedekar <sagar.khedekar@sbi.co.in>;

Cc: APOORVA YADAV <apoorva.yadav@sbi.co.in>; Amit . Jaysawal <amit.jaysawal@sbi.co.in>;

Dear Sagar,

Greetings from Runwal Family!

As per our discussion today morning please find below email confirmation on account details for releasing disbursement of Mr. SadaShiv Naik.

Hope this will suffice the requirement from your team.

Warm Regards,



Mayura Sharma | Manager - CRM

Phone +91 22 61162069 (Direct) | 022-45405050

Runwal & Omkar Esquare, 4th Floor,
Off Eastern Express Highway, Near Sion-Chunabhatti Signal,
Sion (E), Mumbai 400 022.



RUNWAL BLISS

Green Power Supporting Earth

From: Shruti Priya <shruti.priya@idbitrustee.com>

Sent: 09 March 2018 12:59

To: Sohit Bajpai <sohit.b@runwal.com>

Cc: 'Nikhil Lohana' <nikhil@idbitrustee.com>; Shashi Bhushan <shashi.bhushan@runwal.com>; Binita Behl <binita.behl@runwal.com>; Mayura Sharma <mayura.sharma@runwal.com>; Shwetank Singh <shwetank.singh@runwal.com>; Manish Wahal <manish.wahal@runwal.com>

Subject: RE: KKR ROC issued by you- Collection accounts confirmation

Dear Sohit

We confirm on the account numbers. Please proceed.

Thanks & regards

Shruti Priya**IDBI Trusteeship Services Limited**

T: (91) (22) 40807035-- M: (9168760293)

Asian Building, Ground Floor,

17, R. Kamani Marg, Ballard Estate,

Mumbai - 400 001.

Website: <http://www.idbitrustee.com>**From:** Sohit Bajpai [<mailto:sohit.b@runwal.com>]**Sent:** 09 March 2018 10:49 AM**To:** Shruti Priya <shruti.priya@idbitrustee.com>**Cc:** Nikhil Lohana <nikhil@idbitrustee.com>; Shashi Bhushan <shashi.bhushan@runwal.com>; Binita Behl <binita.behl@runwal.com>; Mayura Sharma <mayura.sharma@runwal.com>; Shwetank Singh <shwetank.singh@runwal.com>; Manish Wahal <manish.wahal@runwal.com>**Subject:** KKR ROC issued by you- Collection accounts confirmation

Dear Shruti,

You have recently issued the attached ROC on behalf of KKR for 65 units. As there is no mention of Account no in which the home loan lender shall disburse the money against these 65 units, home loan lender is asking for your confirmation on account nos. before disbursing the loan.

Request you to please confirm the following account nos. for collection of sale proceeds/ Disbursement of home loan:

Tower/ Building/ Wing	Account No.	Title
A	57500000020226	Evie Real Estate Private Limited Wing A RERA Escrow Account 1
C	57500000020545,	Evie Real Estate Private Limited Wing C RERA Escrow Account 1
D	57500000020650	Evie Real Estate Private Limited Wing D RERA Escrow Account 1
E	57500000020686	Evie Real Estate Private Limited Wing E RERA Escrow Account 1

Request you to pls confirm asap as home loan disbursements of customers against these units are pending.

Regards,

Sohit Bajpai

Sr. Manager - Finance

Runwal Group



4th Flr, Runwal & Omkar Esquare, Opp Sion - Chunabhatti Signal, Sion (E), Mumbai - 400 022.

Ext: 424, Direct Line : 022- 61162024, Mob : +91 9769139597, Fax : +91 22 24033702

Email : sohit.b@runwal.com, Web: www.runwal.com

Sub Register Submission No.

Notice of Intimation regarding Mortgage by way of Deposit of

We the undersigned parties, are by this notice of intimation, giving notice to the mortgagor herein had deposited the title deeds of the property for the security of the loan given by mortgagee herein :



1) Party Details :-

a) Mortgage(S) :- STATE BANK OF INDIA, RACPC GHATKOPAR

Address :- STATE BANK OF INDIA, RACPC GHATKOPAR, LBS MARG, GHATKOPAR WEST, MUMBAI-400086

PANTAN :- AAACS8577K/MUMS73688G, TEL. NO. 022-25009021

E-mail Id :- racpc.ghatkopar@sbi.co.in

b) Mortgagor(S) Name :- SADASHIV ANKUSH NAIK / SHRADDHA SADASHIV NAIK

Address :- 2A/003, OM CHS, CHANDIVALI, SAKINAKA, ANDHERI, MUMBAI-400072

PANTAN :- ADGPN 8750K / AMHPG 1899A

Mobile No. :- 9869470140 / 8879599538 Email ID :- SADASHIV.NAIK@GMAIL.COM

2) Property Location(S) :- Dist : _____ Tal. _____ Village _____

3) Property Details (With Attribute No. Area, Unit) :- _____

4) List of Documents Deposited with Bank :- _____

5) Loan Amount :- _____

6) Rate of Interest :- _____

7) Date of Mortgage :- _____

Name of party	Party Photo (to be attested by Mortgagee)	Party Thumb Impression	Signature (In Case of Institution sign & seal of Institution)
State Bank of India RACPC Ghatkopar, Mumbai			
<p>1) WE UNDERSTAND THAT INTIMATION OF THE MORTGAGE IS TO BE REGISTERED WITHIN 30 DAYS FROM DATE OF MORTGAGE</p> <p>2) WE UNDERSTAND THAT INTIMATION OF THE MORTGAGE IS TO BE REGISTERED WITHIN 30 DAYS FROM DATE OF MORTGAGE</p>			

Payment Details

Stamp Duty of Rs. _____ has been paid vide _____ dated _____

If Stamp Duty is paid on another instrument, details of the Instruments & Stamp Duty

Filling Charge of Rs. 1000/- has been paid vide _____ dated _____

Document-handing Charges of Rs. 300/- has been paid vide _____ dated _____



Wednesday, April 11, 2018
8:27 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 1820 दिनांक: 11/04/2018

गावाचे नाव: Kanjur

फाईलिंगचा अनुक्रमांक: KRL3-1844-2018

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposite of title Deed

सादर करणाऱ्याचे नाव: SADASHIV ANKUSH NAIK

Document Handling	रु. 300.00
Filing Fee	रु. 1000.00

एकूण: रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 13/03/2018 रोजी घेतलेल्या रु.19500000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH011709621201718S Defaced vide 0000258611201819 Dated.11/04/2018.

GRN is MH000418532201819E Defaced vide 0000258390201819 Dated.11/04/2018.

GRN is MH000418532201819E Defaced vide 0000258390201819 Dated.11/04/2018.

Joint S.R. Kurla 3

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

10/10/2019

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 3

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

फाईल क्रमांक : 1844/2018

नोदंणी :

Regn:63m

गावाचे (Village Name) : Kanjur

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.19500000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:IRIS RUNWAL BLISS, Flat No:2202, Road:C G COMPOUND, Block Sector:WING C, Landmark: (C.T.S. Number: 1004, 1005PT, 1005/1, 1006 AND OTHERS ;)
(4) क्षेत्रफळ (Area)	1) Build Area :110.88 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SADASHIV ANKUSH NAIK Age: 36, Address: Building Name:OM CHS, Flat No:2A-003, Road:MHADA COLONY CHANDIVALI, City:ANDHERI, State:MAHARASHTRA, District:MUMBAI, Pin:400072 ,PAN: ADGPN8750K 2) Name: SHRADDHA SADASHIV NAIK Age: 32, Address: Building Name:OM CHS, Flat No:2A-003, Road:MHADA COLONY CHANDIVALI, City:ANDHERI, State:MAHARASHTRA, District:MUMBAI, Pin:400072 ,PAN: AMHPG1899A
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC,GHATKOPAR (RGH)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	13/03/2018
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	11/04/2018
(9) फायलींग नंबर (Filing No.)	1844/2018
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.39200/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	11/04/2018
(13) शेरा (Remark)	-

Date: 19/02/2018

To,
The Branch Manager
STATE BANK OF INDIA,
RBO-I,
GHATKOPAR WEST
MUMBAI-400086

Dear Sir,

Re: Permission to mortgage Flat No. 2202 in the Tower No. C of the building known IRIS in the project known as "RUNWAL BLISS".

We EVIE REAL ESTATE PVT LTD. here by certify that:

1. This is to confirm that we have agreed to sale Flat No. 2202 admeasuring 1008 sq. ft (Carpet Area) on 22nd Floor in the Tower No. C of the building known as IRIS in the project known as "RUNWAL BLISS" situated at plot bearing CTS No. 1004, 1005 (pt), 1005/1, 1006, 1007/5 (pt) & 1009 (pt) of Village - Kanjur marg, Mumbai to **MR. SADASHIV ANKUSH NAIK & MS. SHRADDHA SADASHIV NAIK** (hereinafter called as the 'Buyers') for a total consideration of **Rs. 23041129/- (Rupees Two Crores Thirty Lakhs Forty One Thousand One Hundred Twenty Nine Only)** under agreement dated 17/02/2018 be liable to pay stamp duty, registration fees, society & other deposits & maintenance charges deposit as may be demanded by us from time to time.
2. We have not borrowed from any financial institution for the purchase of the property and have not created any encumbrances on the property allotted to the said purchasers and the title of the Flat described above is clear, marketable and free from all encumbrances and doubts save & except
 - a) The mortgage created in favour of IDBI Trusteeship Services Ltd. Being (i) security trustee on behalf of the Lender & (ii) Debenture trustee on behalf of the Debenture holders. However, IDBI Trusteeship Services Ltd has already given us their NOC for mortgaging the said flat in favour of IDBI Trusteeship Services Ltd. being security trustee on behalf of KKR India Asset Finance Private Ltd (KKR);
 - b) The mortgage created in favour of IDBI Trusteeship Services Ltd. being security trustee on behalf of KKR. However, IDBI Trusteeship Services Ltd has already given us their NOC for mortgaging the said flat."



3. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said Flat to **STATE BANK OF INDIA** (herein after referred to as "the Bank") as security for the amount advanced/to be advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the agreement for sale by the said purchasers. But, the Purchasers will only be solely & fully liable & responsible to pay & clear the entire loan amount, interest, etc. and every part thereof.
4. We will not create any encumbrances on the said flat allotted to the purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document / agreement for sale by the said purchasers.
5. After creation of proper charge/ mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept the Bank as a nominee of the purchasers for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, provided that, once we accept the nomination in favour of the Bank, then the Bank unconditionally and irrevocably, agrees and accepts to pay all the dues of the purchasers to us in respect of the said Flat. We note not to change the same without the written NOC of the Bank.
6. After creation of charge/ mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
7. In case of termination/cancellation of the agreement for sale for any reason, We shall refund to the Bank, by a crossed cheque favouring "the Bank A/C the Purchasers", the sum or sums of money the Bank had advanced to the above Buyers and paid to us directly, but after adjusting/recovering there from all the dues payable by the purchasers to us, and forward the cheque directly to the Bank.
8. All Cheques/ Pay orders/Demand Drafts/ Bankers Cheque may please be issued in the name of **Evie Real Estate Private Limited Wing C Rera Escrow Account 1"**

Yours faithfully,

For **EVIE REAL ESTATE PVT LTD**



AUTHORISED SIGNATORY

IDBI Trusteeship Services Ltd

CIN : U65991MH2001GOI131154



No. 8515/ITSU/OPR/2016-17

Date: January 17, 2017

To,
Evie Real Estate Private Limited
 Runwal & Omkar Esquare, 4th Floor,
 Opp. Sion-Chunabhatti Signal,
 Sion (E), Mumbai- 400 022

Dear Sir/ Madam,


Ref: No Objection for mortgage of certain identified apartments in the project "Runwal Bliss" situated at Village Kanjur, Taluka Kurla, District Mumbai Suburban, Kanjur Marg (E), Mumbai - 400042, Maharashtra (the "Project").

1. This is to confirm that the Identified Apartments and Additional Area (as defined hereinafter) as detailed in Annexure I & Annexure II below are currently mortgaged by Evie Real Estate Private Limited (the "Company") to IDBI Trusteeship Services Limited ("ITSL"), 17, R Kamani Marg, Ballard Estate, Mumbai- 400 001 by way of.
 - a. Debenture Trust Deed dated 27th January, 2016 executed by the Company in favour of ITSL for an aggregate amount of Rs. 225,00,00,000 (Rupees two hundred and twenty five crores) and registered with the office of the sub-registrar of assurances under serial no. KRL-1-921 of 2016 ("Existing Debentures 1");
 - b. Debenture Trust Deed dated 14th October, 2015 executed by the Company in favour of ITSL for a cumulative amount of Rs. 422,75,00,000 (Rupees four hundred twenty two crores and seventy five lakhs) and registered with the office of the Sub-registrar of assurances under serial no. KRL-2-9578 of 2015 read with a Supplemental Debenture Trust Deed dated 20th November, 2015 executed by the Company in favour of ITSL and registered with the office of the Sub-registrar of assurances under serial no. KRL-1-11120 of 2015 ("Existing Debentures 2"); and
 - c. Deed of Mortgage dated 28th September, 2016 executed by the Company in favour of ITSL and registered with the office of the Sub-registrar of assurances under serial no. KRL-2-9518 of 2016 pursuant to a Loan Agreement dated September 27, 2016 executed between the Company and Piramal Finance Limited for an aggregate amount of Rs. 2,00,00,00,000 (Rupees two hundred crores) ("Existing Construction Credit Line").
2. We understand that KKR India Asset Finance Private Limited ("KKR") has agreed to grant a facility of Rs. 3,000,000,000 (Rupees three hundred crore) to the Company ("Facility") pursuant to a facility agreement to be entered into between KKR and the Company ("Facility Agreement") and other Facility Documents (as defined under the Facility Agreement).
3. We understand that one of the conditions for the grant of the facility by KKR is the creation of (i) first exclusive charge on the identified apartments aggregating to 2,44,685 square feet of saleable area in the Project (more particularly set out in Annexure I to this letter) ("Identified Apartments") along with all receivables from such Identified Apartments and (ii) first and exclusive charge on the additional apartments aggregating to 75,700 square feet of saleable area in the Project (more particularly set out in Annexure II to this letter) ("Additional Area") along with all receivables from such Additional Area.
4. The Company has requested us to issue a no objection certificate to approve availing of the Facility and creation of first & exclusive charge on Identified Apartments and Additional Area in favour of KKR and / or a trustee appointed for this Facility. We state that on the basis of approval via the email dated January 17, 2017 received from Piramal Finance Limited formerly known as Piramal Finance Private Limited (as debenture holders of Existing Debenture Holder 1), Karellides Traders Private Limited (as debenture holders of Existing Debenture Holder 2), collectively referred to as "Debenture Holders" and Piramal Finance Limited formerly known as Piramal Finance Private Limited (as "Lender" for the Existing Construction Credit Line), we have no objection towards the Company in availing the Facility and in creating exclusive first charge on the Identified Apartments and all receivables from such Identified Apartments and exclusive first charge on the Additional Area and all receivables from such Additional Area.
5. We state that, consent is hereby accorded to the release of charge by ITSL over the Identified Apartments and Additional Area along with the receivables emanating from the sale of such Identified Apartments and Additional Area in future and that ITSL shall have no claim, right, title or interest in respect of the Identified Apartments and Additional

Area along with the receivables emanating from the sale of such Identified Apartments and Additional Area subject to the following conditions:

- a. This consent hereby granted is to release of mortgage/ charge over the Identified Apartments and Additional Area described above in the Project being constructed by the Company at Village Kanjur, Taluka Kurla, District Mumbai Suburban, Kanjur Marg (E), Mumbai – 400042, Maharashtra; in order to enable the grant of facility by KKR. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Company to sell any other unit in the said Project without applying to ITSL for a fresh consent letter.
- b. The consent hereby granted is subject to the Company depositing entire moneys received from KKR under the Facility Agreement (Up to Rs.300 cr) in the following manner
 - i. First to the extent of Rs.215 Cr (towards repayment of existing outstanding Land Debt) in Retention Account bearing No.01630350000157 held with HDFC Bank, Mumbai and
 - ii. The balance up to Rs.85 Cr in Escrow Account bearing No. 01630350000164 held with HDFC Bank, Mumbai.
- c. Upon the release of charges created in favour of KKR in accordance with the Release Events identified under the Indenture of Mortgage to be executed in favour of KKR, the consent above accorded shall stand revoked to the extent of such released charge and the Company shall then have to apply for a fresh consent in relation to sale of the said unit to any other person.
- d. Please note that ITSL will continue to hold charge on behalf of Debenture Holders and Lender, over the Project except for the aforesaid Identified Apartments and Additional Area till the loan availed by the Company is fully repaid and NCDs issued by the Company are redeemed.
- e. This certificate is being given without any prejudice or liabilities of any nature on part of the Debenture Holders / Lender / ITSL or their officer.
- f. The authenticity of this NOC can be reconfirmed with our company's representative Mr. Nikhil Lohana on email nikhil@idbitrustee.com

Yours faithfully,
For IDBI Trusteeship Services Limited



 Authorised Signatory *

S.No	Tower	Unit No	Habitable Floor	Room	Flat Details	Sub-Category	Sub-Category & View	View	Carpet area (square feet)	Saleable Area (square feet)	Allocated Facility (Rs.)
							Road				
87	C	1903	19	3	C-1903	3 BHK Premium	3 BHK Premium Road	Road	983	1675	20,536,608
88	C	1904	19	4	C-1904	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446
89	C	2004	20	4	C-2004	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446
90	C	2702	27	2	C-2702	3 BHK Premium (Deck)	3 BHK Premium (Deck) Road	Road	1035	1775	21,762,674
91	C	2201	22	1	C-2201	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446
92	C	2202	22	2	C-2202	3 BHK Premium	3 BHK Premium Road	Road	983	1675	20,536,608
93	C	2203	22	3	C-2203	3 BHK Premium	3 BHK Premium Road	Road	983	1675	20,536,608
94	C	2204	22	4	C-2204	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446
95	C	2301	23	1	C-2301	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446
96	C	2302	23	2	C-2302	3 BHK Premium	3 BHK Premium Road	Road	983	1675	20,536,608
97	C	2303	23	3	C-2303	3 BHK Premium	3 BHK Premium Road	Road	983	1675	20,536,608
98	C	2304	23	4	C-2304	3 BHK Luxury	3 BHK Luxury Garden	Garden	1193	2035	24,950,446



IDBI Trusteeship Services Ltd

CIN : U65991MH2001GOI131154



No.8581-A/ITSL/OPR/2017-18

Date: January 17, 2018

To,
Evie Real Estate Private Limited,
 Runwal & Omkar Esquare, 4th Floor,
 Opp. Sion-Chunabhatti Signal,
 Sion (E), Mumbai - 400 022.

Dear Sir/ Madam,

Ref: Release of charge on certain residential units / flats "Runwal Bliss" situated at Village Kanjur, Taluka Kurla, District Mumbai Suburban, Kanjur Marg (E), Mumbai - 400042, Maharashtra (the "Project").

This is to confirm that residential units / flats as stated in Annexure I (the "KKR Units") are currently mortgaged by Evie Real Estate Private Limited (the "Company") to IDBI Trusteeship Services Limited ("ITSL"), 17, R Kamani Marg, Ballard Estate, Mumbai- 400 001 vide:

Deed of Mortgage dated January 18, 2017 executed by the Company in favour of ITSL as Security Trustee (for the benefit of KKR) and registered with the office of the Sub-registrar of assurances under serial no. KRL-2-559 of 2017 for a facility of Rs. 300 Crores availed by the Company from KKR.

The Company has requested a release of charge by us on the KKR Units, along with receivables emanating from the sale of the KKR Units to enable creation of mortgage by way of first exclusive charge in favor of Piramal Finance Limited (as Debenture Holders), Piramal Enterprises Limited (as Depositor) and Piramal Finance Limited (as Lender), acting through IDBI Trusteeship Services Limited ("Piramal Security Trustee"). Capitalised terms used and not otherwise defined shall have the meaning ascribed to the term in the facility agreement dated January 16, 2017 executed between the Company and KKR.

We state that on the basis of email approval dated January 17, 2018 received from KKR India Asset Finance Private Limited ("KKR"), we hereby release charge and shall have no claim, right, title or interest on the KKR Units, along with the receivables emanating from their sale, subject to the following conditions:

1. *Release of all charge, claim, right, title or interest by Piramal Security Trustee or on the list of residential units / flats as stated in Annexure II (the "Said Units") and the receivables emanating from sale of these units / flats; and*
2. *Creation of first and exclusive charge, by way of mortgage and/or hypothecation (as per the status of registration of the Said Units) in our favour (for the benefit of KKR), on the Said Units and the receivables emanating from the sale of the Said Units.*

For the purpose of release of charge over the KKR Units, we will cause the modification of the charges to be filed with the concerned registrar of companies.

Please note that ITSL will continue to hold charge on behalf of KKR, over the Identified Apartments and the Additional Area (excluding the KKR Units and including the Said Units which substitute the KKR Units) and the receivables emanating from the sale of the Identified Apartments and the Additional

Area (excluding the KKR Units and including the Said Units which substitute the KKR Units), till the loan availed by the Company from KKR is fully repaid.

This certificate is being given without any prejudice or liabilities of any nature on part of the KKR/ ITSL or their officer.

The Purchaser may also reconfirm the authenticity of this NOC with our company's representative Mr. Nikhil Lohana on email nikhil@idbitrustee.com

Yours Faithfully,
For IDBI Trusteeship Services Limited


Authorised Signatory



Sl. No.	Tower	Unit	Type	View	Carpet Area	Saleable Area
42	D	D-2401	2 BHK Luxury Road	Road	773	1,265
43	E	E-2201	2 BHK Smart Garden	Garden	537	850
44	C	C-0503	3 BHK Premium Road	Road	1,008	1,775
45	D	D-0501	2 BHK Luxury Road	Road	773	1,265
46	E	E-0506	2 BHK Premium Road	Road	667	1,115
47	A	A-0605	2 BHK Premium Garden	Garden	664	1,115
48	D	D-0601	2 BHK Luxury Road	Road	773	1,265
49	C	C-0704	3 BHK Luxury (Deck) Garden	Garden	1,171	2,035
50	E	E-0706	2 BHK Premium Road	Road	667	1,115
51	C	C-0801	3 BHK Luxury Garden	Garden	1,171	2,035
52	E	E-0805	2 BHK Premium Garden	Garden	669	1,115
53	A	A-0905	2 BHK Premium Garden	Garden	664	1,115
54	D	D-0904	2 BHK Premium Garden	Garden	706	1,150
55	D	D-0906	2 BHK Premium Road	Road	669	1,115
56	E	E-0906	2 BHK Premium Road	Road	667	1,115
57	C	C-2301	3 BHK Luxury Garden	Garden	1,171	2,035
58	D	D-2501	2 BHK Luxury Road	Road	773	1,265
59	A	A-1902	2 BHK Premium Road	Road	705	1,150
60	C	C-1903	3 BHK Premium Road	Road	1,008	1,775
61	E	E-1801	2 BHK Smart Garden	Garden	537	850
62	C	C-2202	3 BHK Premium Road	Road	1,008	1,775
63	D	D-1701	2 BHK Luxury Road	Road	773	1,265
64	E	E-2401	2 BHK Smart Garden	Garden	537	850
65	E	E-2501	2 BHK Smart Garden	Garden	537	850
			Total		49,426	82,315



**EVIE REAL ESTATE PRIVATE LIMITED**

RUNWAL & OMKAR

4th Floor, Off. Eastern Express Highway,, Opp. Sion Chunabhatti Signal, Sion East

GSTIN:- 27AADCE7724P1Z3

Ph: 022-61162000,

029
CUSTOMER COPY**RECEIPT**

Received with thanks from

First Allottee : **Mr. SADASHIV ANKUSH NAIK**
FLAT 511, C WING, TRIKUTTA TOWERS,
NEAR SUNCITY COMPLEX, NEARGANDHINAGAR, POWAI,
MUMBAI 400076, MUMBAI, PIN-400072, MAHARASHTRA, INDIA.

Receipt No. : **RBM/00371/17-18**
Date : **07/11/2017**
Application No.: **FAPPKSE/00155/17-18**
Customer ID: **BOO0029/00658/17-18**

Contact: **9869470140**

GSTIN:

Location: **MAHARASHTRA**State Code: **27**Co Allottee(s) : **MS.SHRADDHA SADASHIV NAIK**Payment in respect of Unit No.: C-2202 ,on 22nd Floor at TOWER C, in **RUNWAL BLISS, NEAR KANJUR STN., KANJURMARG (E),****GSTIN:-27AADCE7724P1Z3, Location:-MAHARASHTRA, State Code:-27**

Vide Cheque No. 806416 dated : 04/11/2017 Drawn on STATE BANK OF INDIA, MUMBAI

Description	Amount (Rs.)
BOOKING AMOUNT,UNIT CHARGES (49,375.00 + CGST : 2,962.00 + SGST : 2,962.00) HSN CODE:-9954	55,299.00

Rupees Fifty Five Thousand Two Hundred Ninety Nine Only

55,299.00

* Receipt is valid subject to realisation of cheque.

* Acceptance of this payment won't guarantee
transfer of ownership of unit till final payment is received

for EVIE REAL ESTATE PRIVATE LIMITED

(Prepared by)

This is system generated statement. No signature required

Auth.





EVIE REAL ESTATE PRIVATE LIMITED
RUNWAL & OMKAR

CUSTOMER COPY **031**

4th Floor, Off. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion East

GSTIN:- 27AADCE7724P1Z3

Ph: 022-61162000,

RECEIPT

Received with thanks from

First Allottee : **Mr. SADASHIV ANKUSH NAIK**
FLAT 511, C WING, TRIKUTTA TOWERS,
NEAR SUNCITY COMPLEX, NEARGANDHINAGAR, POWAI,
MUMBAI 400076, MUMBAI, PIN-400072, MAHARASHTRA, INDIA.

Receipt No. : **RBM/00370/17-18**
Date : **07/11/2017**
Application No.: **FAPPKSE/00155/17-18**
Customer ID: **BOO0029/00658/17-18**

Contact: **9869470140**

GSTIN:

Location: **MAHARASHTRA**

State Code: **27**

Co Allottee(s): **MS.SHRADDHA SADASHIV NAIK**

Payment in respect of Unit No.: C-2202 ,on 22nd Floor at TOWER C, in **RUNWAL BLISS, NEAR KANJUR STN., KANJURMARG (E),**

GSTIN:-27AADCE7724P1Z3,Location:-MAHARASHTRA,State Code:-27

Vide Cheque No. 808415 dated : 04/11/2017 Drawn on STATE BANK OF INDIA, MUMBAI

Description	Amount (Rs.)
BOOKING AMOUNT,UNIT CHARGES (407,334.00 + CGST : 24,440.00 + SGST : 24,440.00) HSN CODE:-9954	456,214.00

Rupees Four Lakhs Fifty Six Thousand Two Hundred Fourteen Only

456,214.00

* Receipt is valid subject to realisation of cheque.

* Acceptance of this payment won't guarantee
transfer of ownership of unit till final payment is received

for **EVIE REAL ESTATE PRIVATE LIMITED**

(Prepared by)

This is system generated statement. No signature required





EVIE REAL ESTATE PRIVATE LIMITED
RUNWAL & OMKAR

CUSTOMER COPY **033**

4th Floor, Off. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion East

GSTIN:- 27AADCE7724P1Z3

Ph: 022-61162000,

RECEIPT

Received with thanks from

First Allottee : **Mr. SADASHIV ANKUSH NAIK**
FLAT 511, C WING, TRIKUTTA TOWERS,
NEAR SUNCITY COMPLEX, NEARGANDHINAGAR, POWAI,
MUMBAI 400076, MUMBAI, PIN-400072, MAHARASHTRA, INDIA.

Receipt No. : **RBM/00582/17-18**
Date : **05/01/2018**
Application No.: **FAPPKSE/00155/17-18**
Customer ID: **BOO0029/00658/17-18**

Contact: **9869470140**

GSTIN:

Location: **MAHARASHTRA**

State Code: **27**

Co Allottee(s): **MS.SHRADDHA SADASHIV NAIK**

Payment in respect of Unit No.: C-2202 ,on 22nd Floor at TOWER C, in **RUNWAL BLISS, NEAR KANJUR STN., KANJURMARG (E),**

GSTIN:-27AADCE7724P1Z3, Location:-MAHARASHTRA, State Code:-27

Vide Cheque No. 000037 dated : 01/01/2018 Drawn on HDFC BANK LTD MUMBAI

Description	Amount (Rs.)
BALANCE BOOKING AMOUNT (WITHIN 30 DAYS).UNIT CHARGES (1,629,337.00 + CGST : 97,760.00 + SGST : 97,760.00) HSN CODE:-9954	1,824,857.00

Rupees Eighteen Lakhs Twenty Four Thousand Eight Hundred Fifty Seven Only

1,824,857.00

* Receipt is valid subject to realisation of cheque.
* Acceptance of this payment won't guarantee
transfer of ownership of unit till final payment is received

for **EVIE REAL ESTATE PRIVATE LIMITED**

(Prepared by)

This is system generated statement, No signature required

Aut 



EVIE REAL ESTATE PRIVATE LIMITED
RUNWAL & OMKAR

CUSTOMER COPY **035**

4th Floor, Off. Eastern Express Highway,,Opp. Sion Chunabhatti Signal, Sion East

GSTIN:- 27AADCE7724P1Z3

Ph: 022-61162000,

RECEIPT

Received with thanks from

First Allottee : **Mr. SADASHIV ANKUSH NAIK**
FLAT 511, C WING, TRIKUTTA TOWERS,
NEAR SUNCITY COMPLEX, NEARGANDHINAGAR, POWAI,
MUMBAI 400076, MUMBAI, PIN-400072, MAHARASHTRA, INDIA.

Receipt No. : **RBM00581/17-18**
Date : **05/01/2018**
Application No.: **FAPPKSE/00155/17-18**
Customer ID: **BOO0029/00658/17-18**

Contact: **9869470140**

GSTIN:

Location: **MAHARASHTRA**

State Code: **27**

Co Allottee(s) : **MS.SHRADDHA SADASHIV NAIK**

Payment in respect of Unit No.: C-2202 ,on 22nd Floor at TOWER C, in **RUNWAL BLISS, NEAR KANJUR STN., KANJURMARG (E),**

GSTIN:-27AADCE7724P1Z3,Location:-MAHARASHTRA,State Code:-27

Vide Cheque No. 806418 dated : 01/01/2018 Drawn on STATE BANK OF INDIA, MUM

Description	Amount (Rs.)
BOOKING AMOUNT.UNIT CHARGES (4,114.00 + CGST : 247.00 + SGST : 247.00) HSN CODE:-9954	4,608.00
BALANCE BOOKING AMOUNT (WITHIN 30 DAYS).UNIT CHARGES (193,381.00 + CGST : 11,603.00 + SGST : 11,603.00) HSN CODE:-9954	216,587.00

Rupees Two Lakhs Twenty One Thousand One Hundred Ninety Five Only

221,195.00

* Receipt is valid subject to realisation of cheque.

* Acceptance of this payment won't guarantee
transfer of ownership of unit till final payment is received

for **EVIE REAL ESTATE PRIVATE LIMITED**

(Prepared by)

This is system generated statement, No signature required



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910233/Ghatkopar
 Pmt Txn id : 157705444
 Pmt DtTime : 12-MAR-2018@19:44:38
 ChallanIdNo: 69103332018031251295
 District : 7101-MUMBAI

Stationery No: 16199497216116
 Print DtTime : 14-MAR-2018 10:50:35
 GRAS GRN : MH011709621201718S
 Office Name : IGR197-KRL1 JT SUB REGI
 GRN Date : 12-Mar-2018@19:43:24

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 39,000/- (Rs Three Nine, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 0/- (Rs Zero only)

Article : 6(1).2-Equitable Mortgage
 Prop Mvblty: Immovable Consideration: R 1,95,00,000/-
 Prop Descr : FLAT NO 2202,22ND FLOOR,C WING TOWER,IRIS RUNWAL,BLISS,KANJURMARG E
 AST,MUMBAI,Maharashtra,400042
 Duty Payer: PAN-ADGPN8750K,SADASHIV ANKUSH NAIK
 Other Party: PAN-AAACS8577K,STATE BANK OF INDIA

Bank of India Name: देवाली कुलकर्णी/DEPALI KULKARNI
 सेवा एवं परिचय: प्रबंधका/SOM
 ईआईएन/EIN:7459

Jayashree
 जयश्री अहिर/Jayshree Ahir
 उप शाखा प्रमुख/Post. Branch Head
 Emp. Code 8480
 Ghatkopar Br. 033



Bank Official's Name & Signature

Space for customer/office use - - - Please write below this line - - -

Hot Payment Successful. Your Payment Confirmation Number is 132081039

039



This Proof-Of-Payment is for obtaining E-SBTR from the selected branch.	
Receipt of Online receipt to get e-SBTR	
GRN Number	MH011709621201718S
GRN Received Date	12-03-2018 19:44:38
Bank CIN	69103332018031251295
CIN Date	12-03-2018
Payment Reference Number	157705444
Stamp Duty Amount-0030045501-75	39000.00
Registration Fees Amount-0030063301-70	0.00
Total	Rs.39000.00/-
Amount in Words	Thirty Nine Thousand Only
District	7101-MUMBAI
Office Name	IGR197-KRL1_JT SUB REGISTRAR KURLA NO 1
Branch Name	Ghatkopar (033)
Financial Year	2017-2018
Duty Payer Party Name	SADASHIV ANKUSH NAIK
Duty Payer ID	PAN-ADGPN8750K
Article Code	6(1).2-Equitable Mortgage
Property Particulars	FLAT NO 2202 | 22ND FLOOR | C WING TOWER | IRIS RUNWAL | BLISS | KANJURMARG EAST | MUMBAI | Maharashtra | 400042
Consideration Amount	19500000
Movability	Immovable
Property Area	1008.00 Sq.Feet
Other Payer Party Name	STATE BANK OF INDIA
Other Payer Party ID	PAN-AAACS8577K



MEMORANDUM OF DEPOSIT (BORROWER'S PROPERTY AT RACPC / RCPC / RASMECC / HOME BRANCH)

(Approved by Corporate Centre, Mumbai vide Memo Number No. CC / LAW / SKS/ 392 dated 2nd April, 2005)

MEMORANDUM OF DEPOSIT

Stamp to be paid if required under the stamp law applicable to the State

Mr. SADASHIV ANKUSH NAIK S/O D/O W/O SHRADDHA SADASHIV NAIK S/O D/O W/O Mr. SADASHIV (MORTGAGOR (S)) attended State Bank of India, RACPC Chhatkopar on 12 MAR 2018 day of 12 and met Shri/Smt. Vishal Sargi, Chief Manager (Name & Designation) and Archana Chaitan (Name & Designation) in presence of Shri/Smt. Archana Chaitan (Name & Designation) and Shri/Smt. Harshad D. D. D. (Name & Designation) the documents of title more particularly described in Schedule I hereunder written in respect of the property more particularly described in Schedule II hereunder written with an intent to create a first charge by the way of equitable mortgage in favour of the Bank as continuing security for the payment of all the moneys at any time due and payable by him / her to the Bank in respect of the term loan / advance of ₹ 1,95,00,000.00 (Rupees One Crores Ninety Five Lakhs Only) granted to him / her under the HL FOR INDIVIDUALS scheme together with interest, costs, charges and expenses.

SADASHIV ANKUSH NAIK S/O D/O W/O Mr. ANKUSH and Mrs. SHRADDHA SADASHIV NAIK S/O D/O W/O SADASHIV also acknowledged that the maximum amount intended to be secured by the said mortgage created on 17 MAR 2018 for the purpose of section 79 of the Transfer of Property Act, 1882 is ₹ 1,95,00,000.00 (Rupees One Crores Ninety Five Lakhs Only), without prejudice to his / her liability to the Bank for repayment of all the moneys due payable by him/her in respect of the term loan of ₹ 1,95,00,000.00 (Rupees One Crores Ninety Five Lakhs Only) together with interest, costs, and expenses.

While making the delivery of the said title deeds detailed in Schedule I hereunder written he / she also stated that there are no outstanding claims, attachments, notices in respect of any dues against the said property. He/She also confirmed that there are no encumbrances against the said property except those specifically disclosed to the Bank and the title deeds detailed in Schedule I hereunder written are the only documents of title in his/her possession in respect of the immovable property more particularly described in Schedule II hereunder written.

SCHEDULE I

List of documents of Title Deeds

- 1) Original agreement for sale executed between M/s Evlie real Estate Pvt Ltd and 1.Mr.Sadashiv & Mrs.Shraddha Naik, along with registration receipt bearing no.2319 dt 17/02/2018, & index II2) NOC dt 19/02/2018 issued by M/s Evlie real Estate Pvt Ltd for creating EM 3) Copy of charge release letter dt 17/01/2017 from IDBI trusteeship Services Ltd for releasing its charge over the said flat.

SCHEDULE II

The property situated at Flat No. 2202, adm 1008 sq ft (carpet area) plus 2.68 sq mtr utility area+4.47 sq mtr deck area, on 22th floor of Tower IRIS, Wing C, with one car parking, project known as RUNWAL BLISS constructed on CTS no.1004,1005(p),1005/1,1006,1007/3 (p),1077 (p),1007/4,1009/(p),1009/5,1009/6,1010(p),1013(p),1014(P),1014/1to 1014/6,1017,1017/1 to 1017/6,1018 |& 1018/1 to 1018/9 situated at Village Kanjurmarg (E), Andheri (E) Mumbai-400042

(Give full description of the property mortgaged)

SIGNATURE
1. Shri / Smt.

Archana

Sargi
56262

Sargi
V.R.
As. 3496

SIGNATURE

2. Shri / Smt.

(Signature of Authorized Officer(s) who accepted delivery)

Sarog
Sarog VR
Ac-3496

Place:GHATKOPAR RACPC

Date:

12 MAR 2018

369/1847

Saturday, February 17, 2018
7:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

दिनांक: 17/02/2018

पावती क्र.: 2319

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल1-1847-2018

दस्तऐवजाचा प्रकार: करारनाम

सादर करणाऱ्याचे नाव: सदाशिव अंकुश नाईक

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 300

₹. 30000.00

₹. 6000.00

DELIVERED

एकूण:

₹. 36000.00

आपणास मूळ दस्त, थॅम्नेल प्रिंट, सूची-२ अंदाजे
7:11 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 20217215.97/-

मोबदला ₹. 23041129/-

मरलेले मुद्रांक शुल्क : ₹. 1152500/-

मूळ दस्त व थॅम्नेल प्रिंट सिव्हाली


 दु. निबंधक कुर्ला १
सह. दुस्यम निबंधक
कुर्ला-१ (वर्ग-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH010761440201718R दिनांक: 17/02/2018
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 6000/-

369/1847

Saturday, February 17, 2018
7:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2319 दिनांक: 17/02/2018

गावाचे नाव: कांजुर

दस्तावेजाचा अनुक्रमांक: करल1-1847-2018

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सदाशिव अंकुश नाईक

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 300₹. 30000.00
₹. 6000.00**DELIVERED**

एकूण:

₹. 36000.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, मूची-२ अंदाजे
7:11 PM ह्या वेळेस मिळेल.

बाजार मूल्य: ₹. 20217215.97/-

मोबदला ₹. 23041129/-

भरलेले मुद्रांक शुल्क: ₹. 1152500/-

मूळ दस्त व थंवेनेल प्रिंट सिव्वाली


डु निबंधक कुर्ला १सह. दुख्यम निबंधक
कुर्ला-१ (वर्ग-२)

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH010761440201718R दिनांक: 17/02/2018
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 6000/-

मूल्यांकन पत्रक (राहती क्षेत्र - बांधीप)						
Valuation ID	201802175386		17 February 2018,07:06:19 PM			
सुपारकाले वर्ष	2017					
जिल्हा	मुंबई(उत्तर)					
सुपार क्षेत्र	120-बांधीप - कुर्ली					
उप सुपार क्षेत्र	120/549पुणे: उदित वग क्षेत्र, पुर्वे कुर्ली भागात, विलीन पत्रकी क्षेत्र व विलीन पत्र क्षेत्र आहे.					
सर्वे नंबर / व. नू. क्रमांक :	वि. ठे. क्र. २२०/1004					
वर्षिक मूल्य व संपादनद्वारा सुपारकाले						
सुपारी मूल्य	विलीनी मूल्य	बांधीप	पुणे	उत्तरीय	संपादनद्वारा मूल्य	
76700	146400	162200	202900	146400	शेअर क्षेत्र	
बांधीप क्षेत्राची माहिती						
विस्तार क्षेत्र-	110.88शेअर क्षेत्र	विस्तार क्षेत्र-	शेअर क्षेत्र	विस्तार क्षेत्र-	शेअर	
संपादनद्वारा बांधीप-	1-अत जी सी	विस्तार क्षेत्र-	0 TO 2nd	सुपार/संपादनद्वारा क्षेत्र -	Rs. 146400/-	
उदित सुपार-	अत	मजग -	21st floor To 30th floor			
उदित क्षेत्र-	2 to 10 hector					
(सु) उदित क्षेत्राचे मूल्य						
= ((सु-सुपार विस्तार क्षेत्र जी सी. क्षेत्र सुपार) * 105 %)						
उदित क्षेत्राचे मूल्य						
विस्तार क्षेत्राचे मूल्य जी सी. क्षेत्र क्षेत्र = Rs.153720/-						
मजग विस्तार पत्र/पत्र						
= 115% apply to rate= Rs.176778/-						
सुपार-सुपार विस्तार क्षेत्र जी सी. क्षेत्र सुपार						
= ((वर्षिक मूल्य - सुपार क्षेत्राचे मूल्य) * संपादनद्वारा क्षेत्र क्षेत्र) + सुपार क्षेत्राचे मूल्य						
= (((176778-76700) * (100 / 100)) - 76700)						
= Rs.176778/-						
A) सुपार विस्तार क्षेत्राचे मूल्य						
= क्षेत्र सुपार सुपार क्षेत्र * विस्तार क्षेत्र						
= 176778 * 110.88						
= Rs.19601144.64/-						
E) विलीन पत्राचे मूल्य						
13.94शेअर क्षेत्र						
= 13.94 * (176778 * 25/100)						
= Rs.616071.33/-						
एकूट विलीन मूल्य						
= सुपार विस्तार क्षेत्र + उदित क्षेत्र + विलीन पत्र क्षेत्र + मजग क्षेत्राचे मूल्य + उदित क्षेत्राचे मूल्य + क्षेत्र सुपार सुपार क्षेत्र + सुपार क्षेत्राचे मूल्य सुपार सुपार क्षेत्र						
= सुपार क्षेत्राचे मूल्य सुपार क्षेत्र						
= A + B + C + D + E + F + G + H						
= 19601144.64 + 0 + 0 + 0 + 616071.33 + 0 + 0 + 0						
=Rs.20217215.97/-						

Handwritten signature
S.R.

Home Print

करल - 9
9580 9 300
2096



Data of Bank Receipt for GRN MH010761440201718R
Bank - IDBI BANK

Bank/Branch :
 Pmt Txn Id : 154589564 Simple Receipt
 Pmt DtTime : 17/02/2018 11:27:06 Print DtTime :
 ChallanIdNo : 69103332018021750298 GRAS GRN : MH010761440201718R
 District : 7101 / MUMBAI GRN Date : 17/02/2018 11:27:06
 Office Name : IGR197 / KRL1_JT SUB REGISTRAR KURLA NO 1

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 11,52,500.00/- (Rs Eleven Lakh Fifty Two Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25
 Prop Mvblty : Immovable Consideration : 2,30,41,129.00/-
 Prop Descr : FLAT NO 220222nd FLOOR C winIRISRUNWAL BLISS , KANJURMARG EMUMBAI
 Maharashtra
 400042

Duty Payer : PAN-ADGPN8750K SADASHIV ANKUSH NAIK
 Other Party : PAN-AADCE7724P EVIE REAL ESTATE PVT LTD

Bank Scrial No : --
 Bank Scrial Date : --
 RBI Credit Date : --
 Mobile Number : 919869470140



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-369-1847	0005916160201718	17/02/2018-18:59:34	IGR197	30000.00
2	(IS)-369-1847	0005916160201718	17/02/2018-18:59:34	IGR197	1152500.00
Total Defacement Amount					1182500.00

Only for verification not to be printed and used

करल - 9		
480	2	300
2096		



Hot Payment Successful. Your Payment Confirmation Number is 129616849

013



CHALLAN															
MTR Form Number - 6															
GRN NUMBER	MH010761440201718R	BARCODE	Form ID : Date: 17-02-2018												
Department	IGR	Payee Details													
Receipt Type	RE	Dept. ID (If Any)													
Office Name	IGR197- KRLI_JT SUB REGISTRAR KURLA NO 1	Location	PAN No. (If Applicable)												
	PAN-ADGPN8750K														
Year	Period: From : 17/02/2018 To : 31/03/2099	Full Name													
Object		Flat/Block No, Premises/ Bldg	FLAT NO 2202 22nd FLOOR C win												
0030045501-75	1152500.00	Road/Street, Area /Locality	IRIS RUNWAL BLISS												
0030063301-70	30000.00	Town/ City/ District	KANJURMARG E MUMBAI Maharashtra												
	0.00	PIN	4 0 0 0 4 2												
	0.00	Remarks (If Any) :													
	0.00	<table border="1" style="margin: auto;"> <tr> <td colspan="3" style="text-align: center;">करल - ९</td> </tr> <tr> <td style="text-align: center;">780</td> <td style="text-align: center;">3</td> <td style="text-align: center;">300</td> </tr> <tr> <td colspan="3">Rupees Eleven Lakhs</td> </tr> <tr> <td colspan="3">Eighty Two Thousand Five Hundred Only</td> </tr> </table>		करल - ९			780	3	300	Rupees Eleven Lakhs			Eighty Two Thousand Five Hundred Only		
करल - ९															
780	3			300											
Rupees Eleven Lakhs															
Eighty Two Thousand Five Hundred Only															
	0.00														
	0.00														
	0.00														
	0.00														
Total	1182500.00	Amount in words													
Payment Details: IDBI NetBanking Payment ID : 154589564		FOR USE IN RECEIVING BANK													
Cheque- DD Details:		Bank CIN No : 69103332018021750298													
Cheque- DD No.		Date	17-02-2018												
Name of Bank	IDBI BANK	Bank-Branch													
Name of Branch		Scroll No.													



[Handwritten signatures]

करल - १		
१८४०	४	३००
२०१८		





करल - १		
१५४०	५	३००
२०१६		

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Mumbai this 17th day of February, 2018

BETWEEN

EVIE REAL ESTATE PRIVATE LIMITED a company incorporated under the provisions of the Companies Act, 1956 having its Corporate office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, off Eastern Express Highway, Sion (E), Mumbai-400022 (through its duly Authorized Signatory Mr. MANISH WAHAL authorized under Board Resolution/POA dated 9/12/2016), hereinafter referred to as the "the Promoter" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**

AND

SADASHIV ANKUSH NAIK & SHRADDHA SADASHIV NAIK having his/her/their address at FLAT NO. 003, A-WING, BLDG NO. 2, OM CHS, MHADA COLONY, NEAR SINHGAD INSTITUTE, CHANDIVALI, SAKINAKA, ANDHERI (E), MUMBAI - 400072, hereinafter referred to as "the Allottee", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors, administrators and permitted assigns and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and permitted assigns of such last surviving member of the co-parcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **OTHER PART**

WHEREAS:

- A. Pursuant to (a) an Indenture of Conveyance and Assignment dated 17th October, 2014, registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014 as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under serial no. 10449 of 2016, both executed between Crompton Greaves Limited ("CG") and the Promoter, (b) an Indenture of Conveyance and Assignment dated 27th October 2015, registered with the office of the Sub-Registrar of Assurances under Serial No. KRL-2- 9732 of 2015, as rectified by a Deed of Rectification dated 13th October, 2016, registered with the office of the Sub-Registrar of Assurances under Serial No. 10450 of 2016, both executed between CG and the Promoter, and (c) an Indenture of Lease dated 21st October 2015 ("the said Lease") executed

(M)
MSWahal

(M)
MSWahal

(M)
MSWahal

9580	9	300
2096	E	

between The Tata Power Company Limited and the Promoter, registered with the office of the sub-registrar of assurances under serial no. 9624 of 2015, and subject to the terms and conditions mentioned therein, the Promoter is seized and possessed of all those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters ("the Larger Land") of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042. The Larger Land is more particularly described in the **First Schedule** hereunder written and is delineated with a Blue colour boundary line on the plan annexed hereto and marked as **Annexure "A"**. The First Schedule also sets out the tenure of the Larger Land. High Tension electricity/ transmission lines pass through a portion of the Larger Land as indicated on the plan annexed hereto and marked as **Annexure "A"**.

- B. The details with respect to the litigations pending with respect to the Larger Land are annexed hereto and marked as **Annexure "B"** and the encumbrances affecting the Larger Land are annexed hereto and marked as **Annexure "C"**
- C. By virtue of the aforesaid, the Promoter is entitled to construct buildings on the Larger Land and is undertaking the development of the Larger Land in a phase-wise manner.
- D. The Promoter is now developing One (1) Tower, Wing- "C" of single building known as "IRIS" on a portion of the Larger Land admeasuring 633.09 square metres (Plinth area) ("the said Land") (the said Land is more particularly described in the **Second Schedule** hereunder written and is washed in colour on the plan annexed hereto and marked as **Annexure "A"**) as a phase of the Whole Project (as defined below) and proposed as a "Real Estate Project" by the Promoter and has been registered as a "Real Estate Project" ("the **Real Estate Project**") with the Real Estate Regulatory Authority ("Authority"), under the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA") read with the provisions of the 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 ("RERA Rules"). The Authority has duly issued a Certificate of Registration bearing No. P51800001903 dated 29-July-2017 ("the RERA Certificate") for the Real Estate Project and a copy of the RERA Certificate is annexed and marked as **Annexure "D"** hereto.
- E. The Allottee has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/its Advocates and Planning and Architectural consultants. The Allottee has agreed and consented to the development of the Larger Land. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the RERA Rules and has understood the documents and information in all respects
- F. The principal and material aspects of the development of the Real Estate Project as sanctioned under the RERA Certificate, is briefly stated below:
- (i) The Real Estate Project consists of single building/Wing known as "IRIS" the same will be up to 53 no. of slabs of super structures (50 habitable floors), copy of the sanctioned habitable floor as on date, is attached herewith.


Ms. Khatke

करल - १		
१४६	७	३००
२०१६		

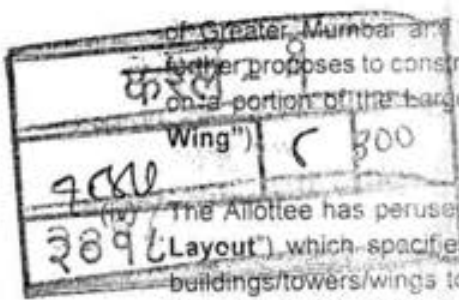
- (ii) The Real Estate Project shall comprise units/premises consisting of apartments and flat/s and tenement/s as per the details provided in the **Third Schedule** hereunder written;
- (iii) Total FSI of 23,508.64 square metres has been proposed and the same shall get consumed/utilized as per the approvals/sanctions from time to time, in construction and development of the Real Estate Project.
- (iv) The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the **Fourth Schedule** hereunder written ("**Real Estate Project Amenities**").
- (v) The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee and are listed in the **Fifth Schedule** hereunder written ("**Whole Project Amenities**") which may be used by the Allottee after the proposed development of the Larger Land is completed.
- (vi) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Real Estate Project and on the façade, terrace, compound wall or other part of the Real Estate Project. The Promoter shall also be entitled to place, select and hoarding/board sites and be entitled to a full and free right of way and access to such place or places for the purpose of repair and changing the logo/ signs.
- (vii) The Promoter shall be entitled to designate any spaces/areas in the Real Estate Project (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and electronic communication) to be availed by the Allottee and other allottees of apartments/flats in the Real Estate Project and/or other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (viii) The details of formation of the Society, and, conferment of title upon the Society with respect to the Real Estate Project, are more particularly specified in is agreement
- (ix) A copy of the Intimation of Disapproval bearing No. dated and Commencement Certificate bearing No. CHE\ES\1699\SI\337(NEW) dated 02/05/2017 issued by the Municipal Corporation of Greater Mumbai, are also attached along with the RERA Certificate at Annexure "D" hereto.

The above details along with the annexes to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

- G. The principal and material aspects of the development of the Larger Land ("**Whole Project**") as disclosed by the Promoter are briefly stated below-
- (i) The area of the Larger Land to be developed in a phase-wise manner is 89,866.04 square metres.
- (ii) The area of the Proposed Real Estate Project is total FSI of 3,29,399.95 square metres (including sanctioned/ consumed and proposed FSI).
- (iii) Subject to the receipt of approvals/ sanctions from the Municipal Corporation







- of Greater Mumbai and / or other competent authority(ies), the Promoter further proposes to construct new Wings in addition to the Real Estate Project on a portion of the Larger Land by consuming additional FSI. ("Proposed Wing")
- The Allottee has perused a copy of the Proposed Layout Plan ("Proposed Layout") which specifies, inter alia, the location of the new/future/further buildings/towers/wings to be built on the Larger Land, together with a draft proforma specifying the proposed total FSI proposed to be utilized on the Larger Land ("Proposed Potential"). The Proposed Wings are washed in colour boundary line on the plan annexed hereto and marked as Annexure "A".
- (v) The Whole Project Amenities that may be usable by the Allottees are detailed in the Fifth Schedule hereunder written.
- (vi) The Promoter shall be entitled to designate any spaces/areas in the Proposed Wing of the Whole Project (including on the terrace and basement levels of such towers comprised in the Whole Project) for third party service providers, for facilitating provision and maintenance of utility services (such as power, water, drainage and radio and electronic communication) to be availed by the other allottees in the Whole Project. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method. For this purpose, the Promoter may lay and provide the necessary infrastructure such as cables, pipes, wires, meters, antennae, base sub-stations, towers etc.
- (vii) The scheme and scale of development proposed to be carried out by the Promoter on the Larger Land will be as set out in the Proposed Layout, as amended from time to time.
- (viii) The Promoter shall be entitled to put hoarding/boards of their Brand Name in the form of Neon Signs, MS Letters, Vinyl & Sun Boards on the Land and on the facade, terrace, compound wall or other part of the buildings/towers/wings as may be developed from time to time. The Promoter shall also be entitled to place, select, decide hoarding/board sites and be entitled to a full and free right of way and means and access to such place or places for the purpose of repair, painting or changing the logo/ signs.
- (ix) The Promoter shall be entitled to confer title of a particular tower/wing to such Other Societies.
- (x) The details of formation of the Apex Body, and, conferment of title upon the Apex Body with respect to the Larger Land and all common areas, facilities and amenities, basements, podiums and other spaces and areas on the Larger Land are more particularly specified in **Formation of the Apex Body Clause below.**
- (xi) The statutory approvals mandatorily require the Promoter to hand over certain stipulated percentage of the Larger Land to the concerned authorities or develop the same as public amenities. The Promoter shall determine and identify the portion and location of the Larger Land to be handed over for complying with the terms and conditions of statutory approvals. The portion of the Larger Land remaining after handing over the stipulated percentage if any, to the MCGM or any other statutory authority and/or after developing public amenities, only would be available for transferring to the Apex Body. A list of the amenities and reservations affecting the Larger Land is set out in the Proposed Layout.
- (xii) The nature of development of the Larger Land will be phase wise and would

M
 M. S. Wadhwa
 A

करल - १		
११६०	e	३००
२०१८		

constitute a mixture of users as may be permissible under applicable law from time to time.

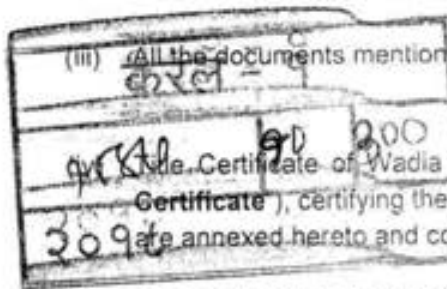
- (xiii) The Promoter would be entitled to aggregate any contiguous land parcel with the development of the Larger Land, as provided under the Proviso to Rule 4(4) of the RERA Rules, **as amended from time to time.**
- (xiv) The Promoter is entitled to amend, modify and/or substitute the Proposed Future and Further Development of the Larger Land (defined below), in full or in part, as may be required by the applicable law from time to time.
- (xv) The Promoter will be entitled to develop the Larger Land itself or in joint venture with any other person and will also be entitled to mortgage and charge the Larger Land and the structures to be constructed thereon from time to time.
- (xvi) The Promoter would be entitled to give rights of way/ access/ easementary rights on the Larger Land for the development of adjoining lands of the Promoter and the same shall not be interrupted or interfered in any manner whatsoever.

The above details and further aspects of the proposed future and further development of the Larger Land are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in> and are annexed with the RERA Certificate at Annexure "D" hereto ("**Proposed Future and Further Development of the Larger Land**").



- H. The Allottee/s is/are desirous of purchasing a residential premises / flat bearing No. 2202 on the 22nd floor of Tower/Wing IRIS (C) of the Real Estate Project (hereinafter referred to as the "said Premises").
- I. The Promoter has entered into standard Agreement/s with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.
- J. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Real Estate Project shall be under the professional supervision of the Architect and the structural Engineer (or any suitable replacements / substitutes thereof) till the completion of the Real Estate Project.
- K. The Promoter has the right to sell the said Premises in the Real Estate Project to be constructed by the Promoter, and, to enter into this Agreement with the Allottee of the Premises and to receive the sale consideration in respect thereof.
- L. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the Larger Land, and the plans, designs and specifications prepared by the Promoter's Architects, Sunil Ambre & Associates and of such other documents as are specified under the RERA and the Rules and Regulations made thereunder, including *inter-alia* the following: -
- All approvals and sanctions issued by the Competent Authorities for the development of the Real Estate Project and the Whole Project including layout plans, building plans, floor plans, change of user permissions, IOD, C.C., Parking Plans, Traffic NOC, MOEF EC, MCZMA NOC etc. and such other documents as required under Section 11 of RERA;
 - All title documents by which the Promoter has acquired the right and entitlement to develop the Larger Land.

Handwritten signature and initials, including a circled 'M' and the name 'S. S. Handley'.



- (iii) All the documents mentioned in the Recitals hereinabove;
- (iv) The certified true copies of the Certificate of Vadia Ghandy & Co., Advocates & Solicitors ("Title Certificate"), certifying the right/entitlement of the Promoter, a copy whereof is annexed hereto and collectively marked as **Annexure "F"**; and
- (v) The certified true copies of the Property Register Card for the Larger Land, which are annexed hereto and marked as **Annexure "G"**.
- M. An authenticated copy of the plan of the Premises, is annexed and marked as **Annexure "H"** hereto.
- N. While sanctioning the plans, approvals and permissions as referred hereinabove, the competent authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Real Estate Project and upon due observance and performance of which only, the Occupation Certificate and Building Completion Certificate in respect of the Real Estate Project shall be granted by the competent authority.
- O. Further, (i) the requisite approvals and sanctions, for the development of the Real Estate Project from the competent authorities are obtained and are being obtained and (ii) all approvals and sanctions from other relevant statutory authorities as may be required for the development of the Real Estate Project are applied for and/or in process of being obtained and/or obtained by the Promoter.
- P. The Promoter has accordingly commenced construction of the Real Estate Project in accordance with the sanctioned plans, proposed plans and approvals and permissions, as referred hereinabove.
- Q. Presently, the sanctioned plans shows that a tower for the Economically Weaker Section (EWS) shall be constructed on the Larger Land, however, in accordance with the Proposed Layout (being Annexure E hereto), the said tower is proposed to be moved out of the current location and is accordingly proposed to be constructed on any other portion of the said Larger Land subject to the prevailing rules and regulations.
- R. Prior to execution of this Agreement, the Allottee has/have obtained independent legal advice with respect to this Agreement and the transaction contemplated herein with respect to the said Premises, made enquiries thereon and is satisfied with respect to, (i) the title of the Promoter to develop the Real Estate Project and the Whole Project, and such title being clear and marketable; (ii) the approvals and permissions (including IOD and CC) obtained till date and (iii) the Promoter's entitlement to develop the Real Estate Project and the Whole Project and to construct the Real Estate Project thereon as mentioned in this Agreement and applicable laws and sell the premises therein. The Allottee undertake(s) that he/she/it/they has/have verified with his/her/its/their financial advisor and confirm that the Allottee has/have the financial capability to consummate the transaction.
- S. The carpet area of the said Premises as defined under the provisions of RERA, is **93.65** square metres plus **2.68** square meters of utility area **4.47** square meters of Deck area, if any
- T. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter this Agreement on the terms and conditions appearing hereinafter.

M. Vadia

करल - 9		
9580	99	300
2091		

- U. The Promoter has agreed to sell to the Allottee and the Allottee has agreed to purchase and acquire from the Promoter, the said Premises at or for the price of Rs. 23041129/- (Rupees Two Crores Thirty Lakhs Forty One Thousand One Hundred Twenty Nine Only) and upon the terms and conditions mentioned in this Agreement ("Sale Consideration"). Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of Rs. 2283541/- (Rupees Twenty Two Lakhs Eighty Three Thousand Five Hundred Forty One Only), being part payment of the Sale Consideration of the Premises agreed to be sold by the Promoter to the Allottee as advance payment (the payment and receipt whereof the Promoter does hereby admit and acknowledge).
- V. Under Section 13 of the RERA, the Promoter is required to execute a written agreement for sale of the said Premises with the Allottee i.e. this Agreement, and is also required to register this Agreement under the provisions of the Registration Act, 1908.
- W. In accordance with and subject to the terms and conditions set out in this Agreement, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase and acquire, the Premises and the parking as set out herein below.
- X. The list of Annexures attached to this Agreement are stated hereinbelow.

Annexure "A"	(Plan demarcating (i) the Larger Land in colour boundary line, (ii) the said Land in colour boundary line and (iii) the Wing-C of the Real Estate Project washed in Green colour.
Annexure "B"	Details of Litigation in Larger Land
Annexure "C"	List of Encumbrances in Larger Land
Annexure "D"	RERA Certificate & Copy of IOD & CC
Annexure "E"	Proposed Layout
Annexure "F"	Title Certificate issued by Advocates
Annexure "G"	Certified true copy of Property Register Card
Annexure "H"	Plan of the said premises
Annexure "I"	Payment schedule

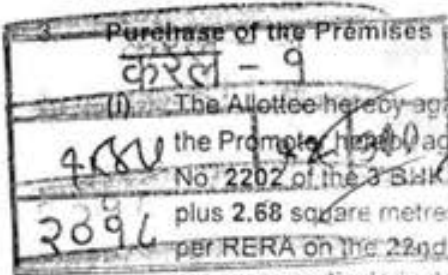
NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

- The above Recitals shall form an integral part of the operative portion of this Agreement, as if the same have been set out herein verbatim. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.
- The Promoter shall construct the Real Estate Project being Wing-C known as "IRIS", each Tower/Wing consisting of such floors as set out in the Third Schedule hereunder written in accordance with the plans, designs and specifications as referred hereinabove, and as approved by the MCGM from time to time. The Real Estate Project shall have the common areas, facilities and amenities that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written.

PROVIDED THAT the Promoter shall have to obtain prior consent in writing of the Allottee in respect of any variations or modifications which may adversely affect the said Premises of the Allottee, except, any alteration or addition required by any Government authorities, or, due to change in law, or, any change as contemplated by any of the disclosures already made to the Allottee.

M
 ASW
 ASW

Purchase of the Premises and Sale Consideration:



(i) The Allottee hereby agrees to purchase and acquire from the Promoter, and the Promoter hereby agrees to sell to the Allottee, the said Premises bearing No. 2202 of the 3 BHK type admeasuring 93.65 square metres carpet area plus 2.68 square metres utility area, 4.47 square metres Deck area if any as per RERA on the 22nd floor in the Tower/Wing IRIS (C) (the said Premises are more particularly described in the **Sixth Schedule** and are shown in the floor plan annexed and marked **Annexure "H"** hereto) at and for the consideration of Rs. 23041129/- (**Rupees Two Crores Thirty Lakhs Forty One Thousand One Hundred Twenty Nine Only**).

(ii) The total aggregate consideration amount for the said Premises along with 1 parking spaces is thus Rs.23041129/- (**Rupees Two Crores Thirty Lakhs Forty One Thousand One Hundred Twenty Nine Only**) (**"the Sale Consideration"**). The Allottee would be permitted to use 1 Car Parking facility and the location and number of the car parking space shall be identified at the time of handing over possession of the said Premises.

(iii) The total aggregate consideration amount for the said Premises including parking space is thus Rs. 23041129/- (**Rupees Two Crores Thirty Lakhs Forty One Thousand One Hundred Twenty Nine Only**) (**"the Sale Consideration"**).



(iv) The Allottee has paid before execution of this Agreement, a sum of Rs. 2283541/- (**Rupees Twenty Two Lakhs Eighty Three Thousand Five Hundred Forty One Only**) as advance payment and hereby agrees to pay to the Promoter the balance amount of the Sale Consideration of Rs. 20757588/- (**Rupees Two Crores Seven Lakhs Fifty Seven Thousand Five Hundred Eighty Eight Only**) in the manner and payment instalments more particularly set out in **Annexure "I"** hereto.

(v) It is clarified that the Sale Consideration shall be payable by the Allottee in the Bank Account No. 5750000020545 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 (**"the said Account"**). It is clarified that in accordance with RERA and the RERA Rules, 70% of the Sale Consideration shall be transferred in the Bank Account No. 57500000020393 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 (**"the RERA Account"**). It is further clarified between the parties that, if more than 9.91% Sale Consideration has already been received by the Promoter, then as the case may be, the Balance Consideration shall be paid by the Allottee in the said account.

(vi) The Sale Consideration excludes taxes (consisting of tax paid or payable by way of Value Added Tax, Service Tax, GST and all levies, duties and cesses or any other indirect taxes which may be levied, in connection with the construction of and carrying out the Project and/or with respect to the said Premises and/or this Agreement). It is clarified that all such taxes, levies, duties, cesses (whether applicable/payable now or which may become applicable/payable in future) including service tax, VAT, GST and all other indirect and direct taxes, duties and impositions applicable levied by the Central Government and/or the State Government and/or any local, public or statutory authorities/bodies on any amount payable under this Agreement and/or on the transaction contemplated herein and/or in relation to the said Premises, shall be borne and paid by the Allottee alone and the Promoter shall not be liable to bear or pay the same or any part thereof. All these payments will be made by the Allottee as and when called upon by the Promoter and/or as required by the concerned Government or authority, as

M
N. S. Wastale
[Signature]

करल - १		
१६५	१३	३००
२०१६		

the case may be.

- (vii) The Sale Consideration is escalation-free, ~~save~~ and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies / Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification / order / rule / regulation / demand, published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- (viii) It is agreed between the parties that in the event the Allottee/s has/have availed of the benefit of any subvention scheme or any other scheme as may have been made available to the Allottee, the terms and conditions of such scheme including the subvention scheme and any letters, NDCs, Indemnity Bonds, Deeds, Agreements/Tripartite Agreements, MOUs, etc. as may have been executed between the Promoter and the concerned Banks/Financial Institutions shall apply and the Allottee/s shall comply with the same. The Promoter shall also be authorized to take such steps under the schemes and documents executed in that regard, as deemed fit by the Promoter.
- (ix) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the said Tower/Wing is complete and the Occupation Certificate is granted by the MCGM, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% (three per cent). The total Sale Consideration payable on the basis of the carpet area of the Premises, shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit of 3%, then, the Promoter shall refund the excess money paid by Allottee within 45 (forty-five) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee towards Sale Consideration, which shall be payable by the Allottee prior to taking possession of the Premises. It is clarified that the payments to be made by the Promoter/Allottee, as the case may be, under this Clause, shall be made at the same rate per square meter as agreed.
- (x) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/its name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her/its payments in any manner.
- (xi) On a written demand being made by the Promoter upon the Allottee with respect to a payment amount (whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee shall pay such amount to the Promoter, within 7 (seven) days of the Promoter's said written demand, without any delay, demur or default.
- (xii) If the Allottee enters into any loan/financing arrangement with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this Agreement, in the same manner detailed in this Clause and Clause below (which will not absolve Allottee of its responsibilities under this Agreement).
- (xiii) The Promoter shall be entitled to securitise the Sale Consideration and other



[Handwritten signature]
[Handwritten signature]

amounts payable by the Allottee under this Agreement (or any part thereof), in the manner permissible under RERA, in favour of any persons including banks/financial institutions and shall also be entitled to transfer and assign to any persons the right to directly receive the Sale Consideration and other amounts payable by the Allottee under this Agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee shall be required to make payment of the Sale Consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.

4. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the MCGM or any other authority at the time of sanctioning the plans of the Real Estate Project or thereafter and shall, before handing over possession of the said Premises to the Allottee, obtain from the MCGM, the Occupation Certificate or Completion Certificate in respect of the said Premises, as may be applicable.
5. Time is of the essence of this Agreement for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the Premises and handing over the Premises to the Allottee after receiving the Occupation Certificate in respect thereof and the common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee and are listed in the Fourth Schedule hereunder written. Similarly, the Allottee shall make timely payments of all instalments of the Sale Consideration and other dues payable by him/her/it and meeting, complying with and fulfilling all its other obligations under this Agreement.

6. **FSI, TDR and development potential with respect to the said Tower/Wing on the said Land**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Real Estate Project (including by utilization of the full development potential) all the plans and specifications pertaining thereto and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard.

7. **FSI, TDR and development potential with respect to the Proposed Future and Further Development of the Larger Land/ Whole Project:**

The Allottee hereby agrees, accepts and confirms that the Promoter proposes to develop the Whole Project of the Larger Land (by utilization of the full development potential) and develop the same in a phase-wise manner and undertake multiple real estate projects therein as depicted in the layout plans, proformas and specifications at Annexure "A" hereto constituting the Proposed Layout and the proposed potential and the Allottee has agreed to purchase the said Premises based on the unfettered and vested rights of the Promoter in this regard. It is further agreed between the parties that any unutilized/balance FSI of the said Real Estate Project shall be transferred/utilized in another phase/cluster/wings/buildings of the proposed Real Estate Project of the Larger Land.

8. **Possession Date, Delays and Termination:**

- (i) The Promoter shall give possession of the Premises to the Allottee on or before 31ST December 2022 ("**Possession Date**"). Provided however, that the Promoter shall be entitled to extension of time for giving delivery of the Premises on the Possession Date, if the completion of the Real Estate Project is delayed on account of any or all of the following factors: -

- (a) Any force majeure events;
- (b) Any notice, order, rule, notification of the Government and/or other

 **RESPONSIBLE**

करल - १		
१५४०	१५	३००
२०१६		

public or competent authority/court;

- (c) Any stay order / injunction order issued by any Court of Law, competent authority, MCGM, statutory authority;
- (d) Any other circumstances that may be deemed reasonable by the Authority.
- (ii) If the Promoter fails to abide by the time schedule for completing the said Real Estate Project and for handing over the said Premises to the Allottee on the Possession Date (save and except for the reasons as stated in Clause above), then the Allottee shall be entitled to either of the following options: -
- (a) call upon the Promoter by giving a written notice by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Interest Notice"), to pay interest at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon for every month of delay from the Possession Date ("the Interest Rate"), on the Sale Consideration paid by the Allottee. The interest shall be paid by the Promoter to the Allottee till the date of offering to hand over of the possession of the said Premises by the Promoter to the Allottee.
- OR
- (b) the Allottee shall be entitled to terminate this Agreement by giving a written notice to the Promoter by Courier / E-mail / Registered Post A.D. at the address provided by the Promoter ("Allottee Termination Notice"). On the receipt of the Allottee Termination Notice by the Promoter, this Agreement shall stand terminated and cancelled. Within a period of 30 days from the date of receipt of the Termination Notice by the Promoter, the Promoter shall refund to the Allottee the amounts already received by the Promoter under this Agreement with interest thereon at the prevailing rate of State Bank of India Highest Marginal Cost of Lending Rate plus 2% thereon ("Interest Rate") to be computed from the date the Promoter received such amount/part thereof till the date such amounts with interest at the Interest Rate thereon are duly repaid. On such repayment of the amounts by the Promoter (as stated in this clause), the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or the car park in the manner it deems fit and proper.
- (iii) In case the Allottee elects its remedy under sub-clause (ii) (a) above then in such a case the Allottee shall subsequently not be entitled to the remedy under sub-clause (ii) (b) above.
- (iv) If the Allottee fails to make any payment on the stipulated date/s and time/s as required under this Agreement, then, the Allottee shall pay to the Promoter interest at the Interest Rate, on all and any such delayed payments computed from the date such amount was due and payable till the date such amounts are fully and finally paid together with the interest thereon at the Interest Rate.
- (v) Without prejudice to the right of the Promoter to charge interest at the Interest Rate mentioned above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the



M. Shadali

~~Allottee committing three defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("**Promoter Termination Notice**"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled. On the termination and cancellation of this Agreement in the manner as stated in this sub-clause, the Promoter shall be entitled to forfeit 2% percentage of the Sale Consideration ("**Forfeiture Amount**") as and by way of agreed genuine pre-estimate of liquidated damages. Within a period of 30 (thirty) days of the Promoter Termination Notice, the Promoter shall after deduction of the Forfeiture Amount refund the balance amount of the Sale Consideration to the Allottee. Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever on the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper.~~

- (vi) It is further agreed between the Promoter and the Allottee that in case of termination/cancellation of this Agreement, due to any reasons whatsoever, if the Promoter suffers any loss, costs etc. on account of non-adjustment of taxes paid earlier on the sale of the said Premises in terms of the prevailing law, then the said loss, costs etc. shall be adjusted/recovered from any amount refundable/payable to the Allottee by the Promoter and accordingly the balance amount, if any, only shall be refunded/ paid to the Allottee.

9. The common areas, facilities and amenities in the Real Estate Project that may be usable by the Allottee are listed in the Fourth Schedule hereunder written. The common areas, facilities and amenities in the Whole Project that may be usable by the Allottee are listed in the Fifth Schedule hereunder written. The internal fitting and fixtures in the said Premises that shall be provided by the Promoter are listed in the **Seventh Schedule** hereunder written.

10. **Procedure for taking possession:**

- (i) Upon obtainment of the Occupancy Certificate from the MCGM and upon payment by the Allottee of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement, the Promoter shall offer possession of the said Premises to the Allottee in writing ("**Possession Notice**"). The Allottee agrees to pay the maintenance charges as determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate of the Real Estate Project, provided the Allottee has made payment of the requisite instalments of the Sale Consideration and all other amounts due and payable in terms of this Agreement.


 MSK/2016/10

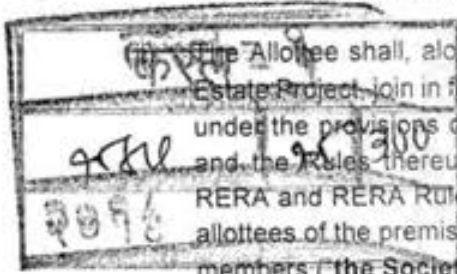

करल - १		
११६०	१७०	३००
२०१६		

- (ii) The Allottee shall take possession of the said Premises within 15 days of the Possession Notice.
- (iii) Upon receiving the Possession Notice from the Promoter as per Clause 10(i) above, the Allottee shall take possession of the said Premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as may be prescribed by the Promoter, and the Promoter shall give possession of the said Premises to the Allottee. Irrespective of whether the Allottee takes or fails to take possession of the Premises within the time provided above in this Clause, the Allottee shall continue to be liable to pay maintenance charges and all other charges with respect to the Premises, as applicable and as shall be decided by the Promoter.
- (iv) Within 15 (fifteen) days of receipt of the Possession Notice, the Allottee shall be liable to bear and pay his/her/its proportionate share i.e. in proportion to the carpet area of the said Premises, of outgoings in respect of the Real Estate Project and Larger Land including *inter-alia*, local taxes, betterment charges, GST, other indirect taxes of every nature, or such other levies by the MCGM or other concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the Real Estate Project and/or the Larger Land. Until the Society is formed and the Society Conveyance is duly executed and registered, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined by the Promoter at its sole discretion. The Allottee further agrees that till the Allottee's share is so determined by the Promoter at its sole discretion, the Allottee shall pay to the Promoter provisional monthly contribution of **Rs. 12425/- (Rupees Twelve Thousand Four Hundred Twenty Five Only)** per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and shall remain with the Promoter until the Society Conveyance is duly executed and registered. On execution of the Society Conveyance, the aforesaid deposits less any deductions as provided for in this Agreement, shall be paid over by the Promoter to the Society.
11. If within a period of 5 (five) years from the date of handing over the said Premises to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Premises or the said Tower/Wing or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the RERA. It is clarified that the Promoter shall not be liable for any such defects if the same have been caused by reason of the wilful default and/or negligence of the Allottee and/or any other allottees in the Real Estate Project or by wear and tear in regular course.
12. The Allottee shall use the said Premises or any part thereof or permit the same to be used only for residential purpose. The Allottee shall use the car parking space only for purpose of parking vehicle.
13. **Formation of the Society and Other Societies:**
- (i) Upon 51% of the total number of units/premises in the Real Estate Project being booked by allottees, the Promoter shall submit an application to the competent authority to form a co-operative housing society to comprise solely of the Allottee and other allottees of units/premises in the Real Estate Project, under the provisions of the Maharashtra Co-operative Societies Act,



M. S. Sodhi
AS

1960 and the Rules made thereunder, read with RERA and the RERA Rules.



(ii) The Allottee shall, along with other allottees of premises/units in the Real Estate Project, join in forming and registering a co-operative housing society under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder and in accordance with the provisions of the RERA and RERA Rules, in respect of the Real Estate Project in which the allottees of the premises in the Real Estate Project alone shall be joined as members ("the Society").

- (iii) For this purpose, the Allottee shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Society and for becoming a member thereof, including the bye-laws of the Society and shall duly fill in, sign and return to the Promoter within 7 (seven) days of the same being made available to the Allottee, so as to enable the Promoter to register the Society. No objection shall be taken by the Allottee if any changes or modifications are made in the draft/final bye-laws of the Society, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (iv) The name of the Society shall be solely decided by the Promoter.
- (v) The Society shall admit all purchasers of flats and premises in the Real Estate Project as members.
- (vi) The Promoter shall be entitled, but not obliged to, join as a member of the Society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society Conveyance, the Promoter shall continue to be entitled to such unsold premises and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any amount by way of contribution, outgoings, deposits, transfer fees / charges and/or non-occupancy charges, donation, premium, any amount, compensation whatsoever to the Society/Apex Body for the sale, allotment or transfer of the unsold areas in the Real Estate Project or elsewhere, save and except the municipal taxes at actuals (levied on the unsold premises) and a sum of Rs.1000/- (Rupees One Thousand only) per month in respect of each unsold premises towards the outgoings.
- (vii) Post execution of the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (viii) Upon 51% of allottees of premises/units in the other real estate projects to be developed on the Larger Land having booked their respective premises/units, the Promoter shall submit application/s to the competent authorities to form a co-operative housing society to comprise solely of the allottees of units/premises in that particular real estate project, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Other Societies"). The Promoter shall similarly undertake the necessary steps for formation of the Other Societies in which the allottees of the premises/units comprised in the other real estate projects comprised in the Larger Land shall become members, in accordance with the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder and the RERA and RERA Rules.



M
M. S. Wadhvani
S

करल - १ ⁰²⁹		
१५४०	१९	३००
२०९६		

- (ix) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Society and/or Other Societies, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the respective Society/Other Societies and their respective members/intended members including the Allottee, as the case may be, and the Promoter shall not be liable toward the same.

14. Conveyance to the Society and Other Societies:

- (i) On or before 31/12/2022 or within 3 months from the date of issuance of the full Occupation Certificate or the full Completion Certificate with respect to the Real Estate Project, whichever is later or latest, or as may be prescribed by the applicable laws, the Real Estate Project with the common areas, facilities and amenities described in the Fourth Schedule hereunder written shall be conveyed to the Society vide a registered indenture of conveyance, provided however that the basements, podium and stairs shall be retained by the Promoter and shall not be conveyed to the Society ("Society Conveyance"). The Society shall be required to join in execution and registration of the Society Conveyance. The costs, expenses, charges, levies and taxes on the Society Conveyance and the transaction contemplated thereby including stamp duty and registration charges shall be borne and paid by the Society alone. Post the Society Conveyance, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project including any common areas facilities and amenities and the Promoter shall not be responsible for the same.
- (ii) The Promoter shall execute and register similar conveyances to the Other Societies with respect to their respective real estate project.



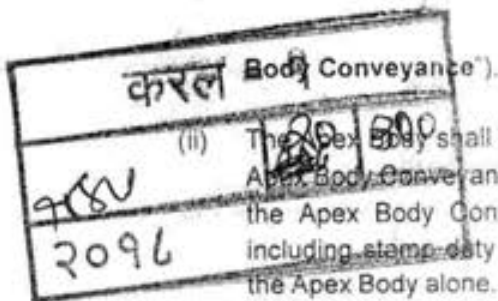
15. Formation of the Apex Body:

- (i) Within a period of 3 months of obtainment of the Occupation Certificate or full completion certificate of the last real estate project in the layout of the Larger Land and the Whole Project, whichever is later, the Promoter shall submit application/s to the competent authorities to form a federation of societies comprising the Society and Other Societies, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules made thereunder, read with RERA and the RERA Rules ("Apex Body").
- (ii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the Apex Body, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Apex Body and its members/intended members, and the Promoter shall not be liable toward the same.

16. Conveyance of the Larger Land to the Apex Body:

- (i) Within a period of 3 (three) months of registration of the Apex Body, the Promoter and Apex Body shall execute and register an Indenture of Conveyance whereby the Promoter shall convey all its right, title and interest in the land comprised in the Larger Land and in all areas, spaces, common areas, facilities and amenities in the Larger Land that are not already conveyed to the Society/Other Societies, in favour of the Apex Body ("Apex

M
MS/2022/10
A



17. The Allottee shall, before delivery of possession of the said Premises in accordance with Clause above, deposit the following amounts with the Promoter,-

(i) Rs.1151/- for share money, application entrance fee of the Society and Apex Body;

(ii) Rs.177500/- towards Corpus Fund

(iii) Rs.2500/- for formation and registration of the Society and Apex Body;

(iv) Rs.[•]/- for proportionate share of taxes and other charges/levies in respect of the Society and Apex Body;

(v) Rs.298208/- for deposit towards provisional monthly contribution towards outgoings of Society and Apex Body (as advance for 24 months);

(vi) Rs.10297/- for deposit towards water, electricity, and other utility and services connection charges;

(vii) Rs.28913/- for deposits of electrical receiving and sub-station provided/to be provided in layout of the Larger Land; and

(viii) Rs.[•]/- **Not Applicable** being one-time membership fee with respect to the club house forming part of the Whole Project as disclosed in the Proposed Layout and as mentioned at Recital above. Save and except the club membership fee, which will go in the said account.

The above amounts are not refundable and no accounts or statement will be required to be given by the Promoter to the Allottee in respect of the above amounts deposited by the Allottee with the Promoter. The Promoter shall maintain a Separate Account in respect of sums/amounts received from the Allottee as advances or deposits, above amounts and also towards the share capital for the formation of the Society, applicable Taxes including GST etc. or towards the other out goings, legal charges and shall utilize the amounts/deposits only for the purposes for which the same have been received. It is clarified that the said other amounts, any other amount other than the Sale Consideration shall be payable by the Allottee in the Bank Account No. 01630350000363 maintained with HDFC Bank, Sion Branch with IFSC Code HDFC0000163 ("the **Separate Account**").

18. The Allottee shall pay to the Promoter a sum of Rs.20,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law / Advocates of the Promoter in connection with this Agreement, the transaction contemplated hereby, the formation of the Society/Apex Body, for preparing the rules, regulations and bye-laws of the Society/Apex Body, and, the cost of preparing and engrossing the Society Conveyance, Apex Body Conveyance and other deeds, documents and writings

13/10/2019

करल - १		
११५६	२१	३००
२०१६		

19. Certain facilities such as club house and swimming pool shall have usage charges in addition to the said membership fees, and, the same shall be paid by the Allottee as and when demanded by the Promoter along with applicable taxes thereon.

20. The Promoter has informed the Allottee that there may be common access road, street lights, common recreation space, passages, electricity and telephone cables, water lines, gas pipelines, drainage lines, sewerage lines, sewerage treatment plant and other common amenities and conveniences in the layout of the Larger Land. The Promoter has further informed the Allottee that all the expenses and charges of the aforesaid amenities and conveniences may be common for the Allottee along with other purchasers of flats/units/premises in the Real Estate Project and/or on the Larger Land, and the Allottee shall share such expenses and charges in respect thereof as also maintenance charges proportionately. Such proportionate amounts shall be payable by each of the purchasers of flats/units/premises on the Real Estate Project including the Allottee herein and the proportion to be paid by the Allottee shall be determined by the Promoter and the Allottee agrees to pay the same regularly without raising any dispute or objection with regard thereto. Neither the Allottee nor any of the purchasers of flats/units/premises in the Real Estate Project shall object to the Promoter laying through or under or over the Larger Land or any part thereof pipelines, underground electric and telephone cables, water lines, gas pipe lines, drainage lines, sewerage lines, etc., belonging to or meant for any of the other buildings/towers which are to be developed and constructed on any portion of the Larger Land.



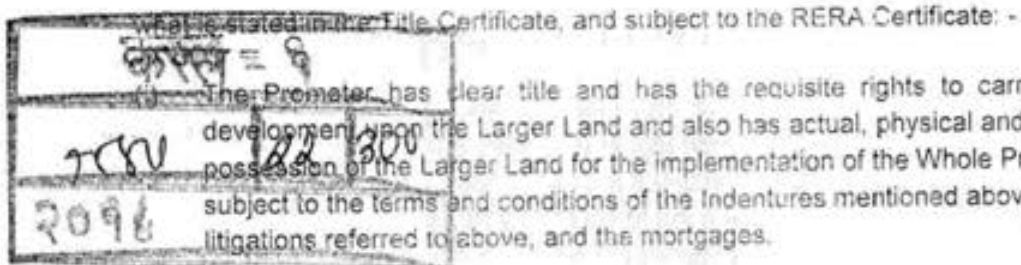
21. **Loan and Mortgage:**

- (i) The Allottee shall be entitled to avail loan from a bank/financial institution and to mortgage the said Premises by way of security for repayment of the said loan to such bank/financial institution, with the prior written consent of the Promoter. The Promoter shall be entitled to refuse permission to the Allottee for availing any such loan and for creation of any such mortgage/charge, in the event the Allottee has/have defaulted in making payment of the Sale Consideration and/or other amounts payable by the Allottee under this Agreement.
- (ii) All the costs, expenses, fees, charges and taxes in connection with procuring and availing of the said loan, mortgage of the said Premises, servicing and repayment of the said loan, and any default with respect to the said loan and/or the mortgage of the said Premises, shall be solely and exclusively borne and incurred by the Allottee. The Promoter shall not incur any liability or obligation (monetary or otherwise) with respect to such loan or mortgage.
- (iii) The agreements and contracts pertaining to such loan and mortgage shall not impose any liability or obligation upon the Promoter in any manner, and shall be subject to and shall ratify the right and entitlement of the Promoter to receive the balance Sale Consideration and balance other amounts payable by the Allottee under this Agreement.
- (iv) In the event of any enforcement of security/mortgage by any bank/financial institution, the Promoter shall be entitled to extend the necessary assistance/support as may be required under applicable law.

22. **Representations and Warranties of the Promoter:**

The Promoter hereby represents and warrants to the Allottee as follows, subject to what is stated in this Agreement and all its Schedules and Annexes, subject to

M
Sub Registrar
Bangalore



- (ii) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Real Estate Project and shall obtain requisite approvals from time to time to complete the development of the Real Estate Project.
- (iii) There are no encumbrances upon the Real Estate Project except those disclosed to the Allottee;
- (iv) There are no litigations pending before any Court of law with respect to the Real Estate Project except those disclosed to the Allottee;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Real Estate Project, are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Real Estate Project, shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Real Estate Project and common areas.
- (vi) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (vii) The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Land and the said Premises, which will, in any manner, adversely affect the rights of Allottee under this Agreement;
- (viii) The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Premises to the Allottee in the manner contemplated in this Agreement;
- (ix) At the time of execution of the Society Conveyance, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Real Estate Project as detailed in the Fourth Schedule hereunder written to the Society, save and except the basements, podium and stilts retained by the Promoter;
- (x) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Real Estate Project to the competent Authorities till the Society Conveyance and thereupon shall be proportionately borne by the Society;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Land) has been received or

M
 Ms. K. S. D. S.
 A

करल - १		
१८६	२३	३००
२०१६		

served upon the Promoter in respect of the Land and/or the Project except those disclosed to the Allottee.

23. The Promoter may appoint a third party / agency for the purpose of operating and maintaining the Real Estate Project and the Larger Land including any common areas facilities and amenities on such terms and conditions as it may deem fit.
24. The Promoter shall be entitled to designate any spaces/areas on the Larger Land or any part thereof (including on the terrace and basement levels of the Real Estate Project) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) to be availed including by the purchaser/s of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem proper in accordance with applicable law. Further the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, towers) in respect of the utility services may be laid/provided in the manner the Promoter may require, and may be utilized in common including by purchaser/s of units/premises in the Real Estate Project/ on the Larger Land, as the case may be. The Promoter and its workmen/agents/contractors/employees and any third party contracts shall be entitled to access and service such infrastructure and utilities over the Larger Land.
25. The Promoter shall be entitled to transfer and/ or assign the benefit of additional F.S.I./ T.D.R. or any other rights of the Larger Land to any third party and/ or to allow any third parties to use and/ or consume T.D.R. or any other benefits or advantages of any other properties, on the Larger Land, who shall be entitled to all the rights mentioned above, including to do construction mentioned above.
26. For all or any of the purposes mentioned under this Agreement, the Promoter shall be entitled to keep and/ or store any construction materials, on any portion of the Larger Land, and/ or to have additional Electricity Supply and/ or additional Water Supply and for the purpose of construction, to do all such further acts, deeds, matters and things as may be necessary. In such an event or otherwise, the Allottee/s shall not take any objection or otherwise, on the ground of any nuisance, noise and/ or shall not claim any easement rights and/ or any other rights in the nature of easement or prospective or other rights of any nature whatsoever. The Allottee/s directly and/ or indirectly, shall not do any act, deed, matter or thing, whereby the Promoter may be prevented from putting any such additional and/ or new construction and/ or shall not raise objection and/ or obstruction, hindrance or otherwise.
27. The Allottee, with intention to bring all persons into whosoever hands the Premises and/ or its rights, entitlements and obligations under this Agreement, may come, hereby covenants with the Promoter as follows: -
- To maintain the said Premises at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the Real Estate Project which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the said Tower/Wing in which the said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities and Promoter.
 - Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Real Estate Project in which the said Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy



(Handwritten signature)
(Handwritten signature)

70V
2096

Recesses which may damage or likely to damage the staircases, lifts, common passages or any other structure of the building in which the said Premises is situated, including entrances of the Real Estate Project in which the said Premises is situated and in case any damage is caused to the Real Estate Project in which the said Premises is situated or the said Premises on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

- (iii) To carry out at his own cost all internal repairs to the said Premises and maintain the said Premises in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the Real Estate Project in which the said Premises is situated or the said Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (iv) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Real Estate Project in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises and the appurtenances thereof in good tenable repair and condition, and in particular, so as to support, shelter and protect the other parts of the Real Estate Project in which the said Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the said Premises without the prior written permission of the Promoter and/or the Society.
- (v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Larger Land and/or the Whole Project and/or the Real Estate Project in which the said Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- (vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the Larger Land and/or the Real Estate Project in which the said Premises is situated.
- (vii) Pay to the Promoter within 15 (fifteen) days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Real Estate Project in which the said Premises is situated.
- (viii) Bear and pay in a timely manner and forthwith, all amounts, dues, taxes, instalments of Sale Consideration, as required to be paid under this Agreement.
- (ix) Not to change the user of the said Premises without the prior written permission of the Promoter and Society;
- (x) The Allottee shall not let, sub-let, transfer, assign, sell, lease, give on leave and license, or part with interest or benefit factor of this Agreement or part with the possession of the said Premises or dispose of or alienate otherwise howsoever, the said Premises and/or its rights, entitlements and obligations



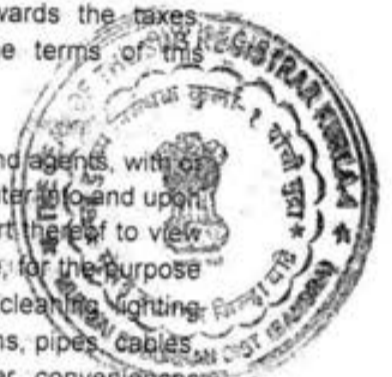
M

Not to be added

करल - १		
१६४०	२५	६००
२०१६		

under this Agreement, until all the dues, taxes, deposits, cesses, Sale Consideration and all other amounts payable by the Allottee to the Promoter under this Agreement, are fully and finally paid together with applicable interest thereon at the Interest Rate if any. In the event the Allottee is desirous of transferring the said Premises and/or its rights under this Agreement prior to making such full and final payment, then, the Allottee shall be entitled to effectuate such transfer only with the prior written permission of the Promoter.

- (xi) The Allottee shall observe and perform all the rules and regulations which the Society and Apex Body may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Real Estate Project and for the observance and performance of the Building Rules, Regulations and By-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society /Apex Body regarding the occupancy and use of the said Premises in the Real Estate Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- (xii) The Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Premises and the Real Estate Project or any part thereof to view and examine the state and condition thereof. Furthermore, for the purpose of making, laying down, maintaining, repairing, rebuilding, cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, walls, structure or other conveniences belonging to or serving or used for the Real Estate Project, the Promoter and their surveyors and agents with or without workmen and others, shall be permitted at reasonable times to enter into the said Premises or any part thereof and undertake the necessary works.
- (xiii) All undertakings, declarations, indemnity bond/ bonds, deeds and writing/s given/ executed and/or may be executed by the Promoter in favour of MCGM and the concerned bodies/ authorities in respect of the Larger Land and its development shall be binding upon the Allottee/s and Society including the Apex Body as may be formed of the purchaser/s of flat/ premises.
- (xiv) Till the entire development of the Larger Land is completed, the Allottee/s shall not interfere in any manner in any work of development or construction and the Promoter alone shall have full control, absolute authority and say over the un-allotted areas, roads, open spaces, gardens, infrastructure facilities, recreation facilities and/ or any other common facilities or the amenities to be provided in the Larger Land and the Allottee/s shall have no right or interest in the enjoyment and control of the Promoter in this regard.
- (xv) The Allottee/s shall not take any objection, on the ground of nuisance, annoyance, and/ or claiming any rights, of easement, and/ or any rights in nature of an easement and/ or obstruction of light, air, ventilation, open space and/ or open area, and/ or on any other grounds, of any nature whatsoever and/ or shall not directly or indirectly do anything and/ or shall not ask for an injunction, and/ or prohibitory order and/ or calling the Municipal or any other authorities to issue stop work notice, and/ or withdraw and/ or suspend or cancel any orders passed and/ or approved Plans so as to prevent the Promoter, or any of their nominees or transferees, from



M
N. K. Kulkarni
[Signature]

developing and/or to carry out construction, on the Larger Land.

कपल - ०

(xvi) It is further agreed that the Promoter shall not be required to give inspection of the said Premises to the Allottee till the time the Promoter calls upon the Allottee to come forward and take inspection of the said Premises before offering for possession.

75810

2096

(xvii) Till the Apex Body Conveyance is executed in favour of the Apex Body, the Allottee shall permit the Promoter and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Larger Land, the buildings/towers/wings/units thereon, or any part thereof, to view and examine the state and condition thereof.

(xviii) Not to affix any fixtures or grills on the exterior of the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee from the Promoter and the Allottee undertakes not to fix any grill having a design other than the standard design approved by the Promoter. If the Allottee has affixed fixtures or grills on the exterior of the said Premises for drying clothes or for any other purpose or if the Allottee has affixed a grill having a design other than the standard approved design, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

Not to install a window air-conditioner within or outside the said Premises. If the Allottee affixes a window air-conditioner or the outdoor condensing unit outside the said Premises, the Allottee shall be liable to pay such sum as may be determined by the Promoter/ the Society to the Promoter / the Society, as the case may be.

(xx) The Allottee shall not create any hardship, nuisance or annoyance to any other allottees in the Real Estate Project.

(xxi) The allottee has expressly agreed to take prior written consent from the Promoter or the society as the case may be, before carrying out any changes/alteration/modification in the Said Premises or part thereof. If the allottee has carried out such changes/alteration/modification without the written consent of the promoter or the society will not be liable for any consequences or compensation on account of such changes/alterations/modifications.

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

29. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or the Real Estate Project or the Larger Land and/or any buildings/towers/wings as may be constructed thereon, or any part thereof. The Allottee shall have no claim save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces and all other areas and spaces and lands will remain the property of the Promoter as hereinbefore mentioned until the Society Conveyance and the Apex Body Conveyance, as the case may be.

M

Mskhabble

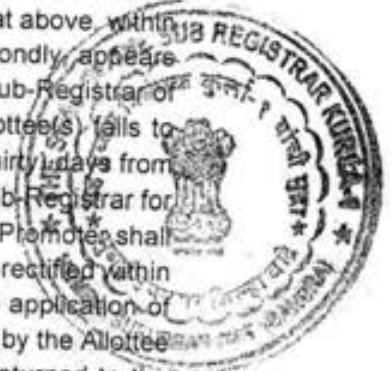
करल - 9 ⁰³⁷		
7882	210	300
2096		

30. **Promoter shall not mortgage or create a charge:**

After the Promoter executes this Agreement, it shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such said Premises. Provided however, that nothing shall affect the already subsisting mortgage/charge created over the said Premises as set out above, which will be subject to the no-objection received from the mortgagees therein.

31. **Binding Effect:**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the Schedules and Annexes along with the payments due as stipulated in the Payment Plan at above, within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Office of the Sub-Registrar of Assurances as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, the application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



32. **Nominee:**

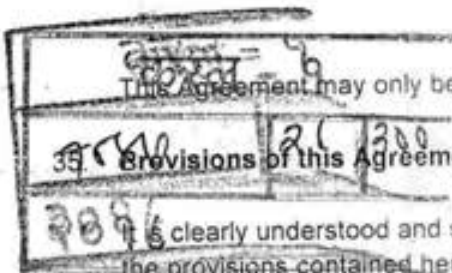
- (i) The Allottee hereby nominates SHRUTI SADASHIV NAIK (MINOR) ("said Nominee") through her guardian Mr./Mrs./Ms. SADASHIV ANKUSH NAIK their nominee in 100% Ratio respect of the said Premises. On the death of the Allottee, the Nominee shall assume all the obligations of the Allottee under this Agreement and in respect of the said Premises, and shall be liable and responsible to perform the same, so far as permissible in law. The Allottee shall at any time hereafter be entitled to substitute the name of the Nominee. The Promoter shall only recognize the Nominee or the nominee substituted by the Allottee (if such substitution has been intimated to the Promoter in writing) and deal with him/her/them in all matters pertaining to the said Premises, till the time the necessary order of the Court of law has been obtained by any legal heirs and/or representatives of the Allottee.
- (ii) The heirs and legal representatives of the Allottee shall be bound by any or all the acts, deeds, dealings, breaches, omissions, commissions etc. of and/or by the Nominee.

33. **Entire Agreement:**

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

34. **Right to Amend:**

(Handwritten signature)
(Handwritten signature)



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

35. Provisions of this Agreement applicable to Allottee/subsequent allottees:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent allottees of the said Premises, in case of a transfer, as the said obligations go along with the said Premises, for all intents and purposes.

36. Severability:

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

37. Method of calculation of proportionate share:

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in the Real Estate Project or the Whole Project, as the case may be, the same shall be in proportion to the carpet area of the said Premises to the total carpet area of all the other premises/units/areas/spaces in the Real Estate Project or the Whole Project, as the case may be.

38. Further Assurances

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

39. Waiver:

No forbearance, indulgence or relaxation or inaction by either Party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such Party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other Party shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

40. Place of Execution:

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in Mumbai City. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall

M
M. Shrivastava

करल - १		
१४४०	२९	३००
२०१६		

be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Mumbai.

41. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act, 1908 and the Promoter will attend such office and admit execution thereof.
42. All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Courier or Registered Post A.D or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

FOR ALLOTTEE:

SADASHIV ANKUSH NAIK
SHRADDHA SADASHIV NAIK
FLAT NO. 003, A-WING, BLDG NO. 2,
OM CHS, MHADA COLONY, NEAR SINHGAD INSTITUTE,
CHANDIVALI, SAKINAKA, ANDHERI (E), MUMBAI - 400072
Notified Email ID: sadashiv.naik@gmail.com;
shraddha.sadashiv.naik@gmail.com

FOR PROMOTER:

Evie Real Estate Private Limited
Runwal & Omkar Esquare, 4th Floor,
Opp Sion Chunabhatti Signal,
off Eastern Express Highway,
Sion (E), Mumbai- 400 022
Notified Email ID: customer.care@runwal.com



It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

43. **Joint Allottees:**

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

44. **Stamp Duty and Registration Charges:**

The charges towards stamp duty fees and registration charges of this Agreement and all out of pocket costs, charges and expenses on all documents for sale and/or transfer of the said Premises and the said Car Parking Space/s shall be borne by the Allottee alone.

45. **Dispute Resolution:**

Any dispute or difference between the Parties in relation to this Agreement and/or the terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the Authority as per the provisions of the RERA and the Rules and Regulations, thereunder.

46. **Governing Law:**

M
17/05/2016
A

This Agreement and the rights, entitlements and obligations of the Parties under arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Mumbai City, and the Courts of Law in Mumbai will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

Permanent Account Numbers:

Details of the Permanent Account Numbers of the Promoter and Allottee are set out below:-

Party	PAN
Evie Real Estate Private Limited	AADCE7724P
SADASHIV ANKUSH NAIK	ADGPN8750K
SHRADDHA SADASHIV NAIK	AMHPG1899A

48. Construction of this Agreement

- (i) Any reference to any statute or statutory provision shall include:-
- all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - any amendment, modification, re-enactment, substitution or consolidation thereof (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment, substitution or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted, substituted or consolidated) which the provision referred to has directly or indirectly replaced;
- (ii) Any reference to the singular shall include the plural and vice-versa;
- (iii) Any references to the masculine, the feminine and/or the neuter shall include each other;
- (iv) The Schedules and Annexes form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it;
- (v) References to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (vi) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (vii) References to a person (or to a word importing a person) shall be construed so as to include:
- An individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government

M
SHRADDHA
A

041		
करल - १		
१५५	३१	३००
२०१६		

or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/separate legal entity); and

- (b) That person's successors in title and assigns or transferees permitted in accordance with the terms of this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for Sale at Mumbai (Maharashtra) in the presence of attesting witness, signing as such on the day first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Larger Land)

All those pieces or parcels of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3(part), 1007(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 89,866.04 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 (the Larger Land) and bounded by

On or towards North: Dattar Colony/ Municipal Road
On or towards South: Gomes Colony
On or towards East: Dattar Colony/ Municipal Road
On or towards West: Existing factory of Crompton Greaves Ltd.,

THE SECOND SCHEDULE ABOVE REFERRED TO:
(Description of the said Land)

All those pieces and parcels of land admeasuring 633.09 mtrs (Plinth area) forming part of the larger land as mentioned in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Details of the number of floors/units etc. in the Real Estate Project)

<u>Tower</u>	<u>Total No. of Flat/Units</u>	<u>No of floors</u>
"IRIS " Wing "C"	193	53 Nos of slabs of super structures (50 Habitable floors)
Grand Total	193	

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Details of the common area facilities in the Real Estate Project)

BUILDING AMENITIES

- DG back up in essential & common areas
- Sewage treatment plant
- Rainwater harvesting
- High speed lift in every tower Brand- OTIS/Schindler or Equivalent
- Multiple level Parking
- Intercom facility from lobby to apartment
- Video Door Phone
- CCTV surveillance
- 2 staircases per tower for emergency exit



M

N. Shinde

☆

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Details of the common area facilities in the Whole Project)

Details of proposed facilities to be provided in the project

कारण = 8	
980	32 300
209	

EXTERNAL AMENITIES:

- Entrance lobby in each tower at drop off level
- Arrival Plaza
- Landscape Garden
- Kids play area
- Floral garden
- Skating rink
- Jogging track
- Cycling track
- Senior citizen corner
- Amphitheatre
- Tennis court
- Club House
- Swimming pool with Kids pool
- Wi-fi enable clubhouse
- Mini theatre
- Indoor games - Pool & snooker, chess, carrom, table tennis
- Fully equipped gym
- Party Hall
- Art & Music room
- Library
- Yoga Pavilion
- Multipurpose Hall
- Squash court

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Description of the Flat/Premises)

All that piece and parcel of the Flat/ Unit being No. 2202 in Tower C Name IRIS on 22nd floor admeasuring 1008 sq. ft. carpet area (equivalent to 93.65 sq. mtrs.) plus 2.68 square metres utility area 4.47 square metres Deck area if any and also 1 Car parking constructed or to be constructed on the Larger property as described in the First Schedule hereunder.

THE SEVENTH SCHEDULE ABOVE REFERRED TO:

(Details of the internal fittings and fixtures in the said Premises)

INTERNAL AMENITIES**2 BHK**

- Air-conditioner in Living and Bedrooms Brand: Videocon/Voltas/ Onida/ or equivalent
- Powder coated aluminum windows Brand; Jindal/Bhoruka/Sapa/ Global/ Gulf or equivalent.
- Laminated flush door for all internal doors
- Solid Flush Door shutter front side veneer finish & laminated finish on backside for main door
- Italian Marble flooring living & dining
- Laminated Wooden flooring in all bedroom
- Acrylic /Plastic paint with gypsum finish walls

3 & 4 BHK

- Air-conditioner in Living and Bedrooms Brand: Videocon/Voltas/ Onida/ or equivalent
- Powder coated aluminum windows Brand; Jindal/Bhoruka/Sapa/ Global/ Gulf or equivalent.
- Home automation system
- Laminated flush door for all internal doors
- Solid Flush Door shutter veneer finish for main doors
- Italian Marble flooring living & dining
- Laminated Wooden flooring in all bedroom
- Modular Kitchen
- Acrylic /Plastic paint with gypsum finish walls

Handwritten signature and initials.

करल - 9 043		
480	33	300
2096		

BATHROOM

- Geyser in Bathrooms & exhaust fan
- Bathroom dado up to door Height Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent.
- Anti-skid tiles in Bathrooms
- Branded CP fittings and sanitary ware Brand: American STD/Kohler/GROHE or equivalent.
- Half shower partition in master bathroom for 3 BHK

KITCHEN

- Exhaust fan in toilet and kitchen Brand: Indo/GMC or equivalent.
- Provision for water purifier
- Vitrified flooring Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent.
- Polished granite kitchen platforms with stainless steel sink - single bowl
- Branded CP fittings and sanitary ware
- Kitchen dado tiles 2 feet above kitchen platform Brand: Kajaria/ Nitco/RAK/Simpolo or equivalent.

SIGNED AND DELIVERED

By the within named **PROMOTER**
EVIE REAL ESTATE PRIVATE LIMITED

By hand of its Director/
Authorized Signatory

MR. MANISH WAHAL
in the presence of

1. [Signature]
2. [Signature]



[Signature]



Director/Authorised Signatory.

SIGNED AND DELIVERED

By the within named **ALLOTTEE/S**
SADASHIV ANKUSH NAIK



[Signature]



SHRADDHA SADASHIV NAIK
in the presence of

1. [Signature]
2. [Signature]



[Signature]



RECEIVED of and from the Flat/Unit
Allottee/s /s above named the sum of
Rs.2283541/-
(Rupees Twenty Two Lakhs Eighty Three
Thousand Five Hundred Forty One Only)
as advance payment or deposit paid by
The Allottee/s to the Promoter)

We say received
**FOR EVIE REAL ESTATE
PRIVATE LIMITED**
For Evie Real Estate Private Limited

[Signature]
Authorized Signatory
Director/Authorized Signatory

करल = १		
१८४०	३४	३१०
२०१६		



करल - १		
१६८०	३५	३००
२०१८		

Annexure I

Particulars	%	Amount
BOOKING AMOUNT	10%	2,304,113
ON COMPLETION OF EXCAVATION	20%	4,608,226
ON COMPLETION OF PLINTH	10%	2,304,113
ON COMPLETION OF 1st FLOOR	3%	691,234
ON COMPLETION OF 5th FLOOR	3%	691,234
ON COMPLETION OF 10th FLOOR	3%	691,234
ON COMPLETION OF 15th FLOOR	3%	691,234
ON COMPLETION OF 20th FLOOR	3%	691,234
ON COMPLETION OF 25th FLOOR	3%	691,234
ON COMPLETION OF 30th FLOOR	3%	691,234
ON COMPLETION OF 35th FLOOR	3%	691,234
ON COMPLETION OF 40th FLOOR	3%	691,234
ON COMPLETION OF TOP FLOOR	3%	691,234
COMPLETION OF THE WALLS, INTERNAL PLASTER, FLOORINGS, DOORS AND WINDOWS OF THE APARTMENT	5%	1,152,056
COMPLETION OF THE SANITARY FITTINGS, STAIRCASES, LIFT WELLS, LOBBIES UPTO FLOOR LEVEL OF THE APARTMENT	5%	1,152,056
COMPLETION OF THE EXTERNAL PLUMBING AND EXTERNAL PLASTER, ELEVATION, TERRACES WITH WATERPROFING OF THE BUILDING OR WING IN WHICH THE APARTMENT IS LOCATED	5%	1,152,056
COMPLETION OF THE LIFTS, WATER PUMPS, ELECTRICAL FITTINGS, ELECTRO, MECHANICAL AND ENVIRONMENT REQUIREMENTS, ENTRANCE LOBBY, PLINTH PROTECETION, PAVING OF AREAS APPERTIAIN OF THE BUILDING OR WING IN WHICH THE APARTMENT IS LOCATED	10%	2,304,113
ON POSSESSION/RECEIPT OF OC/ COMPLETION CERTIFICATE.	5%	1,152,056
	100%	23,041,129



Handwritten signature and initials

1988 Wood Ls

करल = १		
१५४०	३६	३१०
२०१६		



करल - १		
२८४७	३७	३००
२०१८		

The image shows a set of architectural drawings for a building. On the left side, there are four detailed floor plans, each labeled with a 'Floor' and a grid reference (e.g., 'Floor 1st plan (Grid 1-100, 110, 120, 130, 140)'). On the right side, there is a site plan and a circular official stamp from the Department of Public Works, Government of Punjab, Lahore. The stamp contains the text 'PUBLIC WORKS DEPARTMENT', 'GOVERNMENT OF PUNJAB', 'LAHORE', and 'PUNJAB'. Below the drawings is a title block and a technical specification table.

Drawing - C		PROFORMA - B
GENERAL OF SHEET		
Name of Work		
Date of Site or Section of Work	Date of Approval of Work	DESCRIPTION OF MATERIAL & QUANTITY
This work relating to the project No. (2026/190/1/111924) was in the year 2017	Approved subject to the conditions mentioned in this order No. (2026/190/1/111924) APPROVED/REMARKS: DESIGNER'S SIGNATURE: Executive Engineer Sd/- P.W.D. LAHORE	MATERIALS REQUIRED: 20000 SQUARE METERS OF CONCRETE WORK 20000 SQUARE METERS OF PLASTER WORK 20000 SQUARE METERS OF PAINT WORK 20000 SQUARE METERS OF OTHER WORK
REVISION NO.	DATE	SCALE: 1/100
APPROVED BY: [Signature]	DESIGNED BY: [Signature]	DRAWN BY: [Signature]

(Handwritten Signatures)
 [Signature] [Signature] [Signature]
 [Signature]

करल = १		
१५५०	३८	३००
३०१६		



करल - १		
१८४०	३९	३००
२०१६		



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 : P51800001903

Project: Runwal Bliss Wing - C Plot Bearing / CTS / Survey / Final Plot No. : pt1004,1005P1005/1,1006,1007P1007/3P1007/4,1009P1009/5-6,1010P1013P,1014P,1014/1-6,1017/1-6,1018/1-9 a t Kurla, Kurla, Mumbai Suburban, 400022.

1. **Evie Real Estate Private Limited** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400022.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents - Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project for 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 29/07/2017 and ending with 31/12/2022 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 Premchand Prabhu
(Secretary, MahaRERA)
Date: 7/29/2017 6:32:58 PM

Dated: 29/07/2017
Place: Mumbai

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



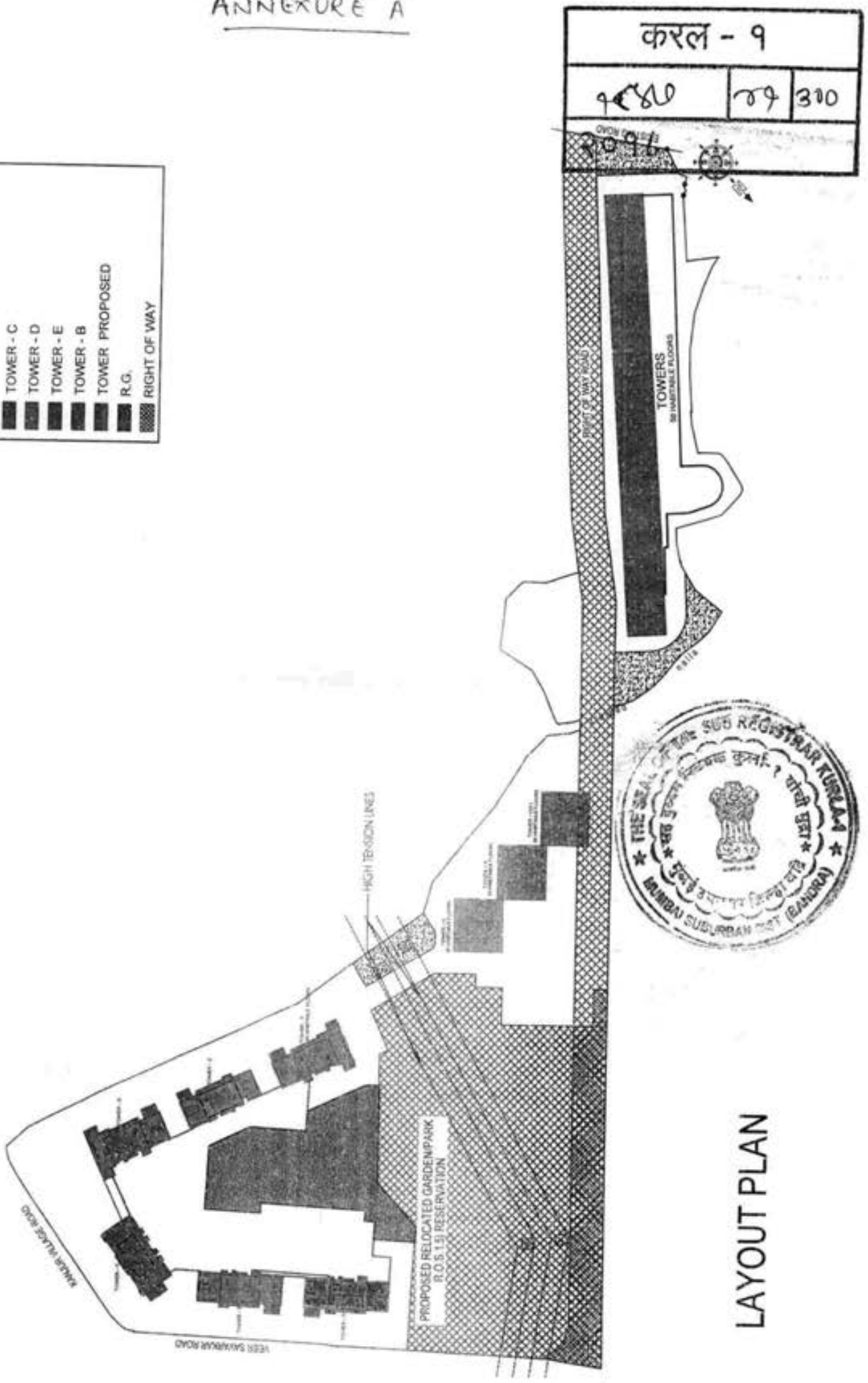
करल = ४		
१८४७	००	३००
३८४६		



ANNEXURE A'

LEGEND

[Solid Black Box]	TOWER - A
[Dotted Box]	TOWER - C
[Horizontal Line Box]	TOWER - D
[Vertical Line Box]	TOWER - E
[Diagonal Line Box]	TOWER - B
[Cross-hatch Box]	TOWER PROPOSED
[Stippled Box]	R.G.
[Hatched Box]	RIGHT OF WAY



LAYOUT PLAN

करल = १		
१५४०	४२	३००
३०५६		



करल - १		
१५४०	४३	३००
२०१६		

Annexure - D

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE/ 1392/ BPES/ AS & Online File No CHE/ES/1699/S/337(NEW)

To,**Owner**

Shri. S.S. Runwal Director of EVIE
REAL ESTATE PVT.LTD.C.A. to
Owner.

Architect

Shri. Sunil G. Ambre of M/s. SUNIL
AMBRE & ASSOCIATES
Ground Floor, ABAN HOUSE,
25/31, SHREE SAI BABA MARG,
BEHIND RHYTHM HOUSE,
KALA GHODA, FORT,
MUMBAI - 400 001

Sub: -Proposed Development of Residential building on plot bearing C.T.S. No. 676, 1004, 1005 (pt), 1007 (pt), 1007/3 (pt) & 1009 (pt), 1005 (pt), 1007 (pt), 1007/3 (pt), 1007/4, 1009 (pt), 1009/5, 1009/6, 1010 (pt), 1013 (pt), 1014 (pt), 1014/1 to 1014/6, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 of village Kanjur, Kanjurmarg (East), Mumbai.

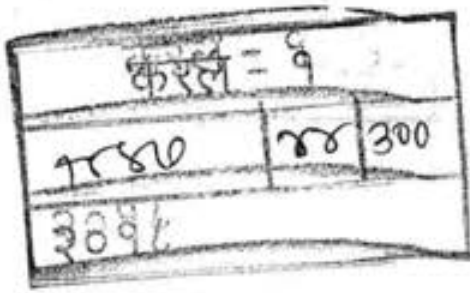
Ref.:- Your letter on line submitted.

Sir,

With reference to your above letter this is to inform you that the above plans, submitted by you are hereby approved subject to the compliance of the conditions mentioned in this office Intimation of Disapproval under even No dated 20-11-2015 and amended plan approval letter under even No. dated 04-2017 and following conditions:-

- 1) That the R.C.C. design and calculations as per the amended plans should be submitted through the registered structural engineer before starting the work.
- 2) That all requisite fees, deposits, development charges etc. shall be paid.
- 3) That the C.C. shall be endorsed before starting further work.
- 4) That the No Dues pending from A. A. & C. 'S' Ward shall be submitted.
- 5) That the revised Drainage approval shall be submitted.
- 6) That the revised High rise NOC shall be submitted.
- 7) That the reservations affecting land under reference shall be handed over to MCGM.
- 8) That in the event setback and / or reservation is not handed over then at FCC, area equivalent to the area of setback and / or reservation shall be





- restricted till such area is handed over or as per circular issued from time to time.
- 9) That the application for separate P.R. Card in the name of M.C.G.M. for road set back/ D.P. Road/Reservation in the layout shall be submitted.
 - 10) That the Occupation Certificate for the building under reference will be issued till the Occupation Certificate is issued for the Affordable Housing tenements (EWS) under the said scheme.
 - 11) That the layout shall be got amended before approval to building no 2 in the layout.

One set of amended plans duly signed and stamped is hereby returned as a token of Municipal Approval.



Jitendra
Chhaganlal
Siddhpura
A.E. (B.P.) 'S&T'

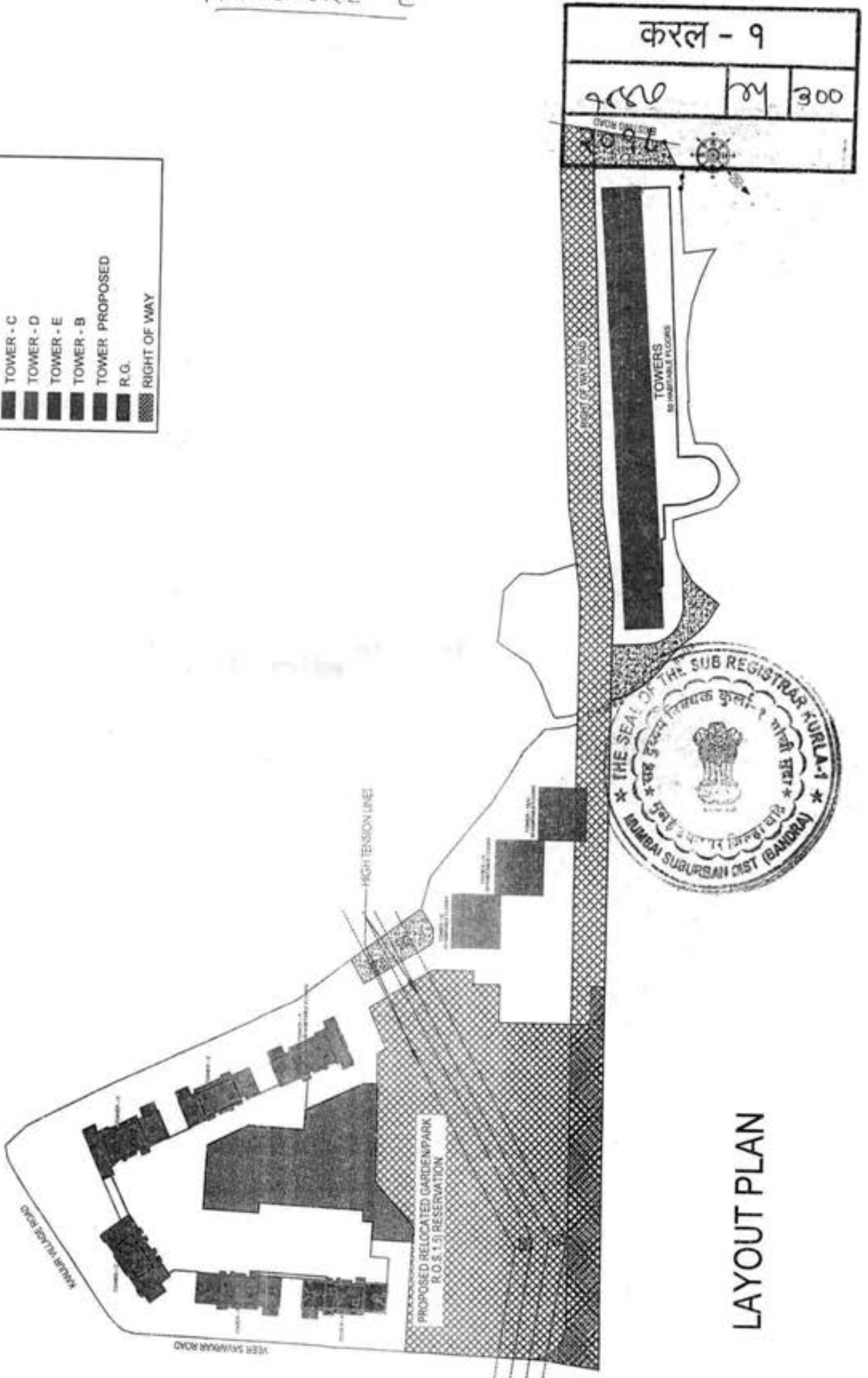
Yours faithfully,

AVINASH
GORAKSH
TAMBEWAGH

**Executive Engineer
(Building Proposal) (E.S.) -II**

ANNEXURE E

LEGEND
TOWER - A
TOWER - C
TOWER - D
TOWER - E
TOWER - B
TOWER PROPOSED
R.G.
RIGHT OF WAY



LAYOUT PLAN

करल = ५		
५५५	४३	३००
३०५६		



करल - १		
१८४०	४०	३००
२०१६		

C - 3



MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No CHE/ES/1699/S/337(NEW)

COMMENCEMENT CERTIFICATE

To,
Shri. S. S. Runwal Director of Evie Real Estate Pvt.
Ltd. CA to Owner
4th floor, Opp. Sion Chunabhatti Signal, Sion (E)

Sir,

With reference to your application No. CHE/ES/1699/S/337(NEW) Dated. 16/11/2017 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 no 337 (New) dated 16/11/2017 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building development work of on plot No. NA C.T.S. No. 1004, 1005 (pt), 1005/1, 1006, 1007/3 (pt) and 1009/5&1009/6, 1010(pt), 1013(pt), 1014 (pt), 1014/1to1014/6, 1017, 1017/1to 1017/6, 1018, 1018/1 to 1018/9 Division / Village / Town Planning Scheme No. KANJUR-E situated at Kanjurmarg Road / Street in S Ward Ward .

The Commencement Certificate / Building Permit is granted on the following conditions:

1. The land vacated on consequence of the endorsement of the setback line/ road widening line shall be part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - a. The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans
 - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c. The Municipal Commissioner of Greater Mumbai 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 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri. Assistant Engineer S&T ward Assistant Engineer to



कैरल = ५		
१८४८	४८	३००
३०९६		



करल - १		
१५६	४६	३००
२०१६		

exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 8/2/2017

Issue On : 9/2/2016

Valid Upto : 8/2/2017

Remark :

C.C. upto basement top for wing A(pt) & wing F(pt) only, as per phase program and as per IOD dated 20/11/2015.

Approved By

A.G. Tambewagh

Executive Engineer

Issue On : 20/6/2016

Valid Upto : 8/2/2017

Remark :

C.C. upto basement top for wing A to F, as per phase program and as per IOD dated 20/11/2015.

Approved By

A.G. Tambewagh

Executive Engineer



Issue On : 2/5/2017

Valid Upto : 8/2/2018

Remark :

Further C.C. i.e. upto stilt slab of wing A, B, C, D & E as per approved plan dt. 17-04-2017

Approved By

J. C. Siddhpura

Assistant Engineer (BP)

Issue On : 22/12/2017

Valid Upto : 8/2/2018

CHE/ES/1699/S/337(NEW)

करल = १		
१५६०	५०	३००
२०१६		



करल - १		
१८४०	५१	३००
२०१६		

Remark :

The C.C. upto still slab for wing A, B, C, D & E re-endorsed as per last approved amended plans dtd. 07.12.2017

Approved By

Assistant Engineer S&T ward

Assistant Engineer (BP)

Issue On : 20/1/2018

Valid Upto : 8/2/2018

Remark :

Full C.C. for wing A & B, C.C. upto 14th floors for wing C & D and C.C. upto 3rd floors for wing E approved amended plans dtd. 07.12.2017



Certification signature by
Jitendra Chhaganlal
Siddhura, Validity Unknown

Name : Jitendra Chhaganlal Siddhura
Designation : Assistant Engineer
Organization : Personal
Date : 20-Jan-2018 12:06:42



For and on behalf of Local Authority
Municipal Corporation of Greater Mumbai

Assistant Engineer, Building Proposal

Eastern Suburb S Ward Ward

Cc to :

1. Architect.
2. Collector Mumbai Suburban /Mumbai District.

करल - १		
११४७	१२	३००
२०१६		



करल - १		
११८४०	११३	३००
२०१६		

Annexure

Annex 8

EVIE REAL ESTATE PRIVATE LIMITED

PENDING MATTERS FOR THE LARGER PROPERTY

We, the undersigned Evie Real Estate Pvt. Ltd., are the owner/lessee of the larger property as defined in the affidavit cum declaration that in this project we have applied to City Survey Office, Mulund Mumbai to mutate our name in the Property register card for the leasehold property. However, one Mr. Rajesh H. Zaveri claiming to be Power of Attorney holder for Trustees and Executors of Sir, Mohi. Yusuf Khol (the Lessor) have taken an objection for transfer of our name : lessee in the respective lease hold property card.

The same is pending before the office of City Survey Office Mulund Mumbai.

For Evie Real Estate Pvt. Ltd.,



[Signature]
(Authorized Signatory)

Date: 24-07-2017

Place: Mumbai



करल - १		
१८४०	५४	३००
३०९६		



करल - 9
 4580 47/300
 2096

Annexure

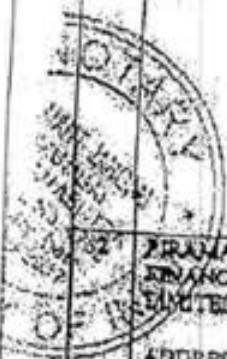
Annex

EVIE REAL ESTATE PRIVATE LIMITED

TO WHOMSOEVER IT MAY CONCERN

Detail of Encumbrances on Plot: Kurnal Villa Phase 2

Sr. No.	Lender	Borrower/Mortgagor	Mortgagor	Date of lodgment of Mortgage/Trust Deed	Registration Number and Date	Particulars
1	PIRAMAL FINANCE LIMITED ADDRESS: 4th Floor, Piramal Tower Annex, Chhatrapati Shivaji Marg, Lower Park, Mumbai - 400013	Evie Real Estate Private Limited	IDBI Trusteehip Services Limited (Specialized Trustee) ADDRESS: Aster Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 007	27-01-2016	KR11-521-2016 27-01-2016	 1. First part passu charge over 32,387.51 sq. mts of land. 2. First and exclusive charge over 33,196.43 sq. mts of land. 3. First and exclusive charge over development rights of residential land measuring 4,280 sq. mts. 4. Hypothecation and escrow of all receivables.
2	PIRAMAL FINANCE LIMITED ADDRESS: 4th Floor, Piramal Tower Annex, Chhatrapati Shivaji Marg, Lower Park, Mumbai - 400013	Evie Real Estate Private Limited	IDBI Trusteehip Services Limited (Specialized Trustee) ADDRESS: Aster Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 007	24-07-2016 and 22-06-2017	KR12-1514-2016 24-07-2016 KR12-2550-2017 15-07-2017	1. First part passu charge over 32,387.59 sq. mts of land. 2. First and exclusive charge over 33,196.43 sq. mts of land. 3. First and exclusive charge over development rights of residential land measuring 4,280 sq. mts. 4. Hypothecation and escrow of all receivables.



18

EVIE REAL ESTATE PRIVATE LIMITED

करल - 9
 7500 48 300
 2097

<p>PIRAMAL ENTERPRISES LIMITED ADDRESS: Nicholas Piramal Tower, Peninsula Corporate Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.</p>	<p>Evie Real Estate Private Limited</p>	<p>IDBI Trusteeship Services Limited (Security Trustee) ADDRESS: Asian Building, Ground Floor, 17, B. Karmali Marg, Ballard Estate, Mumbai - 400 001</p>	<p>09-05-2017</p>	<p>KRL2-4786-2017 11-05-2017</p>	<p>1. Second charge over 32,387.59 sq. mtrs of land. 2. Second charge over 53,194.45 sq. mtrs of land. 3. Second charge over development rights of leasehold land measuring 40200 sq. mtrs. 4. Hypothecation and escrow of all receivables.</p>
<p>KKR India Asset Finance Private Limited</p>	<p>Evie Real Estate Private Limited</p>	<p>IDBI Trusteeship Services Limited (Security Trustee) ADDRESS: Asian Building, Ground Floor, 17, B. Karmali Marg, Ballard Estate, Mumbai - 400 001</p>	<p>18-01-2017</p>	<p>KRL2-559-2017 19-01-2017</p>	<p>First charge over (1) 194 Identified residential Units; (2) 557 Additional residential Units; along with all the receivables.</p>



For Evie Real Estate Private Limited

 Authorized Signatory
 Date: 24.07.2017



Annexure 'F'

करल - १		
१५६०	५०	३००
२०१६		



WADIA GHANDY & Co.

--- ADVOCATES, SOLICITORS & NOTARY ---

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784, +91 22 2267 0216

General e-mail: contact@wadiaghandy.com | Personal e-mail: firmname.lastname@wadiaghandy.com

NL/DDA/10076/१८५०/२१५

14th October, 2014

TITLE REPORT

EVIE REAL ESTATE PRIVATE LIMITED
4th Floor, Opp. Slon Chunabhatti Signal,
Off. Eastern Express Highway,
Slon East,
Mumbai 400 022

Attn: MR. SUBODH RUNWAL



Re: All those pieces and parcels of freehold and leasehold land bearing CTS Nos. 676, 1004, 1005, 1005/1, 1006, 1007, 1007/1-4, 1008, 1008/1, 1009, 1009/1-6, 1010, 1011, 1013, 1014, 1014/1-6, 1017, 1017/1-6, 1018, 1018/1-9 admeasuring 145,937.21 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("the said Larger Land")

AND

Re: All those pieces and parcels of freehold and leasehold land, forming part of the Larger Land and bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3 (part) and 1009(part) admeasuring 32,387.59 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("the said Land")

We have been requested by our client, Evie Real Estate Private Limited ("Evie") being a company incorporated under the provisions of the Companies Act, 1956 and having its corporate office at 4th Floor, Opp. Slon Chunabhatti Signal, Off. Eastern Express Highway, Slon East, Mumbai 400 022 to investigate the title of Crompton Greaves Limited ("CG") to the said Land.

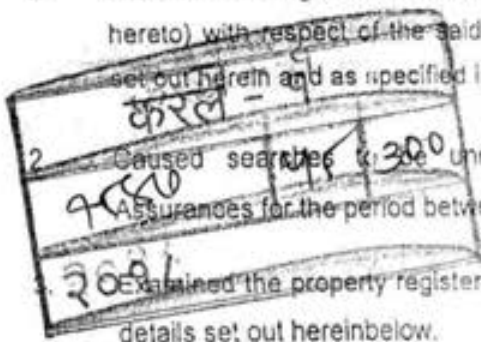
A. STEPS

With respect to the investigation of title to the said Land, we have undertaken the following steps:

D.A.

VADIA GHANDY & Co.

1. Perused the original title deeds (a list whereof is set out in Annexure "A" hereto) with respect of the said Land and perused the deeds and documents set out herein and as specified in Annexure "C" hereto.



2. Caused searches to be undertaken at the office of Sub-Registrar of Assurances for the period between 1955 and 2014.
3. Examined the property register cards with respect of the said Land, as per the details set out hereinbelow.

4. Caused searches to be undertaken at the Registrar of Companies ("ROC") for CG, as on 12th August 2014.

5. Examined the Development Plan remark with respect to the said Land.

6. With respect to the facts which cannot be ascertained from the examination of public records, CG has furnished information in that regard and the same is also recorded in a separate Declaration dated 14th October 2014 given by CG and we have relied upon the same.

7. CG has issued public notices and we have relied upon the declaration of CG to us stating that save and except the objection specified below no other objection has been received with respect to the said Land.

8. We have relied on the certificate dated 13th October 2014 issued by Consultants Combine architects (Architect's Certificate).

B. DISCLAIMERS

1. We have, at the instructions of our client, conducted a title investigation of the said Land for the purpose of issuing this Report. It is expressly clarified that this Report is restricted only to ascertain the title and the nature of rights of CG to the said Land and does not address any other issue.
2. This Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions and responses to our requisitions, being true, complete and accurate, which we have assumed to be the case.

DA

करल - १		
१६६	५१	३००
२०१६		

WADIA GHANDY & Co.

3. For the purpose of this Report, we have through our search clerk, conducted searches at the Office of the Sub-Registrar of Assurances, Mumbai. However, searches at the office of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated.
4. For the purpose of this Report, we have also caused searches to be conducted of the records of the Registrar of Companies as specified hereinbelow. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
5. We have not formed any opinion on the approvals and sanctions granted required from the concerned authorities for the development or construction of the said Land or any part thereof.
6. This Report has been prepared in accordance with and is subject to the laws of India.



CHAIN OF TITLE

We have taken the year 1957 as the root of title for the purpose of investigation of title to the said Land.

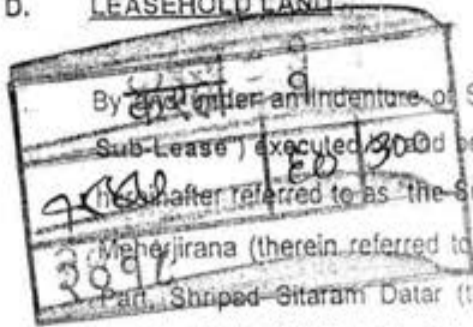
C. FREEHOLD LAND

1. By and under an Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society Limited, a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (therein referred to as "the Society" and hereinafter referred to as "Kanjur Society"), Sitaram Shridhar Kale (therein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957 ("the Indenture of Conveyance and Assignment"), the Kanjur Society sold, transferred, conveyed and assigned unto and in favour of CG land admeasuring 1,01,893.75 square yards equivalent to approximately 85,183.175 square meters and more particularly described in the First and Second Schedules the under written and on the terms and conditions more particularly stated therein ("Freehold Land").

D.A

VADIA GHANDY & CO.

D. LEASEHOLD LAND



By and under an Indenture of Sub-lease dated 26th August 1957 ("the First Sub-Lease") executed between Sir Mahomed Yusuf Khot., (therein and hereinafter referred to as "the Sub-Lessor") of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 76,625.50 square yards equivalent to approximately 64,058.918 square meters and more particularly described in the Second and Third Schedules thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land A") The Leasehold Land A was appropriated within the meaning of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951 ("the said Act"). Under the First Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land A.

2. By and under an Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 ("the Second Sub-Lease") the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 53,809.50 square yards equivalent to approximately 44,822.90 square meters, and more particularly described in the Second Schedule thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land B"). The Leasehold Land B was appropriated within the meaning of the said Act. Under the Second Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land B. The Leasehold Land A and the Leasehold Land B shall, collectively, be referred to as the "Larger Leasehold Land".

3. By and under the Indenture of Conveyance and Assignment, the Kanjur Society assigned unto and in favour of CG, a portion of the Larger Leasehold Land admeasuring 76,625.5 square yards equivalent to 64,058.918 square

D.A.

करल - १		
५४०	६१	३००
२०१६		

WADIA GHANDY & CO.

meters and more particularly described in the Third Schedule thereunder written, on the terms and conditions more particularly stated therein ("CG Leasehold Land").

4. The said Act came into force and the provisions of the said Act were made applicable to the Village of Kanjur from 1st March 1952. The Village of Kanjur is specified in the Schedule to the said Act and hence the village of Kanjur is an estate as defined under the said Act. On a reading of the provisions of Section 4(b) of the said Act, it appears that the intention of the said Act was to bring the Government such waste lands, as originally vested in the estate-holder (as defined in the said Act), which were not appropriated or brought under cultivation before 14th August 1951 by such estate-holder in the present case, as mentioned above, as the Larger Leasehold Land was an appropriated land within the meaning of the said Act, the same continued to be vested in the Lessor.
5. Therefore in light of what is stated above, CG is entitled to the Freehold Land and CG Leasehold Land, on the terms and conditions mentioned in the Indenture of Conveyance and Assignment. We have perused a copy of the fresh certificate of incorporation dated 2nd August 1966 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited had been change to Crompton Greaves Limited.
6. CG has declared that, to the best of its knowledge, no breach has been committed by CG of the terms and conditions of the First Sub-Lease or the Second Sub-Lease and no notice of default or termination has been received by CG from the Sub-Lessor (or its successors-in-title). CG has also declared that the rent for the financial year ending 31st March 2013 and 31st March 2014 have somehow not been accepted by the Sub-Lessor and were therefore sent by registered post. The letters were returned to CG, without assigning any reason. CG has declared that, other than as mentioned above herein, rent for all the previous years was duly paid and accepted by the Sub-Lessor.
7. Indenture dated 26th August 1957 executed between Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] whereby an indemnity of title has been granted by Kanjur Society in favour of CG as specified therein in respect of a portion of the Larger Land as specified therein.

DA

WADIA GHANDY & CO.

By and under an Indenture dated 27th April 1958 between the Kanjur Society and CG (then known as Crompton Parkinson (Works) Private Limited) and registered with the office of the sub-registrar of assurances under serial no. 1484 of 1958, Kanjur Society has granted a covenant in favour of CG for production of title deeds, as specified therein.

E. OTHER AGREEMENTS WITH RESPECT TO THE LARGER LAND

1. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as Vendors) of the First Part and Sea Lanes Shipping Services (therein referred to as Purchasers and hereinafter referred to as "Sea Lanes") of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2302 of 2005, CG has sold, transferred and assigned land bearing Survey No. 53, CTS No. 1013 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1,172.918 square meters in favour of Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Freehold Land Agreement").
2. By and under an Agreement dated 15th April, 2005 executed by and between CG (herein referred to as the Assignors) of the First Part and Sea Lanes (herein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2303 of 2005, CG has assigned land bearing Survey No. 53, CTS No. 1014 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1090.919 square meters to Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Leasehold Agreement"). By and under the Sea Lanes Freehold Agreement and Sea Lanes Leasehold Agreement land collectively admeasuring 2263.837 square meters has been sold or assigned, as the case may be to Sea Lanes ("Sea Lane Land").
3. On the basis of the declaration of CG and Architect's Certificate, the Sea Lanes Land does not form part of the said Land. The Sea Lanes Land bears CTS No.1013 (part) and 1014 (part), which do not form part of the said Land.

D.A.

करल - १		
१८४०	६३	३००
२०१६		

WADIA GHANDY & CO.

4. By and under a Railway Private Siding Agreement dated 24th January, 1992 executed between the President of India acting through the Central Railway Administration (therein and hereinafter referred to as "the Railway Administration") of the First Part and CG (therein referred to as the Applicant) of the Second Part, the Railway Administration agreed to construct, partly on the land of the Railway Administration and partly on the land of CG, a railway siding in the manner provided therein. In the notification dated 27th July 2010 issued by the Central Railway, it is recorded that with effect from 24th July 2010 the Crompton Greaves Limited siding served by Bhandup-Kanjurmarg on Mumbai division had been closed for all description of goods traffic. By and under a letter dated 9th April 2012 addressed by the Central Railway Regional Office to Ms. Priti Vyas, Deputy Manager, Crompton Greaves Limited, CG was informed that all permanent way materials such as tracks, wooden planks, weigh-bridge etc. of sidings within the premises of CG had to be removed by CG. On the basis of the declaration of CG and the Architect's Certificate, the railway siding did not form part of the said Land.



F. LITIGATION

CG has declared that, to the best of its knowledge, there is no pending or threatened litigation with respect to the said Land and/or against CG, which may affect the said Land in any manner. We have relied on the declaration of CG with respect to the same.

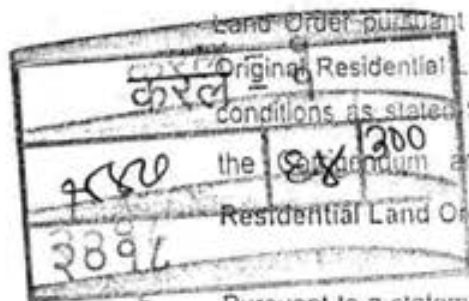
G. ULC ORDERS

1. The following orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") with respect to the said Land: -
- a. By and under an order dated 30th December 1993 passed by the Government of Maharashtra, Housing and Special Assistance Department in favour of CG, the Government of Maharashtra, Housing and Special Assistance Department granted exemption to CG under section 20 (1) of the ULC Act for construction of various works as specified therein ("Original Residential Land Order"), on the terms and conditions as stated therein. A corrigendum dated 6th October 1998 ("the Corrigendum") was issued by the Government of Maharashtra,

D.A.

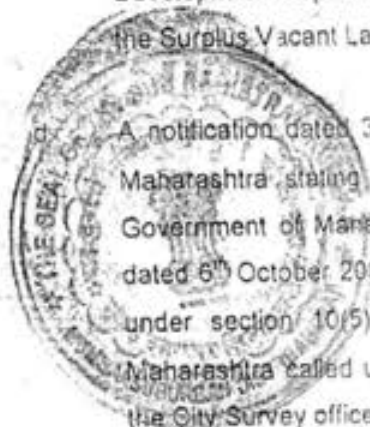
WADIA GHANDY & CO.

Housing and Special Assistance Department to the Original Residential Land Order pursuant where to certain amendments were made to the



Original Residential Land Order as specified therein, on the terms and conditions as stated therein. The Original Residential Land Order and the ~~amendment~~ ^{amendment} are hereinafter collectively referred to as "the Residential Land Orders".

- b. Pursuant to a statement filed by CG under section 8 of the ULC Act, by and under an order dated 6th August 1999 passed by the Additional Collector and Competent Authority ULC Act ("the Competent Authority") in respect of, inter-alia, the said Land, an area admeasuring 3,603.47 square metres was declared as surplus vacant land ("Surplus Vacant Land") for the reasons mentioned therein ("the 8(4) Order");
- c. Thereafter, correspondence was exchanged between CG and Joint Director of industries, the Competent Authority and the Urban Development Department, Government of Maharashtra with respect to the Surplus Vacant Land under the 8(4) Order;



- d. A notification dated 30th May 2005 was issued by the Government of Maharashtra stating that the Surplus Vacant Land vested with the Government of Maharashtra with effect from 6th June 2005. A notice dated 6th October 2006 was issued by the Government of Maharashtra under section 10(5) of the ULC Act, wherein the Government of Maharashtra called upon CG to surrender the Surplus Vacant Land to the City Survey officer on 6th November 2006;

- e. Pursuant to the aforesaid notice dated 6th October 2006 issued by the Government of Maharashtra, CG filed an appeal under section 33 of the ULC Act before the Additional Commissioner, Konkan Division, Mumbai. By and under an order dated 30th November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai, the appeal filed by CG was partly allowed and the proceedings under section 10 of the ULC Act were set aside and the matter was remanded to the Competent Authority for fresh enquiry;

D.A.

करल - १		
१५४०	ए५	३००
२०१६		

WADIA GHANDY & Co.

- f. A review order dated 23rd November 2007 was passed by the Government of Maharashtra, through the Urban Development Department, in respect of the aforesaid order dated 6th November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai. In this order, it was inter-alia held that the action taken under section 10 of the ULC Act would stand cancelled if exemption was granted to the Surplus Vacant Land by the Directorate of Industries and if the exemption was denied then action under section 10(3) of the ULC Act would be confirmed. The Directorate of Industries was directed to take a decision within 8 (eight) days.
- g. By and under a letter dated 11th June 2008 addressed by the Directorate of Industries to the Competent Authority, the Directorate of Industries requested the Competent Authority to send its revised order in light of the order dated 23rd November 2007 passed by Government of Maharashtra.
- h. By and under an order dated 11th September 2008 addressed by the Competent Authority to the Deputy Director of Industries, Directorate of Industries, the Competent Authority observed that the aggregate land area in the name of CG was only 1,39,899.88 square metres of which 34,526 square metres was in the residential zone and if from this area, the area which had been exempted i.e. area of setback, nalla setback, Tata power and area relating to construction and permissible area were deducted then there was no surplus area. Table 1 to this order provided the calculation with respect to the aforesaid 34,526 square metres within the residential zone. In this order, the land within the residential zone is stated as bearing the following City Survey Numbers with the following areas: -

CTS No.	Area
1004	1,868.20
1005 (P)	4,083.1
1005/1	749.6
1006	387.9
1007/6 (P)	3,851.5

DA.

WADIA GHANDY & CO.

1009 (P)	23,785.7
Total	34,826

कर - 9
780
3097

By and under a letter dated 19th December 2008 addressed by the Directorate of Industries to the Urban Development Department, it was mentioned that as per the report of the Competent Authority, as the surplus vacant land was 'nil' action for issuing exemption order under section 20 of the ULC Act could not be taken;

- j. By and under an order dated 1st January 2009 passed by the Competent Authority, the notification issued under section 10(3) of the ULC Act and the notice under section 10(5) of the ULC Act in respect of the Surplus Vacant Land were cancelled.
- k. Neither the 8(4) Order nor the order dated 11th September 2008 has recorded any breach of the terms and conditions of the Residential Land Orders. CG has further declared that, to the best of its knowledge, it has not received any notice under the ULC Act pertaining to or alleging breach of the Residential Land Orders or any part thereof.



There is no specific restriction on the sale of the said Land in the Original Residential Land Order read with the Corrigendum; however necessary permissions will have to be obtained from the competent authority under the ULC Act for the development and/or change of use of the said Land.

- m. There are no entries on the property register cards of the said Land reflecting any restriction on the sale of the said Land in pursuance of the ULC Act.

H. ROC SEARCHES

Sr. No.	Date of Charge	Amount of Charge (Rupees in crore)	Mortgagee	Property	Status
1.	24 th February	50	State Bank of India	Specific immovable	Perused a copy of the Form 17 dated

D.A.

करल - १		
१५६०	६०	३००
२०१६		

WADIA GHANDY & CO.

	1999			properties	16 th April 2003 signed by CG and State Bank of India recording satisfaction of the loan on 16 th April 2003
2.	22 nd September 1999	Export Import Bank of India	50	Various properties including immovable property at Kanjur Marg	Perused a copy of the Form 17 dated 4 th September 2002 signed by CG and Export Import Bank of India recording satisfaction of the loan on 20 th August 2002
3.	28 th January 2000	Vijaya Bank	50	Various immovable properties	Perused a copy of the Form 17 dated 19 th October 2004 signed by CG and Vijaya Bank recording satisfaction of the loan on 7 th October 2004
4.	6 th September 2002	Export Import Bank of India	25	Land at Kanjur Marg	Perused a copy of the Form 17 dated 29 th September 2004 signed by CG and Export Import Bank of India recording satisfaction of the loan on 21 st September 2004

CG has also declared that there are no mortgages, charges or encumbrances affecting the said Land or any part thereof.

I. SETTLEMENT OF STATUTORY LIABILITIES

1. Upon perusal of the receipts acknowledging receipt of property tax with respect to the Larger Land, we note that the property tax was paid on 22nd August, 2014 by CG. CG has declared that for the financial year ending 31st March 2014, CG has, in accordance with the general directions given by the High Court of Mumbai as regards Capital Value System of Property Tax, paid only 50% of the property taxes raised by MCGM.

DA

7ADIA GHANDI Co. 9

7180	EC 300
2096	

Subject to clause 1 above, CG has declared that all the statutory dues that are and payable have been duly and fully paid and any dues, found to be pending with respect to the said Land, would be paid and settled by CG.

J. REVENUE RECORDS

1. We have been provided with a plan for the purpose of identification of the said Land, a copy whereof has been annexed hereto and marked as Annexure "B". As per the Architect's Certificate, the said Land bears the following City Survey Numbers with the following areas: -

Sr. No.	City Survey Number	Area (in square metres)
1.	1004	1131.10
2.	1005(part)	4212.10
3.	1005/1	749.5
4.	1008	387.9
5.	1007/3(part)	3310.74
6.	1009(part)	22,596.25
	Total	32,387.59



We have verified upon the plan annexed hereto and marked as Annexure "B".

Cadastral Survey No. 1004

The Property Register Card ("PR Card") in respect of Cadastral Survey No. 1004 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1668.2 square meters. The Class of holding is mentioned as 'C'.

3. Cadastral Survey No. 1005

The PR Card in respect of Cadastral Survey No. 1005 reflects the name of Sir Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,212.1 square meters. The Class of holding is mentioned as 'C'.

D.A.

करल - १		
१८४०	EP	300
२०१६		

WADIA GHANDY & CO.

4. Cadastral Survey No. 1005/1
The PR Card in respect of Cadastral Survey No. 1005/1 reflects the name of Sir Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 749.6 square meters. The Class of holding is mentioned as 'C'.
5. Cadastral Survey No. 1006
The PR Card in respect of Cadastral Survey No. 1006 reflects the name of Crompton Parkinson Works Limited as the Original Owner. The area of the same is reflected as 287.9 square meters. The Class of holding is mentioned as 'C'. CG has to make the necessary applications to amend the property register card to reflect the name of CG as the holder of Cadastral Survey No. 1006.
6. Cadastral Survey No. 1007/3 (Part)
The PR Card in respect of Cadastral Survey No. 1007/3 reflects the name of Sir Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 15,317.8 square meters. The Class of holding is mentioned as 'C'.
7. Cadastral Survey No. 1009 (Part)
The PR Card in respect of Cadastral Survey No. 1009 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,13,669.5 square meters. The Class of holding is mentioned as 'C'.
8. CG has declared that an area admeasuring 1,419 square metres has been handed over to the Municipal Corporation of Greater Mumbai for set-back and this area however, does not form part of the said Land.
9. Upon perusal of the PR Cards, we note that the area of the Larger Land admeasures 1,89,952.4 square meters. As per the Indenture of Conveyance and Assignment the aggregate area of the Larger Land as mentioned in the First, Second and Third Schedules thereunder written is 1,78,954 square yards equivalent to 1,49,628.3 square metres. CG has declared that on actual survey the area of the Larger Land is approximately 1,45,937.21 square meters ("Revised Area") and accordingly CG has made an application dated 13th July

DA

ADIA GHANDY & CO.

2011 for rectification of the PR Cards, which application is still pending. As per the plan provided to us, annexed hereto as Annexure "B", on actual measurement, the area of the said Land is 32,387.59 square metres.

10. We have also been provided with a copy of an Affidavit-cum-Indemnity Bond dated 8th July, 2014 filed by CG for sub-division of the PR Cards pertaining to the Larger Land, which application is still pending. The aforesaid application for sub-division of the Larger Land filed by CG proposes to sub-divide the following portions from the Larger Land: -

Plot No.	Area (in Square meters)	Description
Plot A	2,263.84	Sea Lane Land
Plot B	582.20	Front Set-Back
Plot C	42,800	Transformer Plot
Plot D	1,419	Road Set Back

K. DEMARICATION PLAN AND DEVELOPMENT PLAN REMARK

1. We have perused a copy of the Development Plan Remark dated 29th April, 2014 (the DP Remark) issued by the MCGM in respect of CTS Nos. 1004, 1005, 1006, 1007, 1007/2, 1007/3, 1008, 1009, 1009/1, 1010 and 1011 of Kanjur (East) Village forming part of the Larger Land. As per the DP Remark: -

The land parcels specified therein are partly within the residential zone (being part of the said Land) and partly within the special industrial (I3) zone (which is not part of the said Land) and the demarcation is identified on the plan attached to the DP Remark in red colour;

- (b) The land parcels mentioned therein are also affected by DP Road (12.2 metres) (2 nos.) and DP Road (27.45 metres) and their junctions. Based on the Architect's Certificate, it seems that the same will not affect the said Land;

D.A.

करल - १		
११४०	६९	३००
२०१६		

WADIA GHANDY & Co.

- (c) There is a central railway buffer zone of 30 metres. Based on the Architect's Certificate it seems that the same will not affect the said Land; and
- (d) There are 2 Tata Power transmission lines. Based on the Architect's Certificate it seems that the same will not affect the said Land and do not also form part of the said Land.
2. The DP Remark is valid for a period of 1 (one) year from the date of issue thereof.
3. We have also been provided with a copy of the Demarcation/Defining of Zonal Boundary dividing R-Zone and I-3 Zone affecting CTS Nos. 1005, 1007 and 1009 (part) of Village Kenjur (East) dated 16th August 2014. The covering letter states that the same is subject to confirmation of CTS points and boundaries by the City Survey Office.



L. SUB-REGISTRAR OF ASSURANCES

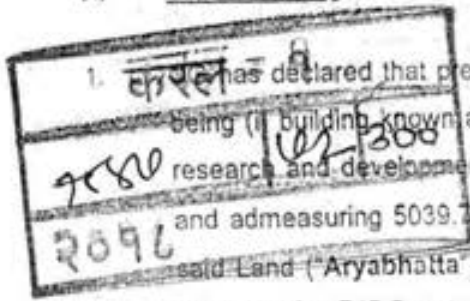
We have conducted a search at the office of the sub-registrar of assurances at Mumbai, Thane, Bandra, Chembur and Nahur from 1955 till 2014. The documents found reflected in the search report and our comments in respect thereof have been set out in Annexure "C" hereto.

M. PUBLIC NOTICE

CG had issued public notices in the Mumbai Editions of the Times of India (English) and Maharashtra Times (Marathi) on 15th September, 2014. We have relied upon the declaration of CG that save and except the objection dated 16th September, 2014 received from Tata Power Company Limited no other objections have been received to the aforesaid public notices issued by CG. As per the Architect's Certificate, the land parcel referred to in the objection does not form part of the said Land.

DA

WADIA GHANDY & CO.

N. SITE STATUS

1. कार्यालय has declared that presently there are 2 (two) structures on the said Land being (i) building known as "Aryabhata", which was being used as the global research and development centre of CG, comprising ground + 2 upper floors and admeasuring 5039.12 square meters of built-up area and located on the said Land ("Aryabhata"); and (ii) a bungalow, being a ground floor structure admeasuring 749.6 square meters and located on the said Land ("Bungalow").
2. We have perused a copy of the Full Occupation Certificate dated 13th August, 2010 for Aryabhata issued by MCGM bearing reference number CHE/645/BPES/AS.
3. CG has also declared that all the employees of CG at Aryabhata have vacated the premises and that CG has discontinued all activities therein. Aryabhata is therefore in a vacant condition.
4. CG has declared that the Bungalow which was being used as a guest house by CG and it has ceased to use the same as a guest house. The Bungalow is vacant.

O. CONCLUSION

Subject to what is mentioned above, we are of the view that CG is the owner of the Freehold Land and lessee of the Leasehold Land (on the terms and conditions as mentioned in First Sub-Lease and the Second Sub-Lease) and its title thereto is clear and marketable.



Dated this 14th day of October 2014

For Wadia Ghandy & Co.

D. Ghandy

Partner

करल - १		
१८४०	७३	२००
२०१८		

WADIA GHANDY & CO.

Annexure "A"

(List of Original Documents Inspected)

1. Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society Limited a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (therein referred to as "the Society" and hereinafter referred to as "the Kanjur Society") and Sitaram Shridhar Kale (therein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957
2. Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjiwana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957.

DX



WADIA GHANDY & Co.

Annexure "B"

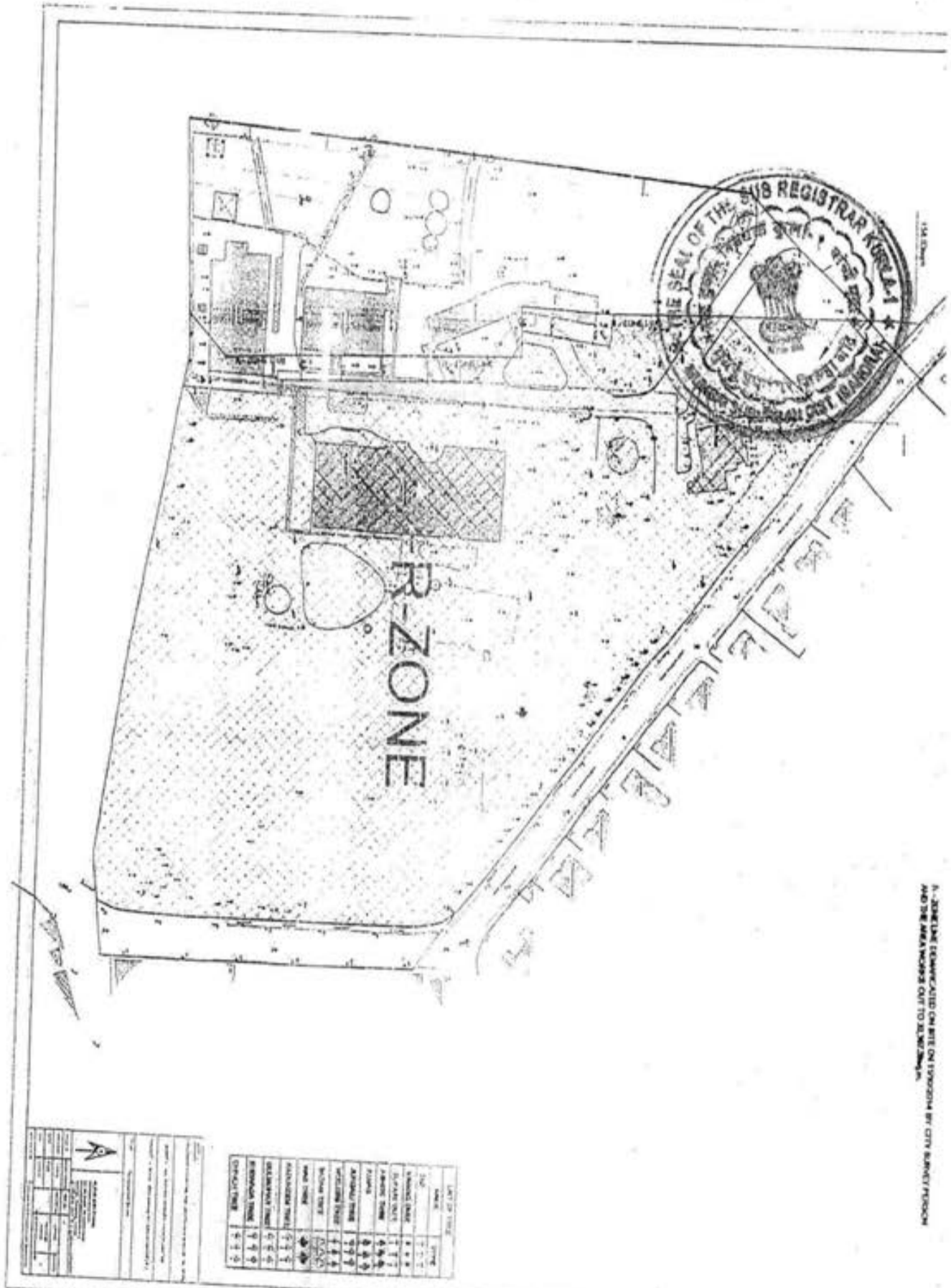
(Plan)

कपल = १		
१५४०	१०४	३००
२०१६		



करल - १		
१५४०	७५	३००
२०१६		

ANNEXURE "B"



ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO BE TAKEN AS PER THE ORIGINAL RECORDS OF THE SURVEY AND THE AREA SHOWN ON THIS PLAN IS TO BE TAKEN AS PER THE ORIGINAL RECORDS OF THE SURVEY.

DA

WADIA GHANDY & CO.

करल - १		Annexure "C"
(Documents reflected in the Search report.)		
१६३०	१०६३००	
1. Second Sub-Lease (please refer to D.(2) in the main body of this report);		
३०९६		
2. Indenture of Conveyance and Assignment (please refer to C.(1) and D.(3) in the main body of this report);		

3. Indenture dated 21st November 1957 executed between Sir Purshotandas Thakurdas Knight, Ardeshir Darabshaw Khroff (the Trustees therein) and The Andhra Valley Power Supply Company Limited (the Company therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 574 of 1958 whereby the Trustees have reconveyed to the Company therein land bearing the following Khot private survey nos.:-

Survey No.	Pot. No.	Falni No.	Area		
			A.	G.	Ac.
43	1	--	0	3	1
43	3	--	0	3	4
49	4	--	0	1	1
	1	--	0	4	4
44	2	--	0	1	8
44	3	--	0	0	9
44	4	--	0	5	4
44	5	--	0	39	7
44	6	--	0	4	8
45	3	--	0	0	18
45	4	--	0	1	0
49	6	--	0	0	4
51	3	--	0	0	8
51	4	--	0	0	12
Total Area			1	26	2

D.A.

करल - १		
१६४०	७५५	३००
२०१६		

WADIA GHANDY & CO.

As per the Architect's Certificate, the above land parcels do not form part of the said Land.

4. Indenture dated 20th January 1958 executed between The Andhra Valley Power Supply Company Limited (the Vendor therein) and The Kanjur Co-operative Housing Society Limited (the Purchaser therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1695 of 1958, the Vendor therein sold the following land parcels bearing the following Khot private survey nos. to the Purchaser therein.

Survey No.	Pot No.	Falni No.	
43	1	--	
43	3	--	
43	4	--	
44	1	--	0-4-4
44	2	--	0-1-8
44	3	--	0-0-9
44	4	--	0-5-4
44	5	--	0-39-7
44	6	--	0-4-3
45	3	--	0-0-18
45	4	--	0-1-0
49	6	--	0-0-4
51	3	--	0-0-8
51	4	--	0-0-18
Total Area			1-26-2



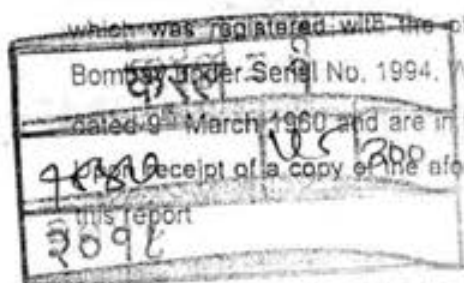
As per the Architect's Certificate, the above land parcels do not form part of the said Land.

5. Declaration dated 15th November 1960 by Kanjur Society, registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 9061 of 1960, declaring that it will abide by the terms and conditions on which the layout would be approved by the Municipal Commissioner for Greater Mumbai.

DA

VADIA GHANDY & CO.

This letter replaces clause 10 of the original Agreement dated 9th March 1960 which was registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1994. We have not perused a copy of the agreement dated 9th March 1960 and are in the process of obtaining a copy of the same. Upon receipt of a copy of the aforesaid agreement, we will, if required, update this report.



6. Deed of Mortgage dated 7th October 1968 bearing registration number 3537 of 1968 executed by CG. We have not perused a copy of this deed of mortgage and have made an application for obtainment of the same. CG has declared that there are no mortgages on the said Land. Further, the search at the registrar of companies does not reflect this mortgage.
7. Deed of Undertaking dated 26th July 1980 executed by CG in favour of BMC bearing registration number 1813/1989. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.
8. Deed of Undertaking dated 24th April 1990 executed by CG in favour of BMC bearing registration number 2110/1990. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.
9. Deed of Undertaking dated 11th November 1991 executed by CG in favour of BMC bearing registration number 5532/1991. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or

D.A.

करल - १		
१५४०	१०९	३००
२०१६		

WADIA GHANDY & CO.

title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.

10. Deed of Undertaking dated 25th May 1996 executed by CG in favour of BMC bearing registration number 2422/1996. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.
11. Deed of Undertaking dated 9th March 2001 executed by CG in favour of BMC bearing registration number 1045/2001. We have not perused a copy of this deed of undertaking and have made an application for the same. CG has declared, based on the information received by it from M/s. Consultants Combine, that this undertaking was submitted to BMC during the course of construction and does not affect the sale, transfer, development or title to the said Land. Upon receipt of a copy of the aforesaid undertaking, we will, if required, update this report.



DA

कारल = ०	
१८४०	८० ३००
२०१६	



करल - १		
१८६	१९	३००
२०१६		



WADIA GHANDY & CO.

ADVOCATES, SOLICITORS & NOTARY

N.M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400001, India.
 Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 5784, +91 22 2267 0226
 General e-mail: info@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

NUDDA/10076/11869/2014

17th October, 2014

SUPPLEMENTARY TITLE REPORT

EVIE REAL ESTATE PRIVATE LIMITED
 4th Floor, Opp. Sion Chunabhatti Signal,
 Off. Eastern Express Highway,
 Sion East,
 Mumbai - 400 022

Attn: MR. SUBODH RUNWAL



Re: Our Title Report dated 14th October, 2014 bearing reference number NUDDA/10076/9850/2014 ("Title Report") in respect of all those pieces and parcels of freehold and leasehold land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3 (part) and 1009 (part) admeasuring 32,387.59 square meters of Village Kanjur, Taluka Mulund, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("the said Land")

1. We refer to the Title Report issued by us at the instructions of our client, Evie Real Estate Private Limited ("Evie") (a company incorporated under the provisions of the Companies Act, 1956 and having its corporate office at 4th Floor, Opp. Sion Chunabhatti Signal, Off. Eastern Express Highway, Sion East, Mumbai 400 022).
2. We have been instructed by our client to update the Title Report for the limited purpose of recording certain documents (made available to us by our client) executed after the date of issuance of the Title Report.
3. With respect to this Supplementary Title Report, we would like to clarify the following:
 - (a) We have only perused copies of the documents referred to in the body of this supplementary title report as made available to us by our client. We have not issued any requisitions on our client.

D.A.

WADIA GHANDY & CO.

(b) This Report necessarily depends on the documents furnished to us and the information provided to us during the course of our discussions being true, complete and accurate, which we have assumed to be the case;

(c) We have not conducted fresh searches at the Office of the Sub-Registrar of Assurances, Mumbai, the office of the Collector and the Registrar of Companies;

(d) We have not issued any fresh public notice; and

(e) This Report has been prepared in accordance with and is subject to the laws of India.

4. We have been informed by our client that, after the issuance of the Title Report, the following documents have been executed:-

(a) Indenture of Conveyance and Assignment dated 17th October 2014 executed by and between Crompton Greaves Limited ("CG") and Evie and registered with the office of the Sub-Registrar of Assurances at Kurla and in Serial No. 9377 of 2014 (the Indenture of Conveyance and Assignment) whereby CG has sold, transferred, conveyed, granted and assigned unto and in favour of Evie the said Land for the consideration and on the terms and conditions more particularly stated therein;

(b) Possession letter dated 17th October 2014 executed by CG in favour of Evie, whereby CG has confirmed handing over quiet, vacant and peaceful possession of the said Land to Evie;

(c) Power of Attorney dated 17th October 2014 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. 9378 of 2014 pursuant where to CG has authorized Evie to undertake various acts, deeds, matters and things specified therein in respect of the said Land;

(d) Other supplementary documents being declaration-cum-indemnity and intimation letters were also executed along with the execution of the Indenture of Conveyance and Assignment;

D.A.

करल - १	
१२४४	८३ ३००
२०१८	

WADIA GHANDY & Co.

B. CONCLUSION

Subject to what is mentioned in the Title Report and hereinabove, we are of the view that Evie is, pursuant to the Indenture of Conveyance and Assignment, the owner of the Freehold Land and lessee of the Leasehold Land. However, the relevant revenue records will have to be updated to reflect the name of Evie as the owner of the Freehold Land and lessee of the Leasehold Land.

Date d this 17th day of October 2014

For Wadia Ghandy & Co.

D. Anshu
Partner



करल = १		
१५४७	८४	३००
३०१६		



करल - १

१८४०

१५

३००

२०१६



WADIA GHANDY & Co.

— ADVOCATES, SOLICITORS & NOTARY —

N. M. Wadia Buildings, 123, Mahatma Gandhi Road, Mumbai - 400 001, India.

Tel: +91 22 2267 0669, +91 22 2271 5600 | Fax: +91 22 2267 6784, +91 22 2267 0226

General e-mail: contact@wadiaghandy.com | Personal e-mail: firstname.lastname@wadiaghandy.com

NUDDA/10076/ 9425/ 2015

20th October 2015

TITLE REPORT

To,

EVIE REAL ESTATE PRIVATE LIMITED
4th Floor, Opp. Sion Chunabhatti Signal
Off. Eastern Express Highway
Sion East
Mumbai 400 022

Attn. Mr. Subodh Runwal



Re: All those places and parcels of freehold and leasehold land bearing CTS Nos. 676, 1004, 1005, 1005/1, 1006, 1007, 1007/1-4, 1008, 1008/1, 1009, 1009/1-6, 1010, 1011, 1013(part), 1014(part), 1014/1-6, 1017, 1017/1-6, 1018 and 1018/1-9 admeasuring 1,47,593.9 square meters of Village Kanjur, Taluka Kurla, District Mumbai Suburban situated at Kanjur Marg (E), Mumbai - 400042 ("the said Larger Land")

AND

Re: All those pieces and parcels of land bearing CTS Nos. 1005(part), 1007(part), 1007/3(part) and 1009(part) and admeasuring 2,065.23 square metres ("Residential Land")

AND

Re: All those pieces and parcels of land bearing CTS Nos. 1005(part), 1007(part), 1007/3(part), 1007/4, 1009(part), 1009/5, 1009/6, 1010(part), 1013(part), 1014(part), 1014/1 to 1014/6, 1017, 1017/1 to 1017/6, 1018 and 1018/1 to 1018/9 admeasuring 51,133.22 square metres ("Industrial Land")

The Residential Land and the Industrial Land are collectively referred to as the said Land.

We have been requested by our client, Evie Real Estate Private Limited ("Evie") being a company incorporated under the provisions of the Companies Act, 1956 and having

D.A.

ADIA GHANDY & Co.

its corporate office at 4th Floor, Opp. Sion Chunabhatti Signal, Off. Eastern Express Highway, Sion East, Mumbai 400 022 to investigate the title of Evie to the said Land.

A.

9 STEERS

300

3096

With respect to the investigation of title to the said Land, we have undertaken the following steps:

1. Perused the original title deeds (a list whereof is set out in Annexure "A" hereto) with respect of the said Land.
2. Caused searches to be undertaken at the office of Sub-Registrar of Assurances for the period between 1955 and 2014 and 2014 to 2015.
3. Examined the property register cards with respect of the said Land, as per the details set out hereinbelow.
4. Caused searches to be undertaken at the Registrar of Companies ("ROC") for Crompton Greaves Limited ("CG"), as on 26th September, 2015.
5. Examined the Development Plan remarks dated 29th April 2014 and 28th November 2014 with respect to inter alia the said Land.
6. With respect to the facts which cannot be ascertained from the examination of public records, CG has furnished information in that regard and the same is also recorded in a separate Declaration dated 23rd October, 2015 given by CG and we have relied upon the same.
7. We have also relied on the declaration dated 29th October given by Evie.
8. We have relied upon the certificate dated 19th October, 2015 issued by Consultants Combine, Technical Consultants (Architects) ("Architect Certificata").
9. Issued public notices dated 29th September, 2015 with respect to, inter alia, the said Land.

D.A.

करल - १		
५५४७	८७	३००
२०१६		

WADIA GHANDY & CO.

B. DISCLAIMERS

1. We have, at the Instructions of our client, conducted a title investigation of the said Land for the purpose of issuing this Report. It is expressly clarified that this Report is restricted only to ascertain the title and the nature of rights of Evie to the said Land and does not address any other Issue.
2. This Report necessarily depends on the documents furnished to us during the course of our discussions and responses to our requisitions, being true, complete and accurate.
3. For the purpose of this Report, we have through our search clerk, conducted searches at the Office of the Sub-Registrar of Assurances, Mumbai. However, searches at the office of the Sub-Registrar of Assurances are subject to the availability of records and also to records being torn and mutilated.
4. For the purpose of this Report, we have also caused searches to be conducted of the records of the Registrar of Companies as specified hereinbelow. However, searches of the records of the Registrar of Companies are subject to the availability of records on the date of inspection.
5. We have not formed any opinion on the approvals and sanctions granted/required from the concerned authorities for the development or construction on the said Land or any part thereof.
6. This Report has been prepared in accordance with and is subject to the laws of India.



CHAIN OF TITLE WITH RESPECT TO THE SAID LAND

We have taken the year 1957 as the root of title for the purpose of investigation of title to the said Land.

C. FREEHOLD LAND

1. By and under an Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society

D.A.

DIA GHANDY & CO.

Limited, a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (therein referred to as "the Society" and hereinafter referred to as "Kanjur Society"), Sitaram Shridhar Kale (therein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Private) Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957 ("the Indenture of Conveyance and Assignment"), the Kanjur Society sold, transferred, conveyed and assigned unto and in favour of CG land admeasuring 1,01,893.75 square yards equivalent to approximately 85,183.175 square meters and more particularly described in the First and Second Schedules thereunder written and on the terms and conditions more particularly stated therein ("Freehold Land").

D. LEASEHOLD LAND

1. By and under an Indenture of Sub-lease dated 26th August 1957 ("the First Sub-Lease") executed by and between Sir Mahomed Yusuf Khot., (therein and hereinafter referred to as "the Sub-Lessor") of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1339 of 1957, the Sub-Lessor has assigned, unto Kanjur Society, land admeasuring 76,625.50 square yards equivalent to approximately 64,058.918 square meters and more particularly described in the Second and Third Schedules thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land A"). The Leasehold Land A was appropriated within the meaning of the Salsette Estates (Land Revenue Exemption Abolition) Act, 1951 ("the said Act"). Under the First Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land A.
2. By and under an Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957 ("the Second Sub-Lease") the Sub-Lessor has assigned, unto Kanjur Society, land

D.A.

करल - १		
१५४०	१९	३००
२०१६		

WADIA GHANDY & CO.

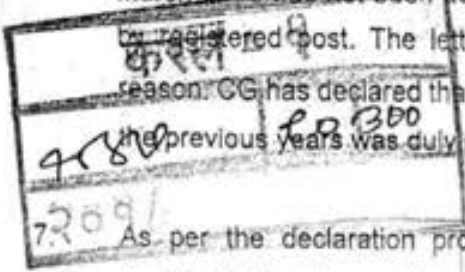
admeasuring ६३,६०६.६० square yards equivalent to approximately ५४,६२२.९० square meters and more particularly described in the Second Schedule thereunder written, on the terms and conditions more particularly stated therein ("Leasehold Land B"). The Leasehold Land B was appropriated within the meaning of the said Act. Under the Second Sub-Lease, there are no restrictions on transfer or assignment of the Leasehold Land B. The Leasehold Land A and the Leasehold Land B shall, collectively, be referred to as the "Larger Leasehold Land".

3. By and under the Indenture of Conveyance and Assignment, the Keshavn Society assigned unto and in favour of CG, a portion of the Larger Leasehold Land admeasuring ७६,६२५.६ square yards equivalent to ६४,०६६.९१८ square meters and more particularly described in the Third Schedule thereunder written, on terms and conditions more particularly stated therein ("CG Leasehold Land").
4. The said Act came into force and the provisions of the said Act were made applicable to the Village of Kanjur from 1st March 1952. The Village of Kanjur is specified in the Schedule to the said Act and hence the village of Kanjur is an estate as defined under the said Act. On a reading of the provisions of Section 4(b) of the said Act, it appears that the intention of the said Act was to revert to the Government such waste lands, as originally vested in the estate-holder (as defined in the said Act) which were not appropriated or brought under cultivation before 14th August 1951 by such estate-holder. In the present case, as mentioned above, as the Larger Leasehold Land was appropriated land within the meaning of the said Act, the same continued to be vested in the Sub-Lessor.
5. Therefore, in light of what is stated above, CG became entitled to the Freehold Land and CG Leasehold Land, on the terms and conditions mentioned in the Indenture of Conveyance and Assignment. We have perused a copy of the fresh certificate of incorporation dated 2nd August 1966 issued by the Office of the Registrar of Companies which records that the name of Crompton Parkinson (Works) Limited had been change to Crompton Greaves Limited.
6. CG has declared that, to the best of its knowledge, no breach has been committed by CG of the terms and conditions of the First Sub-Lease or the Second Sub-Lease and no notice of default or termination has been received by CG from the Sub-Lessor (or its successors-in-title). CG has also declared that

D.A.

ADIA GHANDY & CO.

the rent for the financial years ending 31st March 2013, 31st March 2014 and 31st March 2015 has not been accepted by the Sub-Lessor and was therefore sent by registered post. The letters were returned to CG, without assigning any reason. CG has declared that, other than as mentioned above herein, rent for all the previous years was duly paid and accepted by the Sub-Lessor.



As per the declaration provided by CG and the Architect Certificate, the Residential Land comprises freehold land admeasuring 1,178.87 square metres and leasehold land admeasuring 886.36 square meters and the Industrial Land comprises freehold land admeasuring 21,959.67 square metres and leasehold land admeasuring 29,173.55 square meters.

8. By and under an Indenture of Conveyance and Assignment dated 27th October, 2014 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no.9732 of 2015, CG sold, transferred, conveyed and assigned to Evie the said Land, for the consideration and on the terms and conditions stated therein.
9. By and under a Power of Attorney dated 27th October, 2014 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9735 of 2015, CG has granted powers to Evie to do such acts, deeds matters and things as specified therein.

E. OTHER AGREEMENTS WITH RESPECT TO THE LARGER LAND

1. As per the Architect Certificate, a portion of the Larger Land admeasuring 4,280 square metres bearing CTS. Nos. 1005(part), 1007/3(part) and 1009(part) is under high power tension lines ("HT Lines Land").
2. By and under an Indenture dated 20th May 1958 executed between the Governor of Bombay (therein referred to as 'the Grantor' of the one part) and The Andhra Valley Power Supply Company Limited (therein referred to as 'the Company' of the other part) and registered with the office of the sub-registrar of assurances under serial no. 3822 of 1938 ("the said Indenture"), the Grantor therein granted, conveyed and transferred the land parcels more particularly described therein in favour of the Company therein, in the manner and on the terms and conditions mentioned therein.

D.A.

करल - १		
१८५७	१९	३००
२०१६		

WADIA GHANDY & CO.

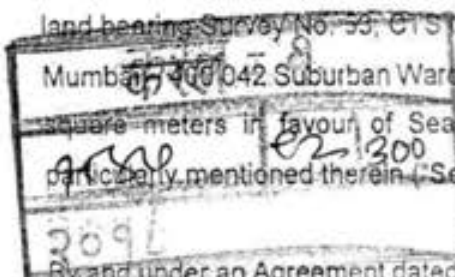
3. As per the declaration of CG and the Architect Certificate dated 19th October, 2015, the HT Lines Land forms part of the said Indenture but does not form a part of the said Land.
4. An Indenture dated 26th August 1957 was executed between Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] whereby an indemnity of title has been granted by Kanjur Society in favour of CG as specified therein in respect of a portion of the Larger Land as specified therein.
5. By and under an Indenture dated 27th April 1958 between the Kanjur Society and CG [then known as Crompton Parkinson (Works) Private Limited] registered with the office of the sub-registrar of assurances under serial no. of 1958, Kanjur Society has granted a covenant in favour of CG for benefit of title deeds as specified therein.
6. By and under a Railway Private Siding Agreement dated 24th January, 1992 executed between the President of India acting through the Central Railway Administration (therein and hereinafter referred to as "the Railway Administration") of the First Part and CG (therein referred to as the Applicant) of the Second Part, the Railway Administration agreed to construct, partly on the land of the Railway Administration and partly on the land of CG, a railway siding in the manner provided therein. In the notification dated 27th July 2010 issued by the Central Railway, it is recorded that with effect from 24th July 2010 the Crompton Greaves Limited siding served by Bhandup-Kanjurmarg on Mumbai division had been closed for all description of goods traffic. By and under a letter dated 9th April 2012 addressed by the Central Railway, Divisional Office to Ms. Priti Vyas, Deputy Manager, Crompton Greaves Limited, CG was informed that all permanent way materials such as tracks, wooden planks, weigh-bridge etc. of sidings within the premises of CG had to be removed by CG. On the basis of the declaration of CG and the Architect Certificate, the railway siding did not form part of the said Land.
7. By and under an Agreement dated 15th April, 2005 executed by and between CG (therein referred to as Vendors) of the First Part and Sea Lanes Shipping Services (therein referred to as Purchasers and hereinafter referred to as "Sea Lanes") of the Second Part and registered with the office of the Sub-Registrar of



D.A.

ADIA GHANDY & CO.

Assurances at Serial No. 2302 of 2005, CG has sold, transferred and assigned land bearing Survey No. 53, CTS No. 1013 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1,72,918 square meters in favour of Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Freehold Land Agreement").



8. By and under an Agreement dated 15th April, 2005 executed by and between CG (therein referred to as the Assignors) of the First Part and Sea Lanes (therein referred to as Sub-Lessees) of the Second Part and registered with the office of the Sub-Registrar of Assurances at Serial No. 2303 of 2005, CG has assigned land bearing Survey No. 53, CTS No. 1014 (Part), Village Kanjur, Kanjur (East), Mumbai - 400 042 Suburban Ward No. S admeasuring approximately 1090.919 square meters to Sea Lanes on the terms and conditions more particularly mentioned therein ("Sea Lanes Leasehold Agreement"). By and under the Sea Lanes Freehold Agreement and Sea Lanes Leasehold Agreement land collectively admeasuring 2263.837 square meters has been sold or assigned, as the case may be to Sea Lanes ("Sea Lane Land").
9. On the basis of the declaration of CG and the Architect Certificate, the Sea Lanes Land does not form part of the said Land.
10. By and under a Leave and License Agreement dated 20th December 2013 executed between CG (therein referred to as the Licensor of the First Part) and Axis Bank Limited (therein referred to as the Licensee of the Other Part), CG had granted in favour of the Axis bank Limited a license to use and occupy a portion of the building constructed on plot bearing CTS No. 1014 in the Kanjur Marg Area, Mumbai 40042 in the manner and on the terms and conditions mentioned therein. The aforesaid Leave and License Agreement mentions that the license period was 24 (twenty four) months commencing from 1st July 2013 till 30th June 2015.
11. By and under an Indenture of Conveyance and Assignment dated 17th October, 2014 executed between CG and Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9377 of 2014, CG sold, transferred, conveyed and assigned to Evie a portion of the Larger Land being all that piece or parcel of land bearing CTS Nos. 1004, 1005(part), 1005/1, 1006, 1007/3 (part) and 1009 (part) admeasuring 32,387.59 square meters ("First Land") together



D.A.

करल - १		
१५४६	६३	३००
२०१६		

WADIA GHANDY & CO.

with all the buildings and structures standing thereon, for the consideration and on the terms and conditions stated therein ("Evie Conveyance and Assignment").

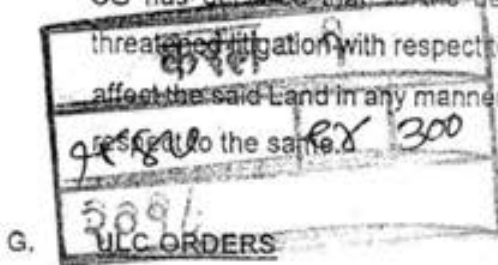
12. By and under a Power of Attorney dated 17th October, 2014 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under serial no. 9378 of 2014, CG has granted powers to Evie to do such acts, deeds matters and things as specified therein.
13. By and under a Unilateral Deed of Mortgage dated 18th October 2014 ("Evie Mortgage") executed by Evie in favour of Housing Development Finance Corporation Limited ("HDFC Limited") and registered with the office of the sub-registrar of assurances under serial no. 9611 of 2014 read with the Deed of Confirmation ("Deed of Confirmation") dated 24th November 2014 executed by Evie in favour of HDFC Limited and registered with the office of the sub-registrar of assurances under serial no. 11141 of 2014, Evie has created a mortgage on, inter alia, the First Land, in the manner and on the terms and conditions mentioned therein. Evie has declared that the Evie Mortgage does not pertain to the said Land.
14. By and under a Power of Attorney dated 17th July, 2015 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. 7766 of 2015, CG has granted powers to Evie to do the acts, deeds matters and things as set out therein in relation to, inter-alia, the said Land.
15. By and under a Power of Attorney dated 17th July, 2015 executed by CG in favour of Evie and registered with the office of the Sub-Registrar of Assurances under Serial No. 7766 of 2015, CG has granted powers to the Purchaser to do such acts, deeds matters and things in relation to the Larger Land in the manner and on the terms and conditions stated therein.
16. By and under an Indenture of Lease dated 21st October 2015 executed between The Tata Power Company Limited ("Tata Power") and Evie and registered with the office of the sub-registrar of assurances under Serial No. 9624 of 2015, Tata Power has granted Evie a lease and demise of the HT Lines Land, for the term, the consideration and in the manner provided therein.

F. LITIGATION

DA

ADIA GHANDY & CO.

CG has declared that to the best of its knowledge, there is no pending or threatened litigation with respect to the said Land and/or against CG, which may affect the said Land in any manner. We have relied on the declaration of CG with respect to the same.



G.

1. The following orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 ("ULC Act") with respect to the said Land: -

a. By and under an order dated 3rd January 1978 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted exemption to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the 'Industrial Zone' (of which the Industrial Land is a part) in the manner and on the terms and conditions mentioned therein (the First Industrial Land Order). Under the First Industrial Land Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.



By and under an order dated 6th August 1979 passed by the Directorate of Industries in favour of CG under section 20 of the ULC Act, the Directorate of Industries granted further exemptions to CG under section 20(1) of the ULC Act in respect of the lands held by CG out of the said Larger Land falling within the 'Industrial Zone' (of which the Industrial Land is a part) in the manner and on the terms and conditions mentioned therein (the Second Industrial Land Order). Under the Second Industrial Land Order, CG could transfer the land exempted therein only with the prior permission of the State Government in the manner provided therein.

c. By and under an order dated 30th December 1993 passed by the Government of Maharashtra, Housing and Special Assistance Department in favour of CG, the Government of Maharashtra, Housing and Special Assistance Department granted exemption to CG under section 20 (1) of the ULC Act for construction of various works as

D.A.

करल - १		
७४६	९५	३००
२०१६		

WADIA GHANDY & CO.

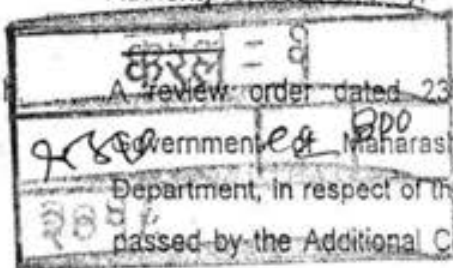
specified therein ("Original Residential Land Order") in respect of the lands held by CG in the 'Residential Zone' (of which the Residential Land is a part), on the terms and conditions as stated therein. A corrigendum dated 6th October 1998 ("the Corrigendum") was issued by the Government of Maharashtra, Housing and Special Assistance Department to the Original Residential Land Order pursuant where to certain amendments were made to the Original Residential Land Order as specified therein, on the terms and conditions as stated therein. The Original Residential Land Order and the Corrigendum are hereinafter collectively referred to as "the Residential Land Orders".

- d. Pursuant to a statement filed by CG under section 6 of the ULC Act, by and under an order dated 6th August 1999 passed by the Additional Collector and Competent Authority, ULC Act (the Competent Authority) in respect of, inter-alia, the said Land, an area measuring 3,603.47 square metres was declared as surplus vacant land ("Surplus Vacant Land") for the reasons mentioned therein ("the 8(4) Order");
- e. Thereafter, correspondence was exchanged between CG and Joint Director of Industries, the Competent Authority and the Urban Development Department, Government of Maharashtra with respect to the Surplus Vacant Land under the 8(4) Order;
- f. A notification dated 30th May 2005 was issued by the Government of Maharashtra stating that the Surplus Vacant Land vested with the Government of Maharashtra with effect from 6th June 2005. A notice dated 6th October 2006 was issued by the Government of Maharashtra under section 10(5) of the ULC Act, wherein the Government of Maharashtra called upon CG to surrender the Surplus Vacant Land to the City Survey officer on 6th November 2006;
- g. Pursuant to the aforesaid notice dated 6th October 2006 issued by the Government of Maharashtra, CG filed an appeal under section 33 of the ULC Act before the Additional Commissioner, Konkan Division, Mumbai. By and under an order dated 30th November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai, the appeal filed by CG was partly allowed and the proceedings under section 10 of the ULC



DA

Act were set aside and the matter was remanded to the Competent Authority for fresh enquiry;



A review order dated 23rd November 2007 was passed by the Government of Maharashtra, through the Urban Development Department, in respect of the aforesaid order dated 6th November 2006 passed by the Additional Commissioner, Konkan Division, Mumbai. In

this order, it was inter-alia held that the action taken under section 10 of the ULC Act would stand cancelled if exemption was granted to the Surplus Vacant Land by the Directorate of Industries and if the exemption was denied then action under section 10(3) of the ULC Act would be confirmed. The Directorate of Industries was directed to take a decision within 8 (eight) days;

- i. By and under a letter dated 11th June 2008 addressed by the Directorate of Industries to the Competent Authority, the Directorate of Industries requested the Competent Authority to send its revised order in light of the order dated 23rd November 2007 passed by the Government of



and under an order dated 11th September 2008 addressed by the Competent Authority to the Deputy Director of Industries, Directorate of Industries, the Competent Authority observed that the aggregate land area to the name of CG was only 1,39,899.88 square metres of which 34,526 square metres was in the residential zone and if from this area, the area which had been exempted i.e. area of setback, nalla setback, Tata power and area relating to construction and permissible area were deducted then there was no surplus area. Table 1 to this order provided the calculation with respect to the aforesaid 34,526 square metres within the residential zone. It was also observed that the aggregate area in the industrial zone was 1,05,373.89 and that the surplus area in the industrial zone was also nil after deduction of area under construction, road setback, Tata Power land, nalla setback etc. Table 2 to this order provided the calculation with respect to the aforesaid 1,05,373.89 square metres in the industrial zone. It was observed that after taking into account the calculation mentioned therein, there was no surplus area.

DA

करल - १		
५५४७	६७	३००
२०१६		

WADIA GHANDY & CO

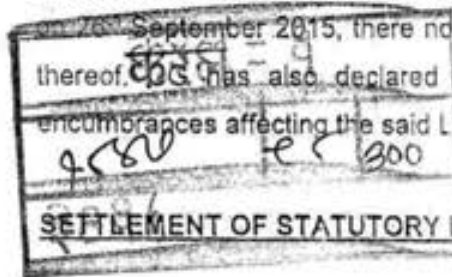
- k. By and under a letter dated 19th December 2008 addressed by the Directorate of Industries to the Urban Development Department, it was mentioned that as per the report of the Competent Authority, as the surplus vacant land was 'nil' action for issuing exemption order under section 20 of the ULC Act could not be taken;
- l. By and under an order dated 1st January 2009 passed by the Competent Authority, the notification issued under section 10(3) of the ULC Act and the notice under section 10(5) of the ULC Act in respect of the said Vacant Land were cancelled.
- m. Neither the 8(4) Order nor the order dated 11th September 2008 recorded any breach of the terms and conditions of the First Industrial Land Order, the Second Industrial Land Order or Residential Land Orders. CG has further declared that, to the best of its knowledge, it has not received any notice under the ULC Act pertaining to or alleging breach of the Residential Land Orders or the First Industrial exemption Order or the Second Industrial Exemption Order.
- n. There is no specific restriction on the sale of the Residential Land in the Original Residential Land Order read with the Corrigendum; however necessary permissions will have to be obtained from the competent authority under the ULC Act for the development and/or change of use of the said Land.
- o. Further, the order dated 11th September 2008 held/observed that there was no surplus vacant land in respect of the land within the industrial zone admeasuring 1,05,373.89 square metres.
- p. There are no entries on the property register cards of the said Land reflecting any restriction on the sale of the said Land in pursuance of the ULC Act.

H. ROC SEARCHES

DA

ADIA GHANDY & Co.

As per the search conducted at the website of the Ministry of Corporate Affairs September 2015, there are no charges affecting the said Land or any part thereof. CG has also declared that there are no mortgages, charges or encumbrances affecting the said Land or any part thereof.



I. **SETTLEMENT OF STATUTORY LIABILITIES**

CG has declared that for the financial years ending 31st March 2014 and 31st March 2015, in accordance with the general directions given by the High Court of Mumbai as regards the Capital Value System of Property Tax, CG has paid only 50% of the property taxes raised by MCGM. CG has also declared that for the financial year 31st March 2016, CG has, in accordance with the general directions given by the High Court of Mumbai as regards the Capital Value System of Property Tax, paid 50% of the property taxes raised by MCGM till 30th September 2015. CG has also declared that all other statutory dues that are due and payable have been duly and fully paid and any dues, found to be pending with respect to the said Land, will be paid and settled by CG.

J. **REVENUE RECORDS**

1. As per the Architect Certificate, the said Land bears the following City Survey Numbers with the following areas: -



Sr. No.	City Survey Number	Area (in square metres)
1.	1005 (Part)	3.11
2.	1007 (Part)	28.37
3.	1007/3 (Part)	854.68
4.	1009 (Part)	1178.87
	Total	2055.23

(b) **Industrial Land**

Sr. No.	City Survey Number	Area (in square metres)
1.	1005 (Part)	315.54
2.	1007 (Part)	852.78

D.A.

करल - १		
१८४०	ए१	३००
२०१८		

WADIA GHANDY & Co.

3.	1007/3 (Part)	8962.48
4.	1007/4	42.5
5.	1009 (Part)	15998.57
6.	1009/5	32.80
7.	1009/6	1279.10
8.	1010 (Part)	2249.55
9.	1013 (Part)	3439.90
10.	1014 (Part)	14501.40
11.	1014/1	29.20
12.	1014/2	29.20
13.	1014/3	29.20
14.	1014/4	29.20
15.	1014/5	47.20
16.	1014/6	9.0
17.	1017	1056.70
18.	1017/1	29.20
19.	1017/2	29.20
20.	1017/3	29.20
21.	1017/4	23.70
22.	1017/5	29.20
23.	1017/6	12.10
24.	1018	1232.80
25.	1018/1	17.10
26.	1018/2	29.20
27.	1018/3	29.20
28.	1018/4	45.70
29.	1018/5	29.20
30.	1018/6	29.20
31.	1018/7	29.20
32.	1018/8	29.20
33.	1018/9	5.50
	Total	51,133.22

2. Cadastral Survey No. 1005

D.A.

ADIA GHANDY & CO.

The Property Register Card ("PR Card") in respect of Cadastral Survey No. 1005 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,212.1 square meters. The Class of holding is mentioned as 'C'.

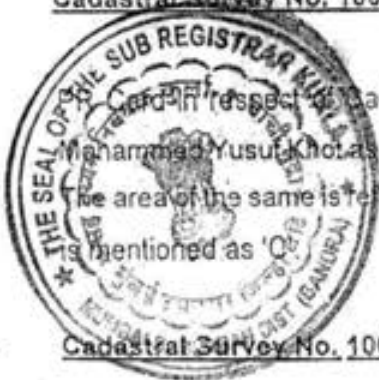
करल - १	
3.	Cadastral Survey No. 1007
4880	1900
20 PR Card in respect of Cadastral Survey No. 1007 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,837.4 square meters. The Class of holding is mentioned as 'C'.	

4. Cadastral Survey No. 1009

The PR Card in respect of Cadastral Survey No. 1009 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,13,669.5 square meters. The Class of holding is mentioned as 'C'.

5. Cadastral Survey No. 1007/3

PR Card in respect of Cadastral Survey No. 1007/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 4,837.4 square meters. The Class of holding is mentioned as 'C'.

6. Cadastral Survey No. 1007/4

PR Card in respect of Cadastral Survey No. 1007/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee. The area of the same is reflected as 42.5 square meters. The Class of holding is mentioned as 'C'.

7. Cadastral Survey No. 1009/5

The PR Card in respect of Cadastral Survey No. 1009/5 reflects the name of CG as the current holder of this land and the area of the same is reflected as 32.8 square meters. The Class of holding is mentioned as 'C'.

DA

9

करल - १		
७८४०	१०१	३००
२०१६		

WADIA GHANDY & Co.

8. Cadastral Survey No. 1009/6

The PR Card in respect of Cadastral Survey No. 1009/6 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,279.1 square meters. The Class of holding is mentioned as 'C'.

9. Cadastral Survey No. 1010

The PR Card in respect of Cadastral Survey No. 1010 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 1,279.1 square meters. The Class of holding is mentioned as 'C'.

10. Cadastral Survey No. 1013

The PR Card in respect of Cadastral Survey No. 1013 reflects the name of CG as the current holder of this land and the area of the same is reflected as 1,279.1 square meters. The Class of holding is mentioned as 'C'.

11. Cadastral Survey No. 1014

The PR Card in respect of Cadastral Survey No. 1014 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 16,900.6 square meters. The Class of holding is mentioned as 'C'.

12. Cadastral Survey No. 1014/1

The PR Card in respect of Cadastral Survey No. 1014/1 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

13. Cadastral Survey No. 1014/2

The PR Card in respect of Cadastral Survey No. 1014/2 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee



D.A.

ADIA GHANDY & CO.

of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

14.

Cadastral Survey No. 1014/3

The PR Card in respect of Cadastral Survey No. 1014/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

15. Cadastral Survey No. 1014/4

The PR Card in respect of Cadastral Survey No. 1014/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

16. Cadastral Survey No. 1014/5

The PR Card in respect of Cadastral Survey No. 1014/5 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 47.2 square meters. The Class of holding is mentioned as 'C'.

17. Cadastral Survey No. 1014/6

The PR Card in respect of Cadastral Survey No. 1014/6 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 2.0 square meters. The Class of holding is mentioned as 'C'.

18. Cadastral Survey No. 1017

The PR Card in respect of Cadastral Survey No. 1017 reflects the name of CG as the current holder of this land and the area of the same is reflected as 9,38.4 square meters. The Class of holding is mentioned as 'C'.

D.A.

करल - ९		
१५४०	१०३	३००
२०९६		

WADIA GHANDY & CO.

19. Cadastral Survey No. 1017/1

The PR Card in respect of Cadastral Survey No. 1017/1 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

20. Cadastral Survey No. 1017/2

The PR Card in respect of Cadastral Survey No. 1017/2 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

21. Cadastral Survey No. 1017/3

The PR Card in respect of Cadastral Survey No. 1017/3 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



22. Cadastral Survey No. 1017/4

The PR Card in respect of Cadastral Survey No. 1017/4 reflects the name of CG as the current holder of this land and the area of the same is reflected as 23.7 square meters. The Class of holding is mentioned as 'C'.

23. Cadastral Survey No. 1017/5

The PR Card in respect of Cadastral Survey No. 1017/5 reflects the name of CG as the current holder of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

24. Cadastral Survey No. 1017/6

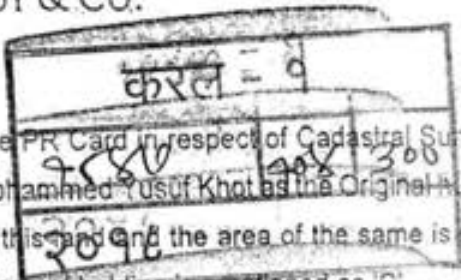
The PR Card in respect of Cadastral Survey No. 1017/6 reflects the name of CG as the current holder of this land and the area of the same is reflected as 12.1 square meters. The Class of holding is mentioned as 'C'.

25. Cadastral Survey No. 1018

D.A.

ADIA GHANDY & CO.

The PR Card in respect of Cadastral Survey No. 1018 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 922.5 square meters. The Class of holding is mentioned as 'C'.



26. Cadastral Survey No. 1018/1

The PR Card in respect of Cadastral Survey No. 1018/1 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 17.1 square meters. The Class of holding is mentioned as 'C'.

27. Cadastral Survey No. 1018/2

The PR Card in respect of Cadastral Survey No. 1018/2 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

28. Cadastral Survey No. 1018/3

The PR Card in respect of Cadastral Survey No. 1018/3 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



29. Cadastral Survey No. 1018/4

The PR Card in respect of Cadastral Survey No. 1018/4 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 45.7 square meters. The Class of holding is mentioned as 'C'.

30. Cadastral Survey No. 1018/5

D.A.

करल - ९		
१५६०	१०५	३००
२०९६		

WADIA GHANDY & CO.

The PR Card in respect of Cadastral Survey No. 1018/5 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

31. Cadastral Survey No. 1018/5

The PR Card in respect of Cadastral Survey No. 1018/6 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

32. Cadastral Survey No. 1018/7

The PR Card in respect of Cadastral Survey No. 1018/7 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.



33. Cadastral Survey No. 1018/8

The PR Card in respect of Cadastral Survey No. 1018/8 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 29.2 square meters. The Class of holding is mentioned as 'C'.

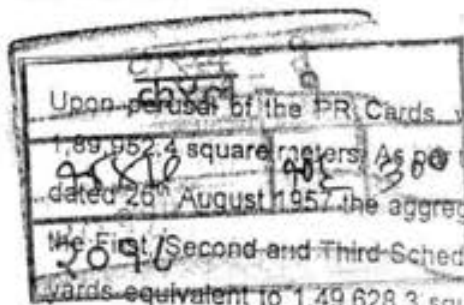
34. Cadastral Survey No. 1018/9

The PR Card in respect of Cadastral Survey No. 1018/9 reflects the name of Sir. Mohammed Yusuf Khot as the Original holder and the name of CG as the lessee of this land and the area of the same is reflected as 5.5 square meters. The Class of holding is mentioned as 'C'.

35. CG has declared that CG has handed over to the Municipal Corporation of Greater Mumbai a portion of the Larger Land affected by setback admeasuring 1,419.05 square metres and 582.2 square metres, aggregating to 2,001.2 square metres (hereinafter collectively referred to as the "Setback Portion"). CG has declared that the Setback Portion does not form part of the said Land.

D/A

36.



Upon perusal of the PR Cards we note that the area of the Larger Land is 1,89,952.4 square meters. As per the Indenture of Conveyance and Assignment dated 26th August 1957, the aggregate area of the Larger Land as mentioned in the First, Second and Third Schedules thereunder written was 1,78,954 square yards equivalent to 1,49,628.3 square metres. CG has declared that on actual survey the area of the Larger Land is approximately 1,47,593.9 square meters ("Revised Area"). CG has made an application dated 8th July 2014 for rectification of the PR Cards, which application is still pending. As per the Architect Certificate, the area of the Residential Land is 2,065.23 square metres and the area of the Industrial Land is 51,133.22 square metres, aggregating to 53,198.45 square metres.

K. DEVELOPMENT PLAN REMARK

1. We have perused a copy of the Development Plan Remark dated 29th April, 2014 bearing reference number CHE/50/DPES/S issued by the MCGM in respect of CTS Nos. 1004, 1005, 1006, 1007, 1007/2, 1007/3, 1008, 1009, 1009/1, 1010 and 1011 of Kanjur (East) Village forming part of the Larger Land ("First DP Remark"). As per the First DP Remark: -
 - (a) The land parcels specified therein are partly within the residential zone and partly within the special industrial (I3) zone and the demarcation is identified on the plan attached to the DP Remark in red colour.
 - (b) The land parcels mentioned therein are also affected by DP Road (12.2 metres) (2 nos.) and DP Road (27.45 metres).
 - (c) There is a central railway buffer zone of 30 metres;
 - (d) There are 2 Tata Power transmission lines.
2. We have perused a copy of the Development Plan Remark dated 29th April, 2014 bearing reference number CHE/51/DPES/S issued by the MCGM in respect of CTS Nos. 1013, 1014, 1017 and 1018 of Kanjur (East) Village forming part of the Larger Land ("Second DP Remark"). As per the Second DP Remark, the land

DA

करल - १		
१५६०	१५६	३००
२०१६		

WADIA GHANDY & CO.

parcels specified therein are within the special industrial (I3) zone and the demarcation is identified on the plan attached to the DP Remark.

3. We have perused a copy of the Development Plan Remark dated 26th November, 2014 bearing reference number CHE/719/DPES/S issued by the MCGM in respect of CTS Nos. 1006, 1004, 1005, 1007/3, 1009 and 1010 of Kanjur (East) Village forming part of the Larger Land ("Third DP Remark"). As per the Third DP Remark: -

- (a) The land parcels specified therein are partly within the residential zone and partly within the special industrial (I3) zone and the demarcation is identified on the plan attached to the DP Remark in red colour.
- (b) The land parcels mentioned therein are also affected by DP Road (12 metres) (2 nos.) and DP Road (27.45 metres).
- (c) There is a central railway buffer zone of 30 metres.
- (d) There are 2 Tata Power transmission lines.



4. The First DP Remark, the Second DP Remark and the Third DP Remark are valid for a period of 1 (one) year from the date of issue thereof.

L. SUB-REGISTRAR OF ASSURANCES

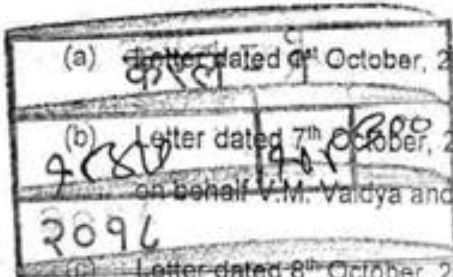
We have conducted a search at the office of the sub-registrar of assurances at Mumbai, Thane, Bandra, Chembur and Nahur from 1955 till 2014 and 2014 to 2015. The documents found reflected in the search report and our comments in respect thereof have been set out in Annexure "B" hereto.

M. PUBLIC NOTICE

We had issued public notices in the Mumbai Editions of the Times of India (English) and Maharashtra Times (Marathi) on 29th September, 2015 and in response to the same we have received the following objections ("the Objections"):

DA

ADIA GHANDY & CO.



- (a) Letter dated 6th October, 2015 addressed by Mr. Mohan Abaji Raut;
- (b) Letter dated 7th October, 2015 addressed by Advocate Mr. A. F. Kulkarni on behalf V.M. Valdy and 14 others
- (c) Letter dated 8th October, 2015 addressed by Sharad S. Kharat
- (d) Letter dated 9th October, 2015 addressed by S.S. Lotankar
- (e) Letter dated 9th October, 2015 addressed by Jagdish Sawant
- (f) Letter dated 9th October, 2015 addressed by Advocate Dheeraj S. Dwivedi on behalf of Mr. Gangaram Gundu Awdan.
- (g) Letter dated 10th October, 2015 addressed by Advocate A.P. Kulkarni on behalf of Sarva Shramik Sangathan and 320 others.
- (h) Letter dated 12th October, 2015 addressed by Mangesh Rajam to M/s. Wadia Ghandy & Co. and
- (i) Letter dated 14th October, 2015 addressed by Prashant Harish Chauhan on behalf of Mr. Julius Peter D'Mello.

CG has declared that the Objections do not affect either the title of CG to the said Land or any part thereof or its development in any manner whatsoever or the sale or transfer thereof.

N. CONCLUSION

Subject to what is mentioned above, we are of the view that Evie is the owner of freehold land admeasuring 23,138.54 square metres forming part of the said Land and the lessee of leasehold land admeasuring 30,059.91 square metres forming part of the said Land (on the terms and conditions as mentioned in First Sub-Lease and the Second Sub-Lease) and its title thereto is clear and marketable.

Dated this 29th day of October 2015

DA

करल - १		
१८४७	१०९	३००
२०९६		

WADIA GHANDY & Co.

For Wadia Ghandy & Co.

D. Ghandy
Partner



ADIA GHANDY & CO.

करल = १ Annexure "A"	
१८८०	(List of Original Documents)
३०९८	११० ३००

1. Indenture of Conveyance and Assignment dated 26th August, 1957 executed by and between the Kanjur Co-operative Housing Society Limited a society registered then under the provisions of the Bombay Co-operative Societies Act, 1925 of the First Part (therein referred to as "the Society" and hereinafter referred to as "the Kanjur Society") and Sitaram Shridhar Kale (therein referred to as the Confirming Party) of the Second Part and Crompton Parkinson (Works) Private Limited (now known as CG) and registered with the office of the Sub-Registrar of Assurances under Serial No. 1497 of 1957
2. Indenture of Sub-lease dated 26th August 1957 executed by and between the Sub-Lessor of the First Part, Phiroze Jehangir Meherjirana (therein referred to as the First Confirming Party) of the Second Part, Shripad Sitaram Datar (therein referred to as the Second Confirming Party) of the Third Part and the Kanjur Society of the Fourth Part, and registered with the office of the Sub-Registrar of Assurances under Serial No. 1341 of 1957



D.A.

करल - १		
१५६	१११	३००
२०१६		

WADIA GHANDY & CO.

Annexure "B"

(List of Documents in the Search Report)

1. Second Sub-Lease (please refer to D.(2) in the main body of this report);
2. Indenture of Conveyance and Assignment (please refer to C.(1) and D.(3) in the main body of this report);
3. Indenture dated 21st November 1957 executed between Sir Purshotamdas Thakurdas Knight, Ardeshir Darabshaw Shroff (the Trustees therein) and The Andhra Valley Power Supply Company Limited (the Company) registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 574 of 1958 whereby the Trustees have reconveyed to the Company therein land bearing the following Khot private survey nos.



Survey No.	Pot No.	Falni No.	Area	
			A.	G. As.
43	1	--	0	3-1
43	3	--	0	3-4
43	4	--	0	1-1
44	1	--	0	4-4
44	2	--	0	1-8
44	3	--	0	0-9
44	4	--	0	5-4
44	5	--	0	39-7
44	6	--	0	4-8
45	3	--	0	0-18
45	4	--	0	1-0
49	6	--	0	0-4
51	3	--	0	0-8
51	4	--	0	0-12
Total Area			1	26-2

DA:

ADIA GHANDY & CO.

करल = १

As per the Architect Certificate, the above land parcels do not form part of the

9840
Said Land. 992/300

2096

Indenture dated 20th January 1958 executed between The Andhra Valley Power Supply Company Limited (the Vendor therein) and The Kanjur Co-operative Housing Society Limited (the Purchaser therein) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1695 of 1958, the Vendor therein sold the following land parcels, bearing the following Khot private survey nos. to the Purchaser therein:

Survey No.	Pot No.	Falni No.	Area	
			A. G.	As.
43	1	--	0-3-1	
43	3	--	0-3-4	
43	4	--	0-1-1	
44	1	--	0-4-4	
44	2	--	0-1-8	
44	3	--	0-0-9	
44	4	--	0-5-4	
44	5	--	0-39-7	
44	8	--	0-4-8	
45	3	--	0-0-18	
46	4	--	0-1-0	
49	6	--	0-0-4	
51	3	--	0-0-8	
51	4	--	0-0-18	
Total Area			1-26-2	

As per the Architect Certificate, the above land parcels do not form part of the said Land.

5. Declaration dated 15th November 1960 by Kanjur Society, registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 9061 of 1960, declaring that it will abide by the terms and conditions on which the layout would be approved by the Municipal Commissioner for Greater Mumbai. This letter replaces clause 10 of the original Agreement dated 9th March 1960 which

DA

करल - १		
१८४०	११३	३००
२०१६		

WADIA GHANDY & Co.

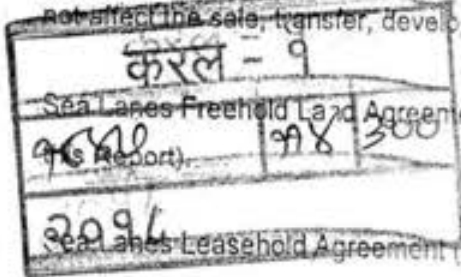
was registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 1994. We have not been provided with or able to procure a copy of the agreement dated 6th March 1960.

6. Deed of Mortgage dated 7th October 1968 bearing registration number 3537 of 1968 executed by CG. We have not been provided with or able to procure a copy of this deed of mortgage. CG has declared that there are no mortgages on the said Land. Further, the search at the registrar of companies does not reflect this mortgage.
7. Deed of Undertaking dated 26th July 1988 executed by CG in favour of BMC bearing registration number 1813/1988. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.
8. Deed of Undertaking dated 24th April 1990 executed by CG in favour of BMC bearing registration number 2112/1990. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.
9. Deed of Undertaking dated 11th November 1991 executed by CG in favour of BMC bearing registration number 5532/1991. We have not been provided with or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.
10. Deed of Undertaking dated 25th May 1996 executed by CG in favour of BMC bearing registration number 2422/1996. We have not been provided with or able to procure a copy of this deed of undertaking and have made an application for the same. CG has declared that this undertaking was submitted to BMC during the regular course of construction and does not affect the sale, transfer, development or title to the said Land.
11. Deed of Undertaking dated 9th March 2001 executed by M.M. Sheikh in favour of BMC bearing registration number 1045/2001. We have not been provided with



ADIA GHANDY & CO.

or able to procure a copy of this deed of undertaking. CG has declared that this undertaking was submitted to BMC during the course of construction and does not affect the sale, transfer, development or title to the said Land.



12. Sea Lanes Freehold Land Agreement (please refer to E.7 of the main section of this Report).
13. Sea Lanes Leasehold Agreement (please refer to E.8 of the main section of this Report).
14. Evie Conveyance and Assignment (please refer to E.11 of the main section of this Report).
15. Evie Mortgage (please refer to E.13 of the main section of this Report).
16. Deed of Confirmation (please refer to E.13 of the main section of this Report).

DA



मानभला पत्रक

आवक - २०१६
 दिनांक - १३/१०/१६
 पत्रक संख्या - २०१६/१०००

कसल - ९

२०१६

११५३००

मानभला पत्रक

आवक - २०१६

दिनांक - १३/१०/१६

पत्रक संख्या - २०१६/१०००

क्र.सं.	विवरण	कीमत (₹)	विवरण
१
२
३
४
५
६
७
८
९
१०



मानभला पत्रक

आवक - २०१६

दिनांक - १३/१०/१६

पत्रक संख्या - २०१६/१०००

क्र.सं.	विवरण	कीमत (₹)	विवरण
१
२
३
४
५
६
७
८
९
१०

मानभला पत्रक

आवक - २०१६

दिनांक - १३/१०/१६

पत्रक संख्या - २०१६/१०००

क्र.सं.	विवरण	कीमत (₹)	विवरण
१
२
३
४
५
६
७
८
९
१०

...

...

...

...

करल - १

१९६७	११७	३००
२०१८		

सामान्य पत्रिका

संख्या - १९६७
दिनांक - ११/७/६७

प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।

क्र.सं.	विवरण	प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।	दिनांक
१
२

...

...

...



सामान्य पत्रिका

संख्या - १९६७
दिनांक - ११/७/६७

प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।

क्र.सं.	विवरण	प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।	दिनांक
१
२

...

...

...

सामान्य पत्रिका

संख्या - १९६७
दिनांक - ११/७/६७

प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।

क्र.सं.	विवरण	प्रमाणित किया गया है कि उपरोक्त पत्रिका में उल्लिखित विवरण सही है।	दिनांक
१
२

...

...

...

संयोजित पत्र

संयोजित पत्र - संयोजित पत्र - संयोजित पत्र

क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...

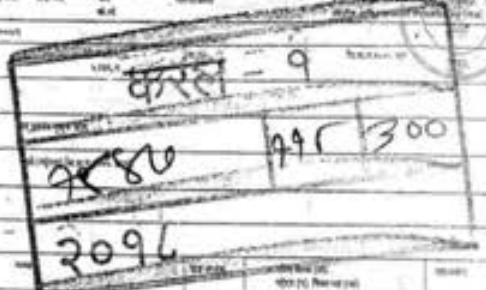
संयोजित पत्र - संयोजित पत्र - संयोजित पत्र

...

...

संयोजित पत्र

संयोजित पत्र - संयोजित पत्र - संयोजित पत्र



क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...



संयोजित पत्र

संयोजित पत्र - संयोजित पत्र - संयोजित पत्र

क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...

क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...

संयोजित पत्र

संयोजित पत्र - संयोजित पत्र - संयोजित पत्र

क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...

संयोजित पत्र - संयोजित पत्र - संयोजित पत्र

...

...

क्र.सं.	विवरण	प्रमाण	दिनांक
1	...	...	...
2	...	...	...

महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५९-६०
महाराष्ट्र राज्य - १९५९-६०

करील - ९

१०४१० १११ ३००

२०९६

महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५९-६०

महाराष्ट्र राज्य - १९५९-६०

क्र.सं.	विवरण	म.रा.रा.स.स. सं.सं.	प्रमाणित
१	महाराष्ट्र राज्य		
२	महाराष्ट्र राज्य		
३	महाराष्ट्र राज्य		
४	महाराष्ट्र राज्य		



महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५९-६०
महाराष्ट्र राज्य - १९५९-६०

क्र.सं.	विवरण	म.रा.रा.स.स. सं.सं.	प्रमाणित
१	महाराष्ट्र राज्य		
२	महाराष्ट्र राज्य		
३	महाराष्ट्र राज्य		
४	महाराष्ट्र राज्य		

११/११/६०

११/११/६०

११/११/६०

११/११/६०

महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५९-६०

महाराष्ट्र राज्य - १९५९-६०

क्र.सं.	विवरण	म.रा.रा.स.स. सं.सं.	प्रमाणित
१	महाराष्ट्र राज्य		
२	महाराष्ट्र राज्य		
३	महाराष्ट्र राज्य		
४	महाराष्ट्र राज्य		

സംസ്ഥാന പട്ടിക

സംസ്ഥാനം - കേരളം	സംസ്ഥാന പട്ടിക - 1974-75	ജനം - 1974
കോട്	മുനിസിപ്പാലിറ്റി	സംസ്ഥാന പട്ടിക

കോട് മുനിസിപ്പാലിറ്റി
 1974-75
 ജനം 1974
 സംസ്ഥാന പട്ടിക

കേരള - 9

9280 920 300

3096

കോട് മുനിസിപ്പാലിറ്റി	മുനിസിപ്പാലിറ്റി	ജനം 1974
കോട് മുനിസിപ്പാലിറ്റി	മുനിസിപ്പാലിറ്റി	ജനം 1974



സംസ്ഥാന പട്ടിക

സംസ്ഥാനം - കേരളം	സംസ്ഥാന പട്ടിക - 1974-75	ജനം - 1974
കോട്	മുനിസിപ്പാലിറ്റി	സംസ്ഥാന പട്ടിക



കോട് മുനിസിപ്പാലിറ്റി
 1974-75
 ജനം 1974
 സംസ്ഥാന പട്ടിക

കോട് മുനിസിപ്പാലിറ്റി	മുനിസിപ്പാലിറ്റി	ജനം 1974
കോട് മുനിസിപ്പാലിറ്റി	മുനിസിപ്പാലിറ്റി	ജനം 1974

കോട് മുനിസിപ്പാലിറ്റി
 1974-75
 ജനം 1974
 സംസ്ഥാന പട്ടിക

REGISTRATION FORM

REGISTRATION NO. - 2096		REGISTRATION DATE - 10/10/2017	
2096 - 4		REGISTRATION FEE - 300	
78810	929	300	
2096			

पंजीयना प्रमाणपत्र

पंजीयना क्र. - 2096

पंजीयना दिनांक - 10/10/2017

पंजीयना शुल्क - 300

पंजीयना स्थान - मुंबई

पंजीयना प्रकार - सामान्य

पंजीयना विवरण -

क्र.सं.	पंजीयना प्रकार	पंजीयना शुल्क	पंजीयना दिनांक	पंजीयना स्थान
1	सामान्य	300	10/10/2017	मुंबई

पंजीयना प्रमाणपत्र जारी करत आहे. या प्रमाणपत्रावर आधारित पंजीयना कर घ्यावा लागेल. पंजीयना शुल्क भरण्यात येऊन पंजीयना प्रमाणपत्र जारी केले आहे. पंजीयना प्रमाणपत्रावर आधारित पंजीयना कर घ्यावा लागेल. पंजीयना शुल्क भरण्यात येऊन पंजीयना प्रमाणपत्र जारी केले आहे.



पंजीयना प्रमाणपत्र

पंजीयना क्र. - 2096

पंजीयना दिनांक - 10/10/2017

पंजीयना शुल्क - 300

पंजीयना स्थान - मुंबई

पंजीयना प्रकार - सामान्य

पंजीयना विवरण -

क्र.सं.	पंजीयना प्रकार	पंजीयना शुल्क	पंजीयना दिनांक	पंजीयना स्थान
1	सामान्य	300	10/10/2017	मुंबई

पंजीयना प्रमाणपत्र जारी करत आहे. या प्रमाणपत्रावर आधारित पंजीयना कर घ्यावा लागेल. पंजीयना शुल्क भरण्यात येऊन पंजीयना प्रमाणपत्र जारी केले आहे. पंजीयना प्रमाणपत्रावर आधारित पंजीयना कर घ्यावा लागेल. पंजीयना शुल्क भरण्यात येऊन पंजीयना प्रमाणपत्र जारी केले आहे.

संश्लेषण पत्रिका

क्र. सं.	५५	कमल - १
क्र. सं.	१२४०	१२४३००
क्र. सं.	२०१६	

क्र. सं.	विवरण	मूल्य	संग्रहीत
१
२
३

संश्लेषण पत्रिका
 दिनांक ११/११/१९५९
 मुंबई



संश्लेषण पत्रिका

क्र. सं.	...	...
क्र. सं.	...	...
क्र. सं.	...	...

क्र. सं.	विवरण	मूल्य	संग्रहीत
१
२
३

संश्लेषण पत्रिका
 दिनांक ११/११/१९५९
 मुंबई

करल - १		
१४८७	१४३	३००
२०१६		

महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५१

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

क्र. सं.	प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र
१				
२				
३				

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे



महाराष्ट्र राज्य

महाराष्ट्र राज्य - १९५१

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

क्र. सं.	प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र
१				
२				
३				

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

पुणे - मंडळ
 मंडळ - पुणे
 जिल्हा - पुणे

भारत सरकार
 कर्नाटक - १
 ११४०
 १२४३००
 २०९६

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४



भारत सरकार
 कर्नाटक - १
 ११४०
 १२४३००

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४

भारत सरकार
 कर्नाटक - १
 ११४०
 १२४३००

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४

भारत सरकार
 कर्नाटक - १
 ११४०
 १२४३००

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४

मातृगणना पत्रक

प्रमाणित प्रतिका - अ. प्र. अ. प्र. अ.

कुल संख्या	३०१	गणना	२०१६
कुल पुरुष	१४९	कुल स्त्री	१५२
कुल वृद्ध	३०	कुल बाल	४०
कुल अज्ञान	५	कुल अनुपस्थित	१

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित

वर्ग	कुल संख्या	पुरुष	स्त्री
वृद्ध	३०	१५	१५
बाल	४०	२०	२०
अज्ञान	५	३	२
अनुपस्थित	१	१	०

मातृगणना पत्रक

प्रमाणित प्रतिका - अ. प्र. अ. प्र. अ.

कुल संख्या	२०९६	गणना	२०१६
कुल पुरुष	११५०	कुल स्त्री	९४६
कुल वृद्ध	३००	कुल बाल	४००
कुल अज्ञान	५०	कुल अनुपस्थित	१०

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित

वर्ग	कुल संख्या	पुरुष	स्त्री
वृद्ध	३००	१५०	१५०
बाल	४००	२००	२००
अज्ञान	५०	३०	२०
अनुपस्थित	१०	१०	०

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित



मातृगणना पत्रक

प्रमाणित प्रतिका - अ. प्र. अ. प्र. अ.

कुल संख्या	३०१	गणना	२०१६
कुल पुरुष	१४९	कुल स्त्री	१५२
कुल वृद्ध	३०	कुल बाल	४०
कुल अज्ञान	५	कुल अनुपस्थित	१

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित

वर्ग	कुल संख्या	पुरुष	स्त्री
वृद्ध	३०	१५	१५
बाल	४०	२०	२०
अज्ञान	५	३	२
अनुपस्थित	१	१	०

मातृगणना पत्रक

प्रमाणित प्रतिका - अ. प्र. अ. प्र. अ.

कुल संख्या	२०९६	गणना	२०१६
कुल पुरुष	११५०	कुल स्त्री	९४६
कुल वृद्ध	३००	कुल बाल	४००
कुल अज्ञान	५०	कुल अनुपस्थित	१०

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित

वर्ग	कुल संख्या	पुरुष	स्त्री
वृद्ध	३००	१५०	१५०
बाल	४००	२००	२००
अज्ञान	५०	३०	२०
अनुपस्थित	१०	१०	०

अ. प्र. अ. प्र. अ.

कुल वृद्ध

कुल बाल

कुल अज्ञान

कुल अनुपस्थित

बिनामत पत्र

बिनामत पत्र - १९२६

क्र. १८४० १९२६ ३००

३०९६

विवरण	प्रमाण	प्रमाणित
...

बिनामत पत्र

बिनामत पत्र - १९२६

क्र.	विवरण	प्रमाण	प्रमाणित
...
...
...
...
...



बिनामत पत्र

बिनामत पत्र - १९२६

क्र.	विवरण	प्रमाण	प्रमाणित
...
...
...

...

मासिक पत्रिका

संख्या - १०१ दिनांक - १०/११/१९९०

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४
५
६
७
८
९
१०

मासिक पत्रिका

संख्या - १०१ दिनांक - १०/११/१९९०

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

२०९६

१५६८

२०९६

...

...

...

...



मासिक पत्रिका

संख्या - १०१ दिनांक - १०/११/१९९०

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

क्र.सं.	विवरण	प्रमाणित	दिनांक
१
२
३
४
५
६
७
८
९
१०

मासिक पत्रिका

संख्या - १०१ दिनांक - १०/११/१९९०

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

पत्रिका - १०१ पत्रिका - १०१

...

...

...

...

मासिक विवरण

दिनांक: २०१६-१७
 महाराष्ट्र शासन - अर्थ विभाग
 विभाग: २१
 अर्थ: २१



क्र.सं.	विवरण	आ.सं.	प्रमाणित/उपलब्ध	प्रमाणित/उपलब्ध
१	सर्वोच्च न्यायालय			
२	उच्च न्यायालय			
३	महाराष्ट्र न्यायालय			
४	उपरोक्त का कुल			

मासिक विवरण

दिनांक: २०१६-१७
 महाराष्ट्र शासन - अर्थ विभाग
 विभाग: २१
 अर्थ: २१

2096	9580	9300
------	------	------



THE SEAL OF THE SUB REGISTRAR KURLA
 THE GREAT SEAL OF THE GOVT OF MAHARASHTRA
 SUB REGISTRAR KURLA

मासिक विवरण

दिनांक: २०१६-१७
 महाराष्ट्र शासन - अर्थ विभाग
 विभाग: २१
 अर्थ: २१




क्र.सं.	विवरण	आ.सं.	प्रमाणित/उपलब्ध	प्रमाणित/उपलब्ध
१	सर्वोच्च न्यायालय			
२	उच्च न्यायालय			
३	महाराष्ट्र न्यायालय			
४	उपरोक्त का कुल			

मासिक विवरण

दिनांक: २०१६-१७
 महाराष्ट्र शासन - अर्थ विभाग
 विभाग: २१
 अर्थ: २१

--	--	--



THE SEAL OF THE SUB REGISTRAR KURLA
 THE GREAT SEAL OF THE GOVT OF MAHARASHTRA
 SUB REGISTRAR KURLA

प. कला पत्रिका

क्रमांक	१०८	दिनांक	२६/१०/६०
पत्रिका	कला	वर्ग	कला
पत्रिका	कला	वर्ग	कला



कल - १	१५८०	१३०/३००
२०९८		

संस्कृत विद्यापीठाने प्रकाशित झालेल्या या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते. या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते.

१. कला विषयातील माहिती देण्यात येते. २. कला विषयातील माहिती देण्यात येते. ३. कला विषयातील माहिती देण्यात येते.



प. कला पत्रिका

क्रमांक	१०८	दिनांक	२६/१०/६०
पत्रिका	कला	वर्ग	कला
पत्रिका	कला	वर्ग	कला



संस्कृत विद्यापीठाने प्रकाशित झालेल्या या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते. या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते.

क्रमांक	दिनांक	वर्ग	वर्ग
१०८	२६/१०/६०	कला	कला
१०८	२६/१०/६०	कला	कला

संस्कृत विद्यापीठाने प्रकाशित झालेल्या या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते. या पत्रिकेच्या माध्यमातून विद्यार्थ्यांना कला विषयातील माहिती देण्यात येते.

पाना, ज चक्र

पाना नं. - ४३९	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६
पाना नं. - ३००	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६
पाना नं. - ४३९	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६



करल - ९

४४८०	४३९	३००
२०१६		

पाना नं. - ४३९

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

पाना नं.	अधिकांक पत्र	दिनांक
४३९	३७५५/२०१६	२०/१२/१६
३००	३७५५/२०१६	२०/१२/१६
४३९	३७५५/२०१६	२०/१२/१६

पाना नं. - ४३९

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६



पाना, ज चक्र

पाना नं. - ४३९	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६
पाना नं. - ३००	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६
पाना नं. - ४३९	अधिकांक पत्र - ३७५५/२०१६	दिनांक - २०/१२/१६



पाना नं. - ४३९

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

पाना नं.	अधिकांक पत्र	दिनांक
४३९	३७५५/२०१६	२०/१२/१६
३००	३७५५/२०१६	२०/१२/१६
४३९	३७५५/२०१६	२०/१२/१६

पाना नं. - ४३९

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

अधिकांक पत्र - ३७५५/२०१६

दिनांक - २०/१२/१६

करल

9880 11 138 300

2076



क्र. सं.	विवरण	वै. सं. (1)	वै. सं. (2)	वै. सं. (3)
1
2

...

...



...

...

क्र. सं.	विवरण	वै. सं. (1)	वै. सं. (2)	वै. सं. (3)
...
...

...

...

...

...

पञ्जाब प्रशासन

पञ्जाब प्रशासन - न. 1000/1957

दिनांक: 1957/05/05

स्थान: जलंधर

विषय: पञ्जाब प्रशासन

क्र. सं.	विवरण	दिनांक	स्थिति
1	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
2	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
3	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
4	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन

पञ्जाब प्रशासन

पञ्जाब प्रशासन - न. 1000/1957

दिनांक: 1957/05/05

स्थान: जलंधर

विषय: पञ्जाब प्रशासन

करल - 9

9580 734 300

2096



पञ्जाब प्रशासन

पञ्जाब प्रशासन - न. 1000/1957

दिनांक: 1957/05/05

स्थान: जलंधर

विषय: पञ्जाब प्रशासन

क्र. सं.	विवरण	दिनांक	स्थिति
1	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
2	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
3	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन
4	पञ्जाब प्रशासन	1957/05/05	पञ्जाब प्रशासन

पञ्जाब प्रशासन

पञ्जाब प्रशासन - न. 1000/1957

दिनांक: 1957/05/05

स्थान: जलंधर

विषय: पञ्जाब प्रशासन

Handwritten notes and signatures are present on this form.

मासिक पत्र

पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५

कसल नं. १
 १५४६
 २०९६
 ९३६ ३००

मासिक पत्रिका
 पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५

क्र.सं.	वर्णन	पत्रिका	वर्णन (२) पत्रिका क्रमांक (२)	वर्णन
१५४६	कसल नं. १	२०९६	१५४६	१५४६



मासिक पत्र

पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५

कसल नं. १
 १५४६
 २०९६
 ९३६ ३००

मासिक पत्रिका
 पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५ पत्रिका क्रमांक - २५५

क्र.सं.	वर्णन	पत्रिका	वर्णन (२) पत्रिका क्रमांक (२)	वर्णन
१५४६	कसल नं. १	२०९६	१५४६	१५४६

मानवसंसाधन विभाग

आदेश - संख्या: ... दिनांक: ...

कमल - 9
7680 73 300
2896

आदेश - ...
...
...
...

...
...
...



मानवसंसाधन विभाग

आदेश - संख्या: ... दिनांक: ...

...
...
...

Table with 4 columns: Name, Designation, Salary, and Remarks. It contains several rows of employee data.

मानवसंसाधन विभाग
आदेश - संख्या: ... दिनांक: ...
...

मानवसंसाधन विभाग
आदेश - संख्या: ... दिनांक: ...
...

UMPP-16455-2013-14-5,000 Form. (4) (Rev. 1.10)

Form 346
88

करल - १		
१६८०	१३१	१००
२०१६		

Valid upto 11 9 NOV 2016

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

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

No. E.B. CE/ CE / 1392/ BPES / AS - 12 0 NOV 2015

MEMORANDUM

Shri S.S. Ranwal Director of M/s. EVIE REAL ESTATE PVT.LTD, C.A. To Owner

Municipal Office, Mumbai



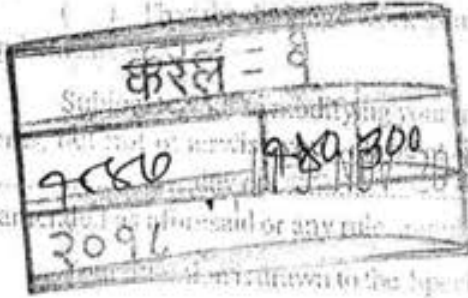
With reference to your Notice, letter No. 28.11.15 dated 28.11.15 and the plans, sections specifications and details of your buildings at Proposed Residential buildings (i.e. Wing A to F) on plot bearing CTS No. 1006, 1007/5(pt) & 1009 (pt) in Village Kanjur (East) at 90'-0" road, Kanjur Marg to me under your letter, dated 28.11.15. I have to inform you that the approval of the build or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons:-

- (A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.
1. That the commencement certificate under Sec. 44/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
 2. That the compound wall is not constructed on all sides except on road side of the building of the plot clear of road widening line with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
 3. That the low lying plot will not be filled up to reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side before starting the work.
 4. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. The completion certificate will not be obtained from Executive Engineer (R.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.

3/31 20/11/15 S.E.B.P. A.E. (R.P.)S&T

Executive Engineer Building Proposal o/c (Eastern Suburban) -II

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.



331
20/11/15
S.E.B.P. A.E. (B.P.)

[Signature]
Executive Engineer, Building Proposals,
O/C Zone, E-S-II'S Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVEN FOR CONSENT TO BE BUILT UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has the honor to receive, perform and discharge the powers, duties and functions conferred and entrusted upon him and every officer of the Commissioner by Section 346 of the said Act.



(3) Under Section No. 3 of the said Act, the Commissioner fixed the following levels :-
"Every person who shall erect any domestic building shall cause the same to be built so that every part of the plinth shall be

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street"

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building

(c) Not less than 92 ft. () meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 157 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provisions of Section 355A about the necessity of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 247(1)(aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

करल - १		
१६४६	१४९	३००
20/09/2015		

BRIHANMUMBAI MAJANAGARPALIKA
 No. CE / 1392/ BPES / AS

30. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with.
31. That the registered undertaking to form Co-op-Hsg. Society will not be submitted before starting of work.
32. That the society will not be formed & got registered and true copy of the registration of society will not be submitted.
33. That the proposal for amended layout / sub-division shall not be submitted and get approved before starting the work and terms and conditions of earlier approved layout thereof will not be complied with.
34. That the proposal will contravene the section 251 (4)(A) of the Mumbai Municipal Corporation Act.
35. That the remarks from Assit. Engineer, Water Works regarding location, size capacity of the suction tank, and overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.
36. That the capacity of overhead tank will not be provided as per 'P' form issued by department of Hydraulic Engineer and structural design to that effect admitted before requesting to grant commencement certificate.
37. That the phase programme for infrastructure development will not be submitted and not approved and will not be developed as per phase programme.
38. That the registered undertaking for paying additional premium due to increase in land value, increase in development charge, premium, fees and any other shortfalls as and when notified shall be submitted.
39. That the N.O.C. from Insecticide Officer shall not be submitted.
40. That the board mentioning the name of Architect/Owner shall not be displayed on site.
41. That the requirements as per Circular No. CE/PDI/2387 of 17/03/2005 shall not be complied with during the execution of work.
42. That the debris management plan shall not be submitted to S.W.M. Department and NOC shall be obtained and submitted to this office.
43. That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria etc. is made to the Insecticide Officer of the concerned ward office and provision shall not be made as and when required by Insecticide Officer for inspection of water tanks by providing safe and stable ladder, etc. and requirements as communicated by the Insecticide Officer shall not be complied with.
44. That the Register U/T shall not be submitted by Owner / Developer / Builder to sell the tenements / flats on carpet area basis and abide by the provisions of Maharashtra Ownership flats ((Regulation of the promotion of construction, sale, Management & Transfer) Act; (MOFA) amended upto date Indemnity Bond indemnifying MCGM & its officers from any legal complications arising due to MOFA shall not be submitted.
45. That the remarks from the existing road shall not be submitted from A.E.(Maint.) '3' Ward.
46. That the work of construction shall not be carried out between 7.00 a.m. to 7.00 p.m.
47. That the Architect shall not submit the quarterly progress report of the proposed work.
48. That the debris generated / building material is dumped within a periphery of 50.00 mtr. From mangroves.
49. That the Reg. undertaking shall not be submitted by owner stating that he will not object to the neighboring plot holder whenever they come forward for development of their plot which may involve open space deficiency and the necessary condition in the sale agreement stating that the building is constructed with deficiency open spaces.
50. That the final NOC from C.O. shall not be obtained before asking occupation.
51. That the compliance of No.C. of E.E.(T&C) shall not be complied with.
52. That the Reg. undertaking shall be submitted by owner stating that he will not misused the pocket terrace / Refuge floor / part terrace in future.
53. That the Reg. undertaking shall not be submitted by owner stating that he will incorporated the necessary condition in the sale agreement stating that the proposed building is constructed with deficiency open spaces.



334
 20/09/15
 U.E.B.P. 43. (08) 1367

[Signature]
 Executive Engineer Building Proposal
 o/c (Eastern Suburban -II)

BRIHANMUMBAI MAHANAGARPALIKA
No. CE/1392/BPEJ/AS

20 NOV 2015

4. That the Licensed Structural Engineer will not be appointed, and his supervision memo as per appendix XI Regulation 5(3)(IX) will not be submitted by him.
5. That the structural design and calculations for the proposed work considering seismic and wind forces as per relevant I.S. Code Nos. viz. 1893, 4326 etc. will not be submitted.
6. That the regular sanctioned lines and reservations will not be got demarcated at site through Survey E.E. (T&C) (P) D.L.F. before applying for C.C.
7. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from ward Officer and the ownership of the setback land will not be transferred in name of M.C.G.M.
8. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
9. That the requirements of N.O.C. from concerned electrical supply Co. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/E.C.C.
10. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. & his name and license No. (uly revalidated) will not be submitted.
11. That the No dues pending certificate from Asstt. Engineer, Water Works, "S" Ward before C.C.
12. That the true copy of sanctioned layout sub-division/amalgamation approval along with the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
13. That adequate care in planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
14. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remain from S.G. shall not be submitted.
15. That the notice under Sec. 247 of the Mumbai Municipal Corporation Act will not be sent for intimating the date of commencement of the work.
16. That this office will not be intimated by prescribed proforma for checking the opens spaces and building dimensions as soon as the work upto plinth is completed.
17. That the clearance certificate from assessment Department regarding up to date payment of Municipal taxes etc. will not be submitted.
18. That the requirement of bye law 47 will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from him will not be submitted.
19. That the copy of Intimation of Disapproval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the developmental site shall not be given to the would be purchaser and also displayed at site.
20. That the N.A. Permission from Collector of Mumbai shall not be submitted.
21. That a Janata Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1923 will not be taken out before starting the work and will not be renewed during the construction of work.
22. That the development charges as per M.R.T.P (Amendment) Act 1992 will not be paid.
23. That the carriage entrance shall not be provided before starting the work.
24. That the registered undertaking in proposed proforma agreeing to demolish the excess area if constructed beyond permissible F.R. shall not be submitted before asking for C.C.
25. That the adequate & decent temporary sanitary accommodation will not be provided for construction workers on before starting the work.
26. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of extracts from District Inspector of Land Records, extracts from City Survey Record and Conveyance Deed etc.
27. That separate P.R. Cards for each sub-divided plots, road etc. will not be submitted.
28. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.

S.E.E. (T&C) (P) D.L.F.

Executive Engineer Building Proposal
O/C (Eastern Suburbs - II)

करल - १		
१४८०	१४३	३००
२०१६		

BRIHANMUMBAI MAHANAGARPALIKA

NO. DE/1002/PROP/1/03, 20 NOV 2015

- 54. That the condition mention in notification letter u/no CHE/27563/DPE8 dt.04.09.2015 shall not be complied with.
- 55. That the area falling under proposed D.P. Road Road widening under Draft D.P. 2034, shall be handed over to MCGM free of cost, free from all encumbrances & transfer the same in the name of MCGM within a period of 90 days from the date of sanction of draft development plan 2034 by the state Govt.
- 56. An registered U/T as finalized by legal department by agreeing to hand over the land affected by proposed road /road widening as per draft D.P. 2034, which will be binding an legal heirs/successes/assignees/tal purchasers & a suitable conditions to the effect incorporating in sale agreement shall be not submitted. As per the circular u/no. CHE/27921/DPI/GEN dt.06/01/2014 about the completion and handing over of certain documents by the developer to the society. It is felt necessary to add following conditions depending upon the applicant i.e. either society or the developer as S. A. to owner.
- 57. That as per circular u/no. CHE/27921/DPI/GEN dt.06/01/2014, the owner/ Developer / Architect / L.S. shall compile and handover to the society & in case of society as applicant shall handover to all the members / prospective buyers following documents :- a) Ownership agreement, b)Copies of IOD, CC subsequent, amendments, C.C. & C.C. and corresponding plans, c) Copies of the floor plan, G.R.C.C details and corresponding structural drawings, e) Structural Stability Certificate from Licensed Structural Engineer, f)Structural Audit Reports, g) Details of repairs carried out in the buildings, h) Revision certificate issued by the (In-charge Site) supervisor, i) Building Completion Certificate issued by L.S. / architect, j) N.O.C. and completion certificate issued by the C.P.D. (Fire Safety) Authority carried out as per the requirements of C.F.R. The above documents / plans shall be handed over to the end user / prospective society within a period of 30 days in case of redevelopment of properties and in other cases, the same should be handed over within 30 days after granting Occupation Certificate.
- 58. That the registered Undertaking / Indemnity bond incorporating the condition of handing over of document to the society / end user as per circular no. CHE/27921/DPI/GEN dt.06/01/2014 shall not be submitted & copy of agreement showing the above conditions shall not be submitted.
- 59. That this IOD issued without prejudice to any writ/ suit / case / action pending before any court/ tribunal/ competent authorities.
- 60. That this IOD is issued with reference to section 337/342 of MMC act & section 44/69 of MRTP Act, 1966 only. The responsibility of compliance of any other law for the time being in force lies solely with the owner/ developer.
- 61. That the existing structures at site and as per notification letter dt.04.09.2015 shall not be demolished.
- 62. That the registered under taking shall not be submitted by Owner/ PAP holder agreeing up to provide & hand over the required vacant amenity space on gross industrial plot area as per the DCR 2034, when sanctioned by State Govt.
- 63. That the registered Undertaking / Indemnity bond for incorporating the condition of handing over of document to the society/ end user as per circular no.CHE/27921/DPI/GEN dt.06.01.2014 shall not be submitted & copy of agreement showing the above conditions shall not be submitted.
- 64. That the revised NOC from CFC & E.E.(T&C) will not be submitted please.
- 65. That the NOC from high rise committee will not be submitted.
- 66. That NOC from MOEF will not be submitted before crossing the C.C. beyond 20,000 sq.m by insisting to submit the registered undertaking, that if any directives are received from the competent authority.
- 67. That the flat proposed in V.M. 2nd or to tenant under policy will not be handed over to MHADA registered undertaking that effect will not be submitted.
- 68. That the registered undertaking shall not be submitted regarding excess parking will be conducted in FSI, if full potential of plot is not proposed/ realized in future.
- 69. That the NOC from Ch.Eng. (C.P.D.) will not be submitted.



239
 S.E.B.P. A.E.(E.P.)S&T

Executive Engineer Building Propos
 o/c (Eastern Suburbs -II)

BRIHANMUMBAI MAHANAGARPALIKA
No. CE/1397/BPES/AS 20 NOV 2015

CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

That the N.O. from Civil Aviation (Department) will not be obtained for the proposed height of the building.

GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

1. That the plots of the Grams will not be laid out with C.I pipes of adequate size.
2. That the dust bin will not be provided as per C.E.'s circular No. CE/9296/11 of 26.6.1978.
3. That the surface drainage arrangement will not be made in consultation with Executive Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate.
4. That 3.05 mt. (10 ft.) wide paved pathway upto staircase will not be provided.
5. That the surrounding open spaces, parking spaces and terrace will not be kept open and un built upon and will not be leveled and developed before requesting to grant permission to occupy the building or submitting the B.C.C. whichever is earlier.
6. That the name plate/board showing plot No. name of the building etc. will not be displayed at a prominent place before O.C.C/B.C.C.
7. That the parking spaces shall not be provided as per D.C.Regulation No.36.
8. That B.C.C. will not be obtained and I.O.D. and debris deposit etc. will not be claimed for refund within a period of 6 years from the date of its payment.
9. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of well and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the City.
10. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking packages through sanitary blocks, terraces, fixtures, joints in drainage pipes etc. and that the workmanship is found very satisfactory shall not be submitted.
11. That the one set of plans mounted on canvas will not be submitted.
12. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
13. That the provision of flat owners for the sub-division/layout for construction and maintenance of the infrastructure will not be formed.
14. That the adequate provision for post-mail boxes shall not be made at suitable location on ground floor /stilt.
15. That the every part of the building construction and more particularly, overhead tank will not be provided with a proper access for the staff of Intendence Officer with a provision of temporary but safe and stable ladder etc.
16. That the final NOC from S.G. shall not be submitted.
17. That the infrastructural works such as construction of handholes/manholes, ducts for underground cables, concealed wiring inside the building, provision of space for telecom installations etc. required for providing telecom services shall not be provided.
18. That the requisitions of clause No.44 & 45 of D.C.R. 91 shall not be complied with.
19. That the provision for rain water harvesting as per design prepared by approved consultant in the field shall not be made to the satisfaction of Municipal Commissioner.
20. That the Vermiculture bins for disposal of waste as per the design and specification of Organizations / individuals specialized in the field as per the list furnished by Solid Waste Management Department of MCGM, shall not be provided to the satisfaction of Municipal Commissioner.



CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C.

1. That certificate under Section 270-A of the Mumbai Municipal Corporation Act will not be obtained from H.E.'s department regarding adequacy of water supply

3231
S.E.B.P. A.E. (B.P.)/ST

[Signature]
o/c Executive Engineer
(Building Proposals) E.S.-II

करल - 9	
4880	12/11/200
2096	

3

No. EB/C/E/ 1352 /BPES

I/A/S 20 NOV 2015

NOTES

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



(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (A) (E) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347 (1) (a) or your starting the work without removing the structures proposed to be removed the act shall be void and the commencement certificate granted under Section 45 of the Town Planning Act, 1964, (12 of the Town Planning Act), will be withdrawn.

APPROVED	APPROVED
9/8/20	9/8/20
20/3/15	20/3/15

(21) (i) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 (ii) Plans showing the phased programme of construction as to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.

(23) In case of additional floor no work should be started during monsoon which will cause water leakage and consequent nuisance to the tenants staying in the floor below.

(24) The height of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.

(25) The work should be done above first floor level unless the No Objection Certificate from the Civil Aviation Authorities is obtained.

(26) It is to be noted that the foundations must be excavated down to hard soil.

(27) The positions of the drains and the requirements in this building should be so arranged as not to necessitate the laying of drains inside the building.

(28) The water management must be carried out in strict accordance with the Municipal requirements.

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all systems shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and nut screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceiling by providing a firmly fixed iron ladder, the upper ends of the ladder should be cemented and extended 40 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.

(32) (a) Louvers should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as required under Section 231 (a).
 (d) The inspection chamber should be placed in suitable outside.

(33) If the proposed additional work is intended to be carried out on old foundations and structures, you will do so at your own risk.

O/C Copy to
 owner, Architect, Dy. A & C.
 Asst. Comm. S. L. A. E. W. W.
 The Collector, M.S.D. Ex. Eng. (T. A. A.)

[Signature]
 Executive Engineer, Building Proposals
 O/C Zones ES-IISS Wards.

[Signature]
 E. E. B.P. (E/S)

3/31
 20/11/15
 S.E.B.P.

करल - १		
२८४०	१४०	३००
२०१८		

घोषणापत्र

मी रिलेवा प्रताप सावंत इच्छते घोषित करतो की, दुय्य

निबंधक कुलो-१ यांच्या कार्यालयाने कर/२०१८ या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. मंगीळ वटाल व इ. यांना

दि. १/१२/२०१८ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त

नोंदणीत सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देण्यात यांना

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणतीही मर्यादा नाही

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८

कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



दिनांक : १/१२/२०१८

कुलमुखत्यारपत्रधारकाच नाव
व सही

करल = १	
१५४०	४४१३००
२०१६	



करल - १	
१५४७	१५९/३००
२०१६	

RECEIVED

पावती

Original/Duplicate

Friday, December 09, 2016

नोंदणी क्र. 39म

5:31 PM

Regn. 38M

पावती क्र.: 11608 दिनांक: 09/12/2016

गावाने नाव: साधन

दस्तावेजाचा अनुक्रमांक: बबई-9413-2016

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स एबी रिपन इस्टेट प्रा वि से तंत्रालय मुंबई एम रुग्णवाहा

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹ 780.00

पृष्ठांची संख्या: 39

एकूण:

आपणात मूळ दस्त, बंबनेत प्रिंट, मूकी. २ अंदाजे
5:47 PM ला वेळेस मिळेल.

दुय्यम निबंध

बाजार शुल्क ₹. 1/-

सोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क ₹. 500/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash र. म. ₹ 100/-

2) देयकाचा प्रकार: By Cash र. म. ₹ 780/-

DELIVERED
09/12/16



CHALLAN
MTR Form Number-6

करल - १
 4580
 2096
 300

GRN	4580	2012015178	BARCODE	Date	01/12/2016-11:36:28	Form ID	4811
Department	Registrar General Of Registration			Payer Details			
Type of Stamp	Stamp Duty			TAX ID (If Any)			
Office Name	DOMS, MUMBAI CITY 1 SUB REGISTRAR			PAN No. (If Applicable)	AADCE7724P		
Location	MUMBAI			Full Name	EMIE REAL ESTATE PVT LTD		
Year	2016-2017 'Only Time'			Flat/Block No.			
Account Head Details	Amount in Rs.	Premises/Building					
0030015501 Sale of NonJudicial Stamp	500.00	Road/Street	SION EAST				
		Area/Locality	MUMBAI				
		Town/City/District					
		PIN	4	0	0	0	2 2
Remarks (If Any)				PAN2=AEPP05280A-SecondPartyName+SAC HIN D BATTALWAR-			
Total	500.00	Amount in Words	Five Hundred Rupees Only				
Payment Details	FOR USE IN RECEIVING BANK						
Cheque/DD No	Bank Code	REF No	6910333016120111407	105245154			
Name of Bank	Date	01/12/2016-12:19:02					
Name of Branch	Bank Branch	IDBI BANK					
	Scroll No. / Date	Not Verified with Scroll					



बबई - १
 273 9 / 33
 2016

Analyza

करल - १		
१८८०	१५१	३००
२०१६		



SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We M/S EVIE REAL ESTATE PVT. LTD., a company incorporated under the provisions of The Companies Act, 1956 through one of our Director Mr. Subodh S. Runwal, having its office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai- 400022, SENDS GREETINGS

WHEREAS:

- (i) We, M/S Evie Real Estate Pvt. Ltd., "the Company" are developing residential/commercial buildings/structures in the project known as "Bliss", to be developed/ constructed in a phase wise manner, more particularly described in the Schedule hereunder written.
- (ii) Therefore it is necessary to sign, execute, lodge, admit, acknowledge, Agreements, deeds, documents, writings including Agreement, Supplementary Agreement, Tripartite Agreement, Affidavits, Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- (iii) The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub- Registrar of Mumbai/ Chembur/ Kurla/ Mulund/ Thane/Vikhroli and/or before the appropriate Sub-Registrar of the said area where the property is situated to complete the transaction in all respect.
- (iv) Therefore, the Company vide a Board Resolution dated 13th June, 2016 passed by Board of Directors of M/S Evie Real Estate Pvt. Ltd., has authorized, empowered, nominated, constituted and appointed its Authorised Signatories (1) Mr. Sachin D. Battalwar- Asst. Vice President Accounts & Taxation, (2) Mr. Prashant R. Mallya- General Manager Accounts, (3) Mr. Manish Wahal- Senior Manager Finance and (4) Mr. Amritlal V. Saroj-General Manager Legal, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly decided to execute and register Special Power of Attorney through its Director Mr. Subodh S. Runwal in favour of its Authorised Signatories (1)



बजई - २५		
०१३	३	३९
२०१६		



Handwritten signatures and initials, including a large 'M' in a circle and other scribbles.

करल - १		
१४८०	१५२	३००
२०१६		



बबई - १४		
०१३	२	३९
२०१६		

करल - १		
१६४०	१५३	१००
२०१६		



Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mrs. Amritlal V. Saroj,

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/S EVIE REAL ESTATE PVT. LTD., through Mr. Subooh S. Runwal, the Director of the Company do hereby severally appoint, nominate and constitute its Authorised Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (2) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj, to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder written.

- To sign, execute, lodge, admit, acknowledge and register with the respective Sub-Registrar/s of Assurances, for and on behalf of the Company, the deeds, documents, writings including Agreement for Sale, Sale Deed, Agreement, Declaration, Indemnity Bond/Undertaking, NOC, Allotment of Cancellation, Deed of Exchange, Deed of Confirmation, Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- This power of attorney is valid for the period up to 31st December, 2018.
- Our Attorney/s are entitled to substitute this power, severally, in favour of any of the employee and/or authorised representative of the Company and/or organisation and/or group companies for the limited purpose of lodging, admitting and registering any of the above documents before the concerned Sub-Registrar of Assurances, for and on behalf of the Company.
- This power of attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.



AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

बबई	
०१३	४/३१
२०१६	

SCHEDULE ABOVE REFERRED TO:

All the plots and parcels of land admeasuring about 43059.30 square metres bearing Nos. 1004, 1005, 1005/1, 1006, 1007/2, & 1009 situated at Village Kanjur, Taluka Kanjur, Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being





बळई - २१५
 ०१३ / ५ / ३९
 २०२६

and situate at Kamjurg (East), Mumbai-400042 and more particularly described in the table given below:

कसल
 १५८०
 १५४३००
 २०१४ CTS No.

A	B	C = (C1+C2+C3+C4)	Out of 22387.59	Out of 2065.23	Out of 51133.22	Out of 4280
1	1004	1159.20	1159.2	0	0.00	0.00
2	1005	5007.10	3956.02	3.11	993.85	54.12
3	1005/1	749.60	749.6	0	0.00	0.00
4	1006	387.90	387.9	0	0.00	0.00
6	1007/3	9807.63	3205.62	854.88	4064.00	1683.13
7	1009	25947.87	22929.25	1178.87	919.41	920.34
Total Area (Sq. Mtrs.)		43059.30	32387.59	2036.86	5977.26	2657.59

Analya *M*

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 21st day of December, 2016.

SIGNED AND DELIVERED
 By us within pages
 NUSBAE REAL ESTATE PVT. LTD.,
 through its Director
 Mr. Subodh S. Runwal
 In the presence of

1. *Nalin Bhat*
2. *Poonam Aul*



We Accept and confirm
 Signature of Attorney/s

(1) Mr. Sachin D. Battalwar

Sachin



(2) Mr. Prashant Ramesh Mallya

Analya



करल - १		
१५४७	५५५	३००
२०१८		

(3) Mr. Manish Wahal



(4) Mr. Amritlal V. Saroj

Amritlal V. Saroj



In the presence of

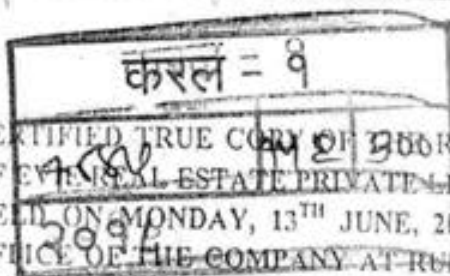
1. Nilia Borse *Nilia Borse*

2. Poonam Antli *Poonam Antli*



जबई - ११४		
२०१३	५	३९
२०१५		

EVIE REAL ESTATE PRIVATE LIMITED



CERTIFIED TRUE COPY OF RESOLUTION APPROVED BY THE BOARD OF EVIE REAL ESTATE PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD ON MONDAY, 13TH JUNE, 2016 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OFF EASTERN EXPRESS HIGHWAY, OPPOSITE SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI 400022

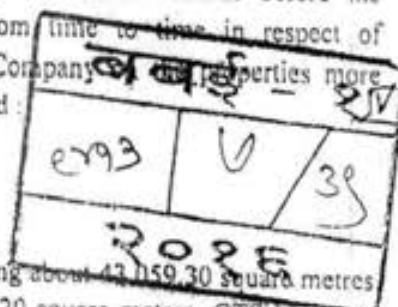
AUTHORITY TO (1) MR. SACHIN D. BATTALWAR- GENERAL MANAGER ACCOUNTS & TAXATION, (2) MR. PRASHANT R. MALLYA-GENERAL MANAGER ACCOUNTS, (3) MR. AMRITLAL V. SAROJ- GENERAL MANAGER LEGAL AND (4) MR. MANISH WAHAL- SENIOR MANAGER- FINANCE:

"RESOLVED THAT Authorised Signatory/ies of the Company (1) Mr. Sachin D. Battalwar- General Manager Accounts & Taxation, (2) Mr. Prashant R. Mallya-General Manager Accounts, (3) Mr. Amritlal V. Saroj- General Manager Legal and (4) Mr. Manish Wahal- Senior Manager - Finance be and are hereby SEVERALLY authorized and empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Underwriting, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation, Rectification/ Modification, Receipt etc., with office of Sub Registrar of Assurances of Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company, particularly described in the Schedule hereunder mentioned:

SCHEDULE

All those pieces and parcels of land collectively admeasuring about 43,159.30 square metres viz., bearing CTS No. 1004 (P) admeasuring about 1159.20 square metres, CTS No. 1005 admeasuring about 5007.10 square metres, CTS No. 1005/1 admeasuring about 749.60 square metres, CTS No. 1006 admeasuring about 387.90 square metres, CTS No. 1007/2 (P) admeasuring about 9807.63 square metres and CTS No. 1009 (P) admeasuring about 25,947.87 square metres, of village Kanjur, Taluka Kurla, District Mumbai Suburban, situated at Kanjurmarg (East), Mumbai 400042

"RESOLVED FURTHER THAT the above mentioned Authorised Signatory/ies of the Company (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Amritlal V. Saroj and (4) Mr. Manish Wahal be and are hereby authorized to substitute in the limited purpose of lodging, admitting, registering any document/ agreement/ deeds, etc.



Regd. Office : Runwal & Omkar Esquare, 4th Floor, Opp. Sion - Chunabhatti Signal, Sion (E), Mumbai - 400 022.
 T : +91 22 6116 2000 • F : +91 22 2403 3702 • E : corporate@runwal.com • W : www.runwal.com
 CIN - U74999MH2014PTC251834

करल - १		
२६४०	१५०	३००
२०१६		

EVIE REAL ESTATE PRIVATE LIMITED

-2-

aforesaid, with the concerned office of the Registrar of Sub-Assurance and other concerned authorities, duly signed and executed by them, in favor of any of the employee/authorised signatory of the company/group company, jointly and/or severally, being the representatives of the Company".

"RESOLVED FURTHER THAT the above mentioned authorised signatory/ies of the Company be and are hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regards on behalf of the Company.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be true by any one Director of the company and such certified true copies be party as and when required."

Certified to be true
FOR EVIE REAL ESTATE PRIVATE LIMITED


(DIRECTOR)
DIN: 00068607



बबई - २४	
०१३	२/३९
२०२६	

करल - १		
१५४०	१५५	३००
२०१८		



बबई - २४		
७७३	८	३९
२०२६		

करल - 9		
480	349	300
2086		

FORM NO. INC-22

[Pursuant to section 12(2) & (4) of The Companies Act, 2013 and Rule 25 and 27 of The Companies (Incorporation) Rules 2014]



Notice of situation or change of situation of registered office

Form Language English Hindi

Refer the instruction kit for filling the form.

1. This form is for New company Existing company

2. (a) Corporate Identity number (CIN) of company or ERN of Form No. INC-1

(b) Global location number (GLN) of company

3. (a) Name of the company

(b) Address of the registered office of the company

(c) Name of the office of existing Registrar of Companies (RoC)

(d) Purpose of the form
 Change within local limits of city, town or village
 Change outside local limits of city, town or village, within the same RoC and State
 Change in RoC within the same state
 Change in state within the jurisdiction of same RoC
 Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that

(a) The address of the registered office of the company with effect from 27/09/2014 (DD/MM/YYYY) is

The date of incorporation of company is

*Address Line I

*City

*District

*State/Union Territory

*Country

*Pin code

*email ID

(b) *Registered Office is

Owned by Company Owned by director (Not taken on lease by company)
 Taken on lease by company Owned by any other entity/Person (Not taken on lease by company)

(c) *Name of office of proposed RoC or new RoC

(d) Full address of the police station under whose jurisdiction the registered office is situated

* Name

* Address Line I

* City

* State/Union Territory

* Pin code

(e) * Particulars of the Utility Services Bill depicting the address of the registered office (not older than two months)



बवई - २४		
२७३	११	३९
२०१६		



[Signature]

For EVIE REAL ESTATE PRIVATE LIMITED

[Signature]
Director

करल - १		
१८४०	१६०	३००
२०१६		



करल - २IV		
३	१०	३९
२०२६		

करल - 9		
9580	9E9	300
2096		

5 (a) * SRN of Form No. MGT-14

(b) * SRN of Form No. INC-28

(c) * Date of order of the Central Government (DD/MM/YY)

- Attachments
- (1) * Proof of Registered Office address (Conveyance/Lease deed/Rent Agreement along with the rent receipts) etc.
 - (2) * Copies of the utility bills as mentioned above (not older than two months);
 - (3) * A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company);
 - (4) * Copy of order of competent authority;
 - (5) List of all the companies (specifying their CIN) having the same registered office address, if any;
 - (6) Optional attachment, if any

List of attachments

EVIE_REGISTERED OFFICE DOC.pdf
Telephone Bill.pdf
NOC for using the premises.pdf



Declaration

I, **SUBODH SUBHASH RUNWAL**

A person named in the articles as a of the company

have been authorized by the Board of Directors of the company vide resolution number dated **01/10/2014** to sign this form and declare that

all the requirements of The Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with.

I also declare that all the information given herein above is true, correct and complete including the attachments to this form and nothing material has been suppressed.

It is hereby further certified that a having Membership Number and certificate of practice number certifying this form has been duly engaged for this purpose.

* To be digitally signed by

* Designation **Director**

* Director Identification Number of the director; or DIN or PAN of the manager or CEO or CFO; or Membership number of the Company secretary **00055607**

Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

- The said records have been properly prepared, signed by the required officers of the company and maintained as per the relevant provisions of The Companies Act, 2013 and were found to be in order;
- All the required attachments have been completely and legibly attached to this form.

I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified that the said registered office of the company is functioning for the business purposes of the company.

To be digitally signed by

Chartered accountant (in whole-time practice) or

Company secretary (in whole-time practice)

Whether associate or fellow

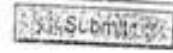
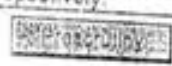
Membership Number **2096**

Cost accountant (in whole-time practice) or

Associate Fellow

Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statements and punishment for false evidence respectively.



For office use only:

eForm Serial number (SRN)	करल - 9	eForm filing date		(DD/MM/YYYY)
Digital signature of the authorising officer	758V			
This e-Form is hereby registered	20/09/08			
Date of signing	20/09/08			(DD/MM/YYYY)

OR

This eForm has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company.



बबई - १३		
७१३	१३	३१
२०२६		

करल - १		
१८४०	४८३	३००
२०१६		



प्रारूप १
पंजीकरण प्रमाण-पत्र

ऑफरिट पहचान संख्या: U74999MH2014PTC251834

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
EVIE REAL ESTATE PRIVATE LIMITED

का पंजीकरण, कम्पनी ५, केनियम १९५६ (१९५६ का १) के अंतर्गत आज किया जा रहा है।
कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सात जनवरी दो हजार चौदह को मुंबई में जारी किया जाता है।



Form 1
Certificate of Incorporation

Corporate Identity Number : U74999MH2014PTC251834
I hereby certify that EVIE REAL ESTATE PRIVATE LIMITED is this day
incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company
is private limited.

2013 - 2014

Given at Mumbai this Seventh day of January Two Thousand Fourteen.

Registrar of Companies, Maharashtra, Mumbai

*Note: The corresponding form has been approved by Manoj Samsundar Bang, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2009. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:
EVIE REAL ESTATE PRIVATE LIMITED
SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR, M G RD KANDIVALI
(WEST),
MUMBAI - 400067,
Maharashtra, INDIA



बबई - २१		
८१३	११	३९
२०१६		

करल = १		
१८६०	१९४	३००
२०१८		



बबई - २४		
०४१३	१४	३३
२०१६		

करल - १
 १२६१० १२५१३००
 २०१६

MINISTRY OF CORPORATE AFFAIRS
 RECEIPT
 G.A.R.7

SRN: C25316936 Service Request Date: 09/10/2014

Payment made into: **HDFC Bank**

Received From:

Name : RUNWAL
 Address : RUNWAL AND OMKAR ESQUARE, 4TH FLOOR
 OFF: EASTERN EXP HIGHWAY,
 OPP SION CHUNABHATTI SIGNAL, SION (E)
 MUMABI, MAHARASHTRA
 400022

Entity on whose behalf money is paid

CIN : U74999MH2014PTC251834
 Name : EVIE REAL ESTATE PRIVATE LIMITED
 Address : SII 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR,
 M G RD KANDIVALI (WEST)
 MUMBAI, MAHARASHTRA
 INDIA - 400067

Full Particulars of Remittance

Service Type	Service Description	Type of Fee	Amount (Rs.)
eFiling	Fee For Form INC-22	Normal	300.00
Total			300.00

Mode of Payment: Internet Banking - HDFC Bank
 Received Payment Rupees: Three Hundred only



करल - २१७
 ०१३ १२६१३००
 २०१६

करल - १	
१५५०	१६६ ३००
२०१८	



दलई - २१४	
२०१३	१३ / ३९
२०२६	

7/5/2016

Index-II

06/07/2016

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

सूची क्र.2

दुपयम निबंधक : सह दु.नि. कुर्ला ।

दस्त क्रमांक : 9377/2014

नोंदणी :

Regn:63m

करल - 9

गावाच नाव : 1) काजुर

9580	9580	300
2096		

- (1) विलेखाचा प्रकार अभिहस्तांतरण व
- (2) मोबदला 3022669000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 3022669000
- (4) भू-मापन,पोटहिस्ता व धरकनाक(असल्यास)

1) पालिकेचे नाव मुंबई महानगरपालिका इतर माहिती: करारनामा चे अभिहस्तांतरण व असाईनमेंट- 1)जमीन व बांधकाम मौजे कांजुर,सी टी एस नं. 1004,1005,पार्ट,1005/1,1006,1007/3 पार्ट अंड 1009 पार्ट,क्षेत्र 32387.59 चौ.मीटर,काजुर मार्ग पूर्व,मुंबई-400042 2)आर्याभट्ट बिल्डींग,क्षेत्र 5039.33 चौ.मीटर 3)बंगला,तळ गजला क्षेत्र 749.6 चौ.मीटर(एडीजे/11009/1/17) हे 1944/14 दिनांक- 16/10/2014) (C.T.S. Number : 1004,1005 part,1005/1,1016,1007/3 part and 1009 part ;)
1) "2387.59 चौ.मीटर"



- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तरही

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

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

- (9) दस्तऐवज करून दिल्याचा दिनांक 17/10/2014
- (10) दस्त नोंदणी केल्याचा दिनांक 17/10/2014
- (11) अनुक्रमांक, वॉर्ड व पृष्ठ 9377/2014
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 151133500
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेर

1): नाव:-ज्योतिराम गोविंद शिर्डीकर चिफ.कायनीशिअल ऑफिसर माध्यम - आचार्य वय:-53; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 6 वा मजला, इमारतीचे नाव: सीजी हाऊस, ब्लॉक नं: वरडी, मुंबई, रोड नं: डॉ. रैनी बेसेंट रोड... पिन कोड:-400030 पॅन नं:-AAACC3840K

1): नाव:-एबी रिअल इस्टेट प्रा लि तथा संचालक सुधीर एस रुग्णालय वय:-71; पत्ता:-ऑफिस, 4 वा मजला, रुग्णालय अंड ओमकार स्केवर, सायन पूर्व, मुंबई, ऑफ इस्टर्न एक्सप्रेस हाथवे, मायन चुनामही सिग्नालच्या समोर, रावली कप, MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400022 पॅन नं:-AADGE7724P

2): नाव:-एबी रिअल इस्टेट प्रा लि तथा संचालक सुधीर एस रुग्णालय वय:-46; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 4 वा मजला, इमारतीचे नाव: रुग्णालय अंड ओमकार स्केवर, ब्लॉक नं: सायन पूर्व, मुंबई, रोड नं: ऑफ इस्टर्न एक्सप्रेस हाथवे, सायन चुनामही सिग्नालच्या समोर... पिन कोड:-400022 पॅन नं:-AADGE7724P

बबई - 20
2013 92/38
2016

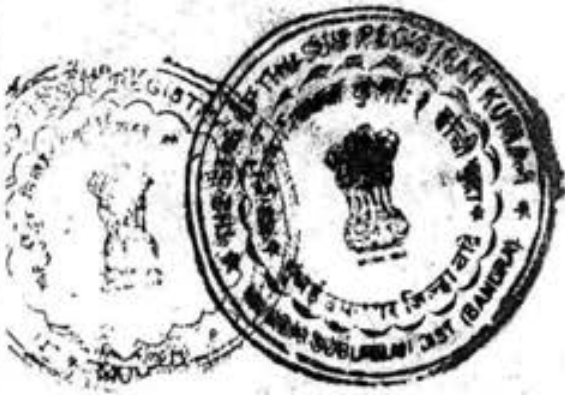
मुल्याकनासाठी विचारात घेतलेला तरतूद:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

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



करल - १	
१५६०	१६१३००
२०१८	



अ.अ.डि - २१
१९८३ / ३९
२०२६



14/10/2016

सूची क्र.2

दुपचा निबंधक : मठ इ.नि. दुर्गा 1
एन क्रमांक : 10449/2016
मोठणी :
Regn:63m

गवारे मठ : 1) बांजुर

(1) किराणा वस्तु 85-पुन दुपचा वस्तु
(2) मोठणी 0

(3) बाजा/भावा/बाईपट्टा/बाबा
बापतिपट्टा



पुढील मठ: मुंबई म.न.पा. इतर मुंबई 1, इतर बाहिरी: पुन इतर मठ क्रमांक 1/0377/2014
दिनांक 17/10/2014 ये पुन/मुठणीपत्र, जमीन व बांधकाम सोबत बांजुर मी रो एन व
4004-पाटी 1005 पाटी, 1005/1, 1006, 1007/3 पाटी अंश 1009 पाटी, शेख 32387.59
मोठणी, बांजुर मठ पूर्व मुंबई 400042..... वरील दस्तावेज मठ/बांधकाम
(ए.टी.डी/1100901/1473/16/वे/1E49/16 दिनांक 03/10/2016) (C.T.S. Number
14990005 पाटी, 1005/1, 1006, 1007/3 पाटी व 1009 पाटी))

1) 32387.59 मोठणी

(6) साकारणी विवाह दृष्टी देण्यात आला
केवळ

(7) दस्तावेज बळग देणा-बा/मिठून
देण्या-बा पलकामाचे मठ किंवा
किराणी मठाबांधकामाचा दुकुरमनाचा किंवा
आदेश असाधारण, प्रतिवादिचे मठ व
पाठा.

1) मठ-बांधकाम देण्या विविध 1 मी एन ओ मठ/व. बावी बांधकामाचे कु मु मुठणी इवी
दिवस इन्वेट या मि ये मठाबांधकाम मुठ/व एन कथनात ठेके कु मु मुठणी अमुतनात रती मठ/व व-
48: पठा-मिठून मठ-अपिल, माझ मठ 8 का मठ/व, इभासीचे मठ: मी जी हाउस, मठाक मठ:
बाजी, मुंबई, एन मठ 11 अंश वेस्ट रीट, बांधकाम, मुंबई. पिन कोड-400030 रीट मठ-
AAACC3840K

(8) दस्तावेज बळग देणा-बा पलकामाचे
व किंवा किराणी मठाबांधकामाचा
दुकुरमनाचा किंवा आदेश
असाधारण, प्रतिवादिचे मठ व
पाठा

1) मठ-इवी विवाह इन्वेट या मि ये मठाबांधकाम मुठ/व एन कथनात ठेके कु मु मुठणी
अमुतनात रती मठ/व व-48: पठा-अपिल, 4 पा मठ/व, बांधकाम मुठ, मुंबई, इन्वेट मुठ/व
हाउस, बांधकाम मुठ/व विगतमठ/व मठा/व, इभासी मठा/व, MAHARASHTRA, MUMBAI,
Non-Government. पिन कोड-400022 रीट मठ-AADCE7724P

(9) दस्तावेज बळग देणा-बा विवाह
13/10/2016
(10) एन मोठणी उपाध्याय दिनांक
13/10/2016
(11)
10/49/2016



खरी प्रत

मठ. दुपचा निबंधक, दुर्गा-1
मुंबई उपनगर जिल्हा



बबई - १४
२७३ २१/३९
२०१६

Index-2(सूची - २)



14/10/2016

सूची क्र. 2

करल - १		
दस्तावेज क्र. 1	409	300
दस्तावेज क्र. 2		
2096		

पदाधिकारी : 1) काजूर

- (1) विनिर्वाण टक्का : 85-वृष इच्छती वृष
- (2) मोबदला : 0
- (3) बाजारभावाप्रमाणे मूल्यांकन (आकारणी करी वी) पट्टेदार ने नमुद करावे
- (4) पू.सायन, पोटॅशिया व फास्फोरस (अवस्थापन)
 - 1) पारिक्लित सात मुबई माल, वा. इतर वसने - इतर माहिती: मुदत द्याव व क्र. 27/10/2015 मधील वि. 27/10/2015 चे मुबई माल - अखिल मध्ये काजूर, मि. टी. माल व 1005 पारं, 1007 पारं, 1007/3 पारं व 1009 पारं चे क्षेत्र 2085.23 चौ. मिटर व 1005 पारं, 1007 पारं, 1007/3 पारं, 1007/4, 1009 पारं, 1009/5, 1009/6, 1010 पारं, 1015 पारं, 1014 पारं, 1014/1 ते 1014/6, 1017, 1017/1 ते 1017/6, 1018, 1018/1 ते 1018/9 व क्षेत्र 51133.22 चौ. मिटर असे एकूण क्षेत्र 53198.45 चौ. मिटर, पत्रव्यवस्थापन क्र. 03/10/2016 (C.T.S. Number : 1005 पारं, 1007 पारं, 1007/3 पारं व 1009 पारं, 1005 पारं, 1007 पारं, 1007/3 पारं, 1007/4, 1009 पारं, 1009/5, 1009/6, 1010 पारं, 1013 पारं, 1014 पारं, 1014/1 ते 1014/6, 1017, 1017/1 ते 1017/6, 1018, 1018/1 ते 1018/9)
- (5) क्षेत्रफळ : 1) 53198.45 चौ. मी
- (6) आकारणी किंवा तुरी देण्यात येणारे क्षेत्र
- (7) दस्तावेज करणे देणा-या पदाधिकारी व किंवा विभागीय अधिकारीचे नाव किंवा विभागीय अधिकारीचे नाव किंवा अतिरिक्त अधिकारीचे नाव व पदा
- (8) दस्तावेज करणे देणा-या पदाधिकारी व किंवा विभागीय अधिकारीचे नाव किंवा अतिरिक्त अधिकारीचे नाव व पदा
- (9) दस्तावेज करणे दिनांक : 13/10/2016
- (10) इतर नोंदणी किंवापत्र दिनांक : 13/10/2016
- (11) अनुकारण, क्षेत्र व मूळ : 10450/2016
- (12) बाजारभावाप्रमाणे मूल्यांकन : 100
- (13) बाजारभावाप्रमाणे नोंदणी मूळ : 100
- (14) नोंद



मुंबईकरासाठी विभागात देतांना हस्ताक्षर :-



खरी प्रत
 स. वृष्म वि. 2096, कुर्ली-१
 मुंबई अधिका. जिल्हा

करल - १	
७७३	२२/३१
१०१६	



सुरती क्र: 2

दुपयम निबंधक: महदु रि. सुरती 2

दुपय क्रमांक : 0524/2015

बंदवली

Regn.53m

साक्षी क्रमांक : 1) कांजूर

(1) विवेकांक संख्या: भावेगाडी
(2) गांधी क्रमांक: 369446000

Stamp containing handwritten text 'कांजूर - 9', '7/8/15', and '2096'. It also contains printed text including '11009012052/15/18/10/15' and 'PT.1007/3 PT.1008 PT.1009'.

1) साक्षी क्रमांक भावेगाडी न गा. कांजूर हाताने. इतर साक्षी: भावेगाडी (सर्वीस मध्ये भावेगाडी)
11007/3 PT.1009 साक्षी क्रमांक: 400042 क्षेत्र: 3280 मी
मिटर, कायदा क्रमांक 100 इतर (भावेगाडी) न गा. 369446 840/ म. मी. नं.
11009012052/15/18/10/15 दिनांक 21/10/15 (C.T.S. Number: 1005)
PT.1007/3 PT.1008 PT.1009 इतर क्रमांक
1) 4280 मी. मीटर

(8) व्यापारी किंवा घरी व्यापार स्थान

(7) व्यापार कर करण-कार्यालय ठेका-
या व्यापार करे व्यापारी किंवा व्यापारी
व्यापार ठिकाण दुकानाच्या किंवा इतर
व्यापार स्थानावर घडविण्याचे साक्ष व सहा.

1) व्याप-वली विषय संबद्ध वा सिविल न गे. कडवणे, पोलीस ठाणे-72, भावेगाडी-4 वा
वळगा, भावेगाडी पोलीस ठाणे-400002 पोलीस ठाणे, भावेगाडी पोलीस, भावेगाडी पोलीस
MAHARASHTRA/MUMBAI Non-Governmental, पिन कोड-400022 पिन नं-
AA0CE7724P
2) व्याप-वली विषय संबद्ध वा सिविल न गे. कडवणे, पोलीस ठाणे-72, भावेगाडी-4 वा
वळगा, भावेगाडी पोलीस ठाणे-400002 पोलीस ठाणे, भावेगाडी पोलीस, भावेगाडी पोलीस
MAHARASHTRA/MUMBAI Non-Governmental, पिन कोड-400022 पिन नं-
AAACC3810K

(8) व्यापार कर करण-कार्यालय ठेका-
या व्यापार करे व्यापारी किंवा व्यापारी
व्यापार ठिकाण दुकानाच्या किंवा इतर
व्यापार स्थानावर घडविण्याचे साक्ष व सहा.

1) व्याप-वली विषय संबद्ध वा सिविल न गे. कडवणे, पोलीस ठाणे-72, भावेगाडी-4 वा
वळगा, भावेगाडी पोलीस ठाणे-400002 पोलीस ठाणे, भावेगाडी पोलीस, भावेगाडी पोलीस
MAHARASHTRA/MUMBAI Non-Governmental, पिन कोड-400001 पिन नं-
AAACT0051A

(9) व्यापार कर करण-कार्यालय ठेका-
(10) व्यापार कर करण-कार्यालय ठेका-
(11) व्यापार कर करण-कार्यालय ठेका-

21/10/2015
21/10/2015
9674/2015
72300



महदुपयम निबंधक सुरती - 2
मुंबई उपनगर जिल्हा

within the limits of any Municipal Corporation or any Cantonment, area
annexed to it.



Stamp containing handwritten text 'ज व ई - 21', '23/3', and '10/15'.

करल - १		
4180	1103	300
रुपय ६		

मालमल क्रिक

कांठुर मालमल क्रिक

शिट नंबर

1004

1103

11

सि.स.न.१००४ पदा

[संकर]



अवकाश

मालमल क्रिक

मालमल क्रिक

मालमल क्रिक

कांठुर मालमल क्रिक
 मालमल क्रिक
 CTS App...
 1103 नं. २४.१०.०२
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक



मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक

मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक
 मालमल क्रिक

करल - ६		
१०५०	१५४	३००
२०९१		



अवई - २४		
२०९३	२४	३९
२०२६		

करल - 9		
१५५७	१७०५	३००
२०१६		

मालिका पत्रक

कांजुर गावक/न. भू. म. का. नं. भू. नं. नु. नं.

प्लॉट नंबर प्लॉट क्षेत्र प्लॉट भागां

१००५

श्रीमंतलाल दिक्षुभा अणुदरभा जो कल्याणवाडीचा पत्नी सरहोल आणि त्याच्या पति गणेशशेठ दिक्षुभा हे

पि. नं. सा. र. सा. रु. ६२८/२२०
मुदत १.८.५८ ते ३१.७.७९



सर सरदार सुवर्ण क...

प्लॉट नं. (१८२५२) मध्यम मालिका पत्रक
 (१८२५२) मालिका पत्रक नं. १००५/१८२५२/१
 १००५/१८२५२/१ ते १००५/१८२५२/१००
 १००५/१८२५२/१०१ ते १००५/१८२५२/१०१०

उपस्थित करिता १५/१९७९

प्लॉट नं. १००५/१८२५२/१ ते १००५/१८२५२/१०१०

प्लॉट नं. १००५/१८२५२/१ ते १००५/१८२५२/१०१०

भा. उ. क्र. १००५/१८२५२/१ ते १००५/१८२५२/१००५/१८२५२/१०१०

१००५/१८२५२/१ ते १००५/१८२५२/१०१०

१००५/१८२५२/१ ते १००५/१८२५२/१०१०

१००५/१८२५२/१ ते १००५/१८२५२/१०१०

पि. नं. १००५/१८२५२/१

पि. नं. १००५/१८२५२/१

पि. नं. १००५/१८२५२/१

पि. नं. १००५/१८२५२/१

पि. नं. १००५/१८२५२/१

मा. आ. मालिका पत्रक नं. १००५/१८२५२/१ ते १००५/१८२५२/१०१०

(X) १००५/१८२५२/१ ते १००५/१८२५२/१०१०

१००५/१८२५२/१ ते १००५/१८२५२/१०१०

बबई - २५

१००५	१८२५२	३९
१००५		

नालमत्ता पत्रक

संख्या/वर्ग -- कांपुर

तालिका/न. भू. मा. का. -- न. भू. अ. मुलुड

जिल्हा -- मुंबई उपनगर जिल्हा

हातमत्ता दिल्ल्या अकरनावा केल्या धड्याचे तशीस अशे त्वाप्पा फा त्वाप्पाचे विषय वेळ)

कॅरल - ५
१८००
१८६३००
३०९६

न. भू. अ. मुलुड
मुंबई उपनगर जिल्हा

संख्या/वर्ग -- कांपुर
११११६
११११६

१०९९
अशे प्राय विषय ११०१९ रजाम मुलुड १२३६
संख्या/वर्ग ११०१९ रजाम मुलुड १२३६
अशे प्राय विषय ११०१९ रजाम मुलुड १२३६

पत्रक लिफा
नगर भूमिपत्र अधिकारी
मुलुड

नगर भूमिपत्र अधिकारी
मुलुड



बबई - १४
२०१३
३

करल - १		
१६६०	१६६०	३००
२०१६		

मालमत्ता पत्रक

जिल्हा -- कांजूर
 तालुका -- मुंबई जिल्हा
 जिल्हा -- मुंबई उपनगर जिल्हा
 सहायक दिवसमा अध्यापकांचा मंडळ पाठ्यापक
 शारीर आणि व्यायाम पंगड (पुणे)

क्र.सं.	व्यवहार	दि.सं. प्रमाण	शुद्ध मूल्य (भा) शुद्ध मूल्य (प) किंवा भा (भा)	साक्षात्कार
02/2016	मा. अणुसंश्लेषण विभागाच्या कार्यालयीन कार्यासाठी (ग.सं. २२) व्यवहार पंचवक्रात करणारे उपलब्ध असलेले (१०) नव्या जागा (२२) वि.सं. ११/२०१६ प.सं. ११/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक			दि. २२/०२/२०१६ दि. २२/०२/२०१६ प.सं. अ. मुंबई
03/2016	अपत्यवरील आपल्या आणि संचालक भूमि मालक (म.स.सं. १००) वृत्त पंचवक्रातील मालक म.सं. १००/मि.प/अक्षरी नोंद / दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक			दि. २२/०२/२०१६ दि. २२/०२/२०१६ प.सं. अ. मुंबई
04/2016	अपत्यवरील आपल्या आणि संचालक भूमि मालक (म.स.सं. १००) वृत्त पंचवक्रातील मालक म.सं. १००/मि.प/अक्षरी नोंद / दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक			दि. २२/०२/२०१६ दि. २२/०२/२०१६ प.सं. अ. मुंबई
05/2016	अपत्यवरील आपल्या आणि संचालक भूमि मालक (म.स.सं. १००) वृत्त पंचवक्रातील मालक म.सं. १००/मि.प/अक्षरी नोंद / दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक दि. २२/०२/२०१६ अन्वयेत घेतलेल्या जागांचा मालमत्ता पत्रक वाचपत्रक (१००/२०१६ अन्वयेत केवळ शोकरती मिळविल्याने क्षेत्र व मालकपत्र परिवर्तनात मालक असलेले मिळविलेले पत्रक			दि. २२/०२/२०१६ दि. २२/०२/२०१६ प.सं. अ. मुंबई



Handwritten notes and signatures in the bottom left corner, including a signature and the date '११/११/१६'.

मु.पू.अ. मुंबई
 मुंबई उपनगर जिल्हा

दस्तावेज - ३
३१३ २६ / ३
२०१६

माल ना पत्रक

कांता

करल - ४

११४८

३०७३००

२०१८

सं. नं. २००५, पहा



व्यवहार	पत्र क्रमांक	दिनांक (पं.) पं. (पं.) - वि. नं. (पं.)	साक्षरक
०३/०४/१९९६ वि. सं. आदेश वि. सं. नं. २००५, पहा.			पं. - १९९६-०४-०३ न.पं. अ. मुंबई
०६/११/२०१३ वि. सं. नं. २००५		(मुंबई) पं. नं. १९९६-०४-०३	पं. - १९९६-०४-०३ न.पं. अ. मुंबई
१५/०६/२००५ सा. प्रथम (अनुसंधान) व सहाय्य प्राधिकार (पा. सं. अ. प्र. सं. १९९६-०४-०३) एल. आर. २००५/३८४/१९९६ पु. सं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ ३०/०६/२००५ विचार सदन वि. सं. नं. २००५, पहा. आ. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ संयोजित वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ १९/०६/२००५ एल. आर. २००५/३८४/१९९६ २६/०६/२००५ एल. आर. २००५/३८४/१९९६		पं. नं. २००५/३८४/१९९६ पं. - १९/०६/२००५ न.पं. अ. मुंबई	
०५/०३/२०१० सा. प्रथम (अनुसंधान) व सहाय्य प्राधिकार (पा. सं. अ. प्र. सं. १९९६-०४-०३) एल. आर. २००५/३८४/१९९६ पु. सं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ ३०/०६/२००५ विचार सदन वि. सं. नं. २००५, पहा. आ. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ संयोजित वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ १९/०६/२००५ एल. आर. २००५/३८४/१९९६ २६/०६/२००५ एल. आर. २००५/३८४/१९९६		पं. नं. २००५/३८४/१९९६ पं. - ०५/०३/२०१० न.पं. अ. मुंबई	
२९/०६/२०१५ सा. प्रथम (अनुसंधान) व सहाय्य प्राधिकार (पा. सं. अ. प्र. सं. १९९६-०४-०३) एल. आर. २००५/३८४/१९९६ पु. सं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ ३०/०६/२००५ विचार सदन वि. सं. नं. २००५, पहा. आ. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ संयोजित वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ वि. सं. नं. २००५/३८४/१९९६ एल. आर. २००५/३८४/१९९६ १९/०६/२००५ एल. आर. २००५/३८४/१९९६ २६/०६/२००५ एल. आर. २००५/३८४/१९९६		पं. नं. २००५/३८४/१९९६ पं. - २९/०६/२०१५ न.पं. अ. मुंबई	



बबई - २५

०१३ २४ ३१

२०१६

करल - १		
१२४७	१४१	३००
२०१६		

आधारगाने -- काजुड

न.प.अ. मुलुड

तारखेचा न. मुला. का. -- न.प.अ. मुलुड
 मालक --
 पत्नी --
 पत्नी --

जिल्हा -- मुंबई उपनगर जिल्हा

सामान्यी दिल्ल्या अक्षरांचो किंवा भावू
 तयारील आणि त्याच्या धोर तयारीची नियत धर

प्रासणे कायदा -

११/११/१६
 वी. सु. टी. ५६
 वी. सु. १०

उरी नकल -

न.प.अ. मुलुड

मुंबई उपनगर जिल्हा

१२०१
 २१
 १२०१

मुलुड
 मुलुड



बखई - २१		
२०१३	३०	५९
२०१६		

करल - १		
७४६७	४१	३००
२०१६		

मासिक लाभवृत्त

विभाग/जिल्हा - कांजुर तालुका/म.म.सा.का.स. न.भ.अ.म.लुड

शहर/पंचायत - राजपुर/बापा/दिवाडी/राधाबाई/तपोवासी आणि इत्यादी पार तपोवासी (वाता येथे)

दिनांक - १०/०३/२०१६

सि.नं. नं १००५, पहा

स्थान - पुणे



व्यवहार	संख्या क्रमांक	तारीख धारक (या) पट्टीदार (य) किंवा धार (या)
२५/११/०६	वि.पो.आदेश सं.स.नं. १००/१०६	
२७/११/१३	सि.सं.नं. १००५/१३	(धारक) कोस्टम पिक्चर लिमिटेड
२०/२००६	भा.अ.पार. जिल्हाधिकारी व सहाय्यक जिल्हाधिकारी (क.स.क.सि.) मुंबईमधील मूळ घाना रस्ते/म.स.सि. (२) निवाडी येथील मालकी क्र. ३०५/२००६ नं.न.प.प्र.सा. २००५/१०६ नं. न.प.प्र.सा. २००५/१०६ नं.न.प.प्र.सा. २००५/१०६ नं. न.प.प्र.सा. २००५/१०६ नं. न.प.प्र.सा. २००५/१०६	धातक राजेंद्र शासन
१०/२०१०	भा.अ.पार. जिल्हाधिकारी व सहाय्यक जिल्हाधिकारी (क.स.क.सि.) मुंबईमधील मूळ घाना रस्ते/म.स.सि. (२) निवाडी येथील मालकी क्र. ३०५/२००६ नं. न.प.प्र.सा. २००५/१०६ नं. न.प.प्र.सा. २००५/१०६ नं. न.प.प्र.सा. २००५/१०६	
१२/२०१६		भा.ज.म.बंदी आयुक्त आणि संचालक शुभम अभिलेख (म.रा.) पुणे चोपेकडील परिपत्रक क्र.ना.पु.र/मि.प./अक्षरी नोंद /२०१६ दि. पुणे दिनांक १६/२/२०१६ य रिकडील आरा श.क्र.न.पु.यांज्यु/कि.पा. क्र.१९४/२-१६ दिनांक १५/२/२०१६ अन्वये विक्रम तल परिपत्रक नमुद अंतर्गतले आ.पै क्षेत्र अक्षरी पंथदा हजार मयश सतरा पुर्णिक आठ दराराश चौ.मी. वजात केले



तारीख
पुणे

सो.
१९९२-०६-२०
२५.१२.२०१६
पुणे

सो.
२००५/१०६/१३
२५.१२.२०१६

सो.
२०१०/१०६/१३
२५.१२.२०१६

सो.
२०१६/१०६/१३
२५.१२.२०१६

बदल - २३	
४१३	३३/३३
२०१६	

9	
9880	982300
3096	



32/99
RE

करल - १		
१६६७	१८३	३००
२०१८		

मालमतीपत्रक

कांठुर	सापुका/न.भा.का. न.भा.का.समुह	जिल्हा -- मुंबई उपनगर जिल्हा
सापुका/न.भा.का. न.भा.का.समुह	जिल्हा नं. भा.का. न.भा.का.समुह	शासनाला दिवल्या अकरवांगी म्हा. भा.का.समुह
जिल्हा नं. भा.का. न.भा.का.समुह	जिल्हा नं. भा.का. न.भा.का.समुह	लघुश्री अर्थात म्हा.का.समुह (पिवल बंद)
१००/३	१००/३	

दिनांक	धरमदार	पु.न.सं.सं.	मूल्य पाक (प) मूल्य (प) जि.भा.भा. (प)	साक्षरपान
१९९९	अन्वयितीने/३ देहा नं.प. मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा शासनाला दिवल्या अकरवांगी म्हा. भा.का.समुह (पिवल बंद) १६९/२०१८/२०१९ दि. १६/०५/२०१८ अन्वये न.भा.का.समुह १००/३ ये क्षेत्र १५३१०.८ एवजी १९९९ अन्वये क्षेत्र नं.भा.का.समुह १००/३ ये			प.प.का.समुह १००/३ अन्वये म्हा. भा.का.समुह १६/०५/२०१८ अन्वये न.भा.का.समुह १००/३ ये
०६/२०१६	अन्वयितीने/४ आदेश नं.प. मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा शासनाला दिवल्या अकरवांगी म्हा. भा.का.समुह (पिवल बंद) आणुका अर्थात म्हा.का.समुह (पिवल बंद) शासनाला दिवल्या अकरवांगी म्हा. भा.का.समुह (पिवल बंद) १६/०५/२०१६ अन्वये न.भा.का.समुह १००/३ ये क्षेत्र नं.भा.का.समुह १००/३ ये			प.प.का.समुह १००/३ अन्वये म्हा. भा.का.समुह १६/०५/२०१६ अन्वये न.भा.का.समुह १००/३ ये



म.भा.अ.मु.मु.
मुंबई उपनगर
१७/११/१८

म.भा.अ.मु.मु.
मुंबई उपनगर
१७/११/१८



बळई - २
३८/३९
२०१६

मालम तालिका

क्रमांक

दि. नं.

दि. नं.

मालम तालिका

मालम तालिका

11355

5783



क्रमांक

दि. नं.

मालम तालिका

7180

2096

क्रमांक

दि. नं.

दि. नं.

दि. नं.

सं. नं.

11/02/1906

वि.से.आदेशा सि.स.न.१००५ प्रमाणे.

सं. नं.

११६८-०५

म.प.अ.पुणे

11/11/1913

सि.स.न.१००६ प्रमाणे.

सं. नं.

११६८-१०

म.प.अ.पुणे



मालम तालिका

11/05/1915

अध्यक्षीय आदेशाप्रमाणे.

सा. नि.सं.१००५/१००६ दि. ७/४/१९१५ अन्वये या इफडील नं. ११/१०१३ दि. ३०/०१/१९१५ अन्वये म.प.अ.पुणे.

सं. नं.

११६८-१५

म.प.अ.पुणे

11/05/1915

अध्यक्षीय आदेशाप्रमाणे.

सा. नि.सं.१००५/१००६ दि. ७/४/१९१५ अन्वये या इफडील नं. ११/१०१३ दि. ३०/०१/१९१५ अन्वये म.प.अ.पुणे.

सं. नं.

११६८-१५

म.प.अ.पुणे

11/7/16

9/10/16

9/11/16

2/1/17

बचई - २१

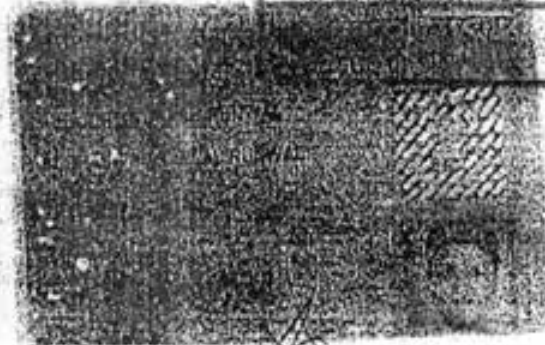
२१३

३२/३५

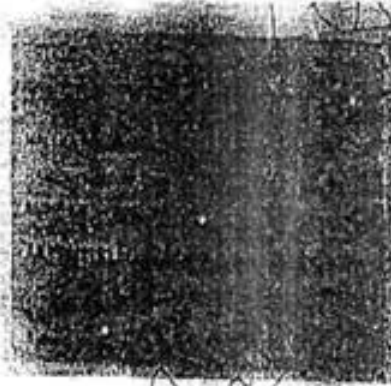
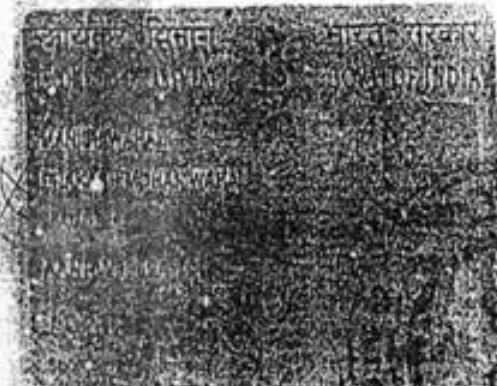
२०१६

करल - १		
१४४०	१५	३००

आयकर विभाग
INCOME TAX DEPARTMENT
EVIE REAL ESTATE PRIVATE LIMITED
07/01/2014
Permanent Account Number
AADCE7724

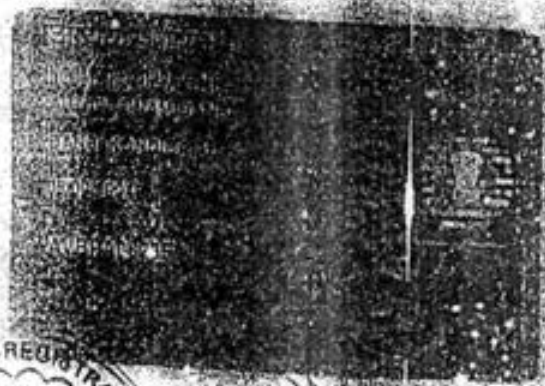


PERMANENT ACCOUNT NUMBER
ANWPS30220
BY NAME
AMRITLAL VIPATRAM SAROU
FOR NAME PATRICKENAG
VIPATRAM GANESH RAM SAROU
DATE OF BIRTH
10-06-1948
SIGNATURE
SECRETARY (REGISTRATION)
Commissioner of Income Tax (Computer Operations)



PERMANENT ACCOUNT NUMBER
2RRHR3280A
BY NAME
DATTATRAYA DATTALWAR
FOR NAME PATRICKENAG
DATTATRAYA KRISHNARAO
DATTALWAR
DATE OF BIRTH
SECRETARY (REGISTRATION)
Commissioner of Income Tax (Computer Operations)

Ana



Baugh

बवई - २१५	
२०१३	३४/११

Handwritten signature

INDIAN

गुरुवार, 09 डिसेंबर 2016 5:31 म.नं.

दस्त गोपवारा भाग-1

बबड 30/38
दस्त क्रमांक: 9413/2016 TV

दस्त क्रमांक: बबड1 /9413/2016

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरपेले मुद्रांक शुल्क: रु. 500/-

डु. नि. सह. डु. नि. बबड1 गांधी कार्यालयात

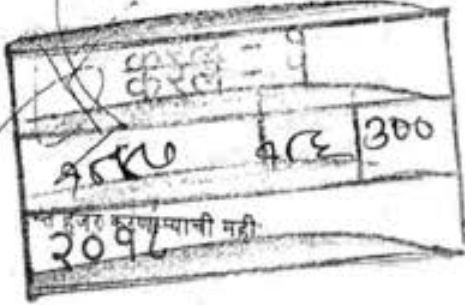
अ. क्र. 9413 वर दि. 09-12-2016

रोजी 5:27 म.नं. वा. हजर केसा.

दावती: 11608

पावती दिनांक: 09/12/2016

मादरकरणाराचे नाव: मेसर्स एबी रियल इस्टेट प्रा लि व
संचालक सुबोध एच रुणवात



गोंवणी फी

रु. 100.00

दस्त हाराळणी फी

रु. 780.00

पुस्तकी संख्या: 39

एकूण: 880.00

[Handwritten Signature]
दुय्यम निबंधक, मुंबई-1

[Handwritten Signature]
दुय्यम निबंधक, मुंबई-1

दस्तावा प्रकार: कालमुद्राप्राप्ति

मुद्रांक शुल्क: अ जेव्हा तो प्रतिलिप्यात देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत
असेल तेव्हा

शिष्टा क्र. 10 10 वी वेळ: (सादरीकरण)

शिष्टा क्र. 2 20 वी वेळ: (फी)



प्रतिज्ञापत्र

मला कल्पना (१९०८) अर्थात असलेल्या तरतुदीनुसारच मी दस्त
लिहणे हे माझे अधिकार आहेत. मला या दस्ताची प्रतिलिप्यात
सहाय्य करणे हे माझे अधिकार आहेत. मला या दस्ताची प्रतिलिप्यात
सहाय्य करणे हे माझे अधिकार आहेत. मला या दस्ताची प्रतिलिप्यात
सहाय्य करणे हे माझे अधिकार आहेत.

लिहून घेणारे:

[Handwritten Signature]
लिहून घेणारे:



- 1) *[Handwritten Signature]*
- 2) *[Handwritten Signature]*
- 3) *[Handwritten Signature]*
- 4) *[Handwritten Signature]*

Summary-2(दस्त गोपवारा भाग - २)



09/12/2016 5 35:43 PM

दस्त गोपवारा भाग-2

बबई 31/32
दस्त क्रमांक:9413/2016

दस्त क्रमांक : बबई/9413/2016

दस्ताचा प्रकार : कुलमुद्रत्यापण

करल - 9

9580 720 300

प्रापकिय जगदवाचा ठसा

- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|--|--|
| 1 | नाम:सचिन डी बल्लभार - असिस्टंट म्यार्स प्रेसिडेंट
अकाउंट्स अँड टॅक्सेशन
पत्ता:प्लॉट नं: ऑफिस , माळा नं: 4 था मजला,
इमारतीचे नाव: रुग्णवाला अँड ओमकार इन्स्ट्रुअर, ब्लॉक
नं: सायन बुनाभट्टी सिव्हरलच्या समोर, रोड नं: सायन
पूर्व, मुंबई , महाराष्ट्र, मुम्बई.
पिन नंबर:AEPPB3280A | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी: |
| 2 | नाम:प्रसांत आर माप्पा - जनरल मॅनेजर अकाउंट्स
पत्ता:प्लॉट नं: ऑफिस , माळा नं: 4 था मजला,
इमारतीचे नाव: रुग्णवाला अँड ओमकार इन्स्ट्रुअर, ब्लॉक
नं: सायन बुनाभट्टी सिव्हरलच्या समोर, रोड नं: सायन
पूर्व, मुंबई , महाराष्ट्र, मुम्बई.
पिन नंबर:AKYPM1191J | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी: |
| 3 | नाम:मनिय - बहाल - सिनिअर मॅनेजर फायनान्स
पत्ता:प्लॉट नं: ऑफिस , माळा नं: 4 था मजला,
इमारतीचे नाव: रुग्णवाला अँड ओमकार इन्स्ट्रुअर, ब्लॉक
नं: सायन बुनाभट्टी सिव्हरलच्या समोर, रोड नं: सायन
पूर्व, मुंबई , महाराष्ट्र, मुम्बई.
पिन नंबर:AANPW9962A | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-40
स्वाक्षरी: |
| 4 | नाम:अमृतलाल शही सरोज - जनरल मॅनेजर सीएम
पत्ता:प्लॉट नं: ऑफिस , माळा नं: 4 था मजला,
इमारतीचे नाव: रुग्णवाला अँड ओमकार इन्स्ट्रुअर, ब्लॉक
नं: सायन बुनाभट्टी सिव्हरलच्या समोर, रोड नं: सायन
पूर्व, मुंबई , महाराष्ट्र, मुम्बई.
पिन नंबर:AMWPS3022Q | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-48
स्वाक्षरी: |
| 5 | नाम:मेमर्से एबी रियाज इस्टेट प्रा लि चे संधालक सुबोठ
एन रुग्णवाला
पत्ता:ऑफिस , 4 था मजला, रुग्णवाला अँड ओमकार
इन्स्ट्रुअर, सायन बुनाभट्टी सिव्हरलच्या समोर, सायन पूर्व,
मुंबई , राश्रीकी कॉप, AHARASHTRA,
MUMBAI, Non-Go arnment.
पिन नंबर:AADCE77 4P | कुलमुद्रत्यापण देणार
वय :-47
स्वाक्षरी: |

घरील दस्तऐवज करून देणार तपासणीत कुलमुद्रत्यापण चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ:09 / 12 / 2016 05 : 31 : 27 PM

आपण: घालील इतम असे निवेदीत करतात की हे दस्तऐवज करून देणा.पानां स्वतीस: अंकारतात, व स्पॉफी ओळख पटवितात.



- | अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार |
|----------|---|--|
| 1 | नाम:सचिन डी बल्लभार - असिस्टंट म्यार्स प्रेसिडेंट
अकाउंट्स अँड टॅक्सेशन
पत्ता:प्लॉट नं: 21, विजय मेग्नान भाज, परेरावाडा, तेरेसा हाय
स्कूल, भागे, मोहिली ब्लिजेज, ताकी नाका, मुंबई
पिन नंबर:400072 | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी: |
| 2 | नाम:सचिन डी बल्लभार - असिस्टंट म्यार्स प्रेसिडेंट
अकाउंट्स अँड टॅक्सेशन
पत्ता:प्लॉट नं 602. भी कुणा विसा चौ ऑप हाऊ सोसा लि.
जवळ, काटेनानिबली, कल्याण पूर्व
पिन नंबर:421301 | पॉवर ऑफ अटॉर्नी
होल्डर
वय :-44
स्वाक्षरी: |

घायाचिय जगदवाचा ठसा

3435 IV

शुद्धा क्र.5 ची वेळ:09 / 12 / 2016 05 : 33 : 01 PM नोंदणी पुरतक 4 मध्ये

Emza
मुद्रण विभाग, मुंबई-1

EPayment Details.

Dr.	Epagement Number	Defacement Number
1	MF006388261201617E	0003695218201617

9413 /2016

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.tanra@gmail.com

करव - 9		बबई - १४	
१४८०	१८३०	१४३	३८/३८
३२९१		२०१६	



प्रमाणित करणेत येई की या
 दस्तऐवज मध्ये.....३८.....पाने आहेत.
 पुरतक क्र. १४३/३८/३८
 जन्मये नोंदणी
 दिनांक - 9 DEC 2016

Emza
 मद्र. मुद्रण विभाग मुंबई नगर.

करल - १		
१५४०	१५९	३००
२०१६		

VIRADHAR

पावती

Original/Duplicate

Friday, December 09, 2016

नोंदणी क्र. 39M

6:01 PM

Regn. 59M

पावती क्र.: 11610 दिनांक: 09/12/2016

पावाचे नाव: सायन

दस्तावेजाचा अनुक्रमांक: बबई-9414-2016

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मेसर्स एपी रियल इस्टेट प्रा नि लॉफे प्रायिव्हक कुरल-१ (अगि...
प्रमिटेड अकाउंटन्ट अँड टॅक्सेशन)

नोंदणी फी

दस्त हाताळणी फी

पृष्ठापी संख्या: 100

एकूण:

आपणास मूळ दस्त, संबन्धित प्रिंट, सूची-२ अंदाजे
6:19 PM ह्या वेळेस मिळेल.

दुव्या निबंधक, मुंबई

साजार शुल्क: रु. 1/-

नोंदणी रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुव्या निबंधक
मुंबई शहर क्र. १


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

2) देयकाचा प्रकार: By Cash रक्कम: रु 2000/-

DELIVERED
on 94/12/16



CHALLAN
MTR Form Number-8

GRN	MH006.43553201617E	BARCODE	01122016114144		Date	01/12/2016-11:41:44	Form ID	46(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
Office Name	MUMBAI CITY 1 SUB REGISTRAR			PAN No. (If Applicable)				
Location	9250 AEO 300			Full Name	EVIE REAL ESTATE PVT LTD			
Year	2016-2017 One Time			Flat/Block No.	OFFICE RUNWAL AND OMKAR ESQUARE			
Amount in Pk.		Premises/Building						
0020045501	Stamp Duty NonJudicial Stamp	500.00	Road/Street		SION EAST			
		Area/Locality		MUMBAI				
		Town/City/District						
		Pin		4 0 0 0 2 2				
		Remarks (If Any)						
								
Total	500.00		Amount in Words		Five Hundred Rupees Only			
Payment Details		FOR USE IN RECEIVING BANK						
Cheque/DD No	Bank Cdr	REF No.	89103332016120114801		108802348			
Name of Bank	Date		01/12/2016-18:35:24					
Name of Branch	Bank Branch		IOBI BANK					
Mobile No : Not Available		Serial No. Date		100, 02/12/16				



बजई - २४
 ९ / १००
 २०१६

Handwritten signatures and notes:
 M. S. Darkhinde
 M. S. Darkhinde

Handwritten signatures and notes:
 M. S. Darkhinde
 M. S. Darkhinde

करल - १		
१५४७	१९१	३००
२०१६		



बंबई - २४		
२४१४	२	३००
२०१६		



बवई - ११		
२०१६	३	१००
२०१६		

SPECIAL POWER OF ATTORNEY









करल = १	
१६५०	१६२३००
२०१६	

TO WHOM THESE PRESENTS SHALL COME, We M/S EVIE REAL ESTATE PVT. LTD. a company incorporated under the provisions of The Companies Act, 1956 through our Authorized Signatories (1) Mr. Sachin D. Battalwar- Asst. Manager Accounts & Taxation, (2) Mr. Prashant R. Mallya-General Manager Accounts, (3) Mr. Manish Waha- Senior Manager Finance and (4) Mr. Amritlal V. Saroj- General Manager Legal, having its office at Runwal & Omkar Esquare, 4th Floor, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai-400022, SENDS GREETINGS:

WHEREAS:

- (i) We, M/S Evie Real Estate Pvt. Ltd., "the Company" are developing / proposed to develop residential/commercial buildings/structures in the project known as "Evie Real Estate" to be developed/ constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.
- (ii) Therefore, it is necessary to sign, execute, lodge, admit, acknowledge and register all Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.
- (iii) The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub- Registrar of Mumbai/ Chembur/ Kurla/ Mulund/ Thane/Vikhroli and/or before the appropriate Sub-Registrar of the said area where the property is situated to complete the transaction in all respect.
- (iv) Vide a Board Resolution dated 13th June, 2016 passed by Board of Directors of M/S Evie Real Estate Pvt. Ltd., has authorized, empowered, nominated,



करल - १		
१५४०	१९३	३००
२०१६		

constituted and appointed its Authorised Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity, Home Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation, Rectification, Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly executed and registered Special Power of Attorney with Sub Registrar of Assurances at MUMBAI-1 bearing Sr. No. 9413/2016 through its Director Mr. Subodh S. Runwal in favour of its

Authorised Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj.



(Handwritten notes and signatures on the left margin)
 M
 H
 Om
 N. Subkande

(v) Due to our pre-occupation in employment and/or due to personal commitments we (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj are not in position to personally visit the respective office of Sub-Registrar's for registering, admitting and/or complying the required formalities of the above documents in respect of the flats/units/premises to be developed/constructed by the Company on the properties more particularly described in the Schedule hereunder mentioned and completing the transaction.

(vi) Under above mentioned Special Power of Attorney we are entitled to substitute this power, severally, in favour of any of the employee and/or authorised representative of the Company and/or organisation and/or group companies for limited purpose of lodging, admitting and registering any of the above documents before the concerned Sub-Registrar of Assurances.



(vii) Under a Board Resolution dated 13th June, 2016 passed by Board of Directors of M/s Evic Real Estate Pvt. Ltd., the Company has authorised, nominated and appointed its representatives (1) Mr. Rakesh Shah- Deputy General Manager CRM, (2) Mr. Rupesh Banc- Executive Administration, (3) Mr. Irshad Ahmad-

खबई - २०		
२०१६	४	३००
२०१६		

(Handwritten signatures and notes at the bottom right)
 Rakesh Shah
 Rupesh Banc
 Irshad Ahmad
 Page 2 of 8



H Om
N.S. Darkunde

Sr. Executive Administration & H.R., (4) Mr. Prathamesh Narkar - Assistant-
H.R. Admin & Liaison, (5) Mr. Ritesh s/o Pratap Sawant - Sr. Executive Admin,
(6) Mr. Nilesh s/o Shankarrao Darkunde - Document Controller, and ~~Mr. Mohan Pradhar~~
~~Document Controller~~, for the limited purpose of lodging,
submitting and registering any of the above documents before the concerned Sub-
Registrar of Assurances and accordingly decided to execute and register Special
Power of Attorney through us in this regard.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/S
EVIE REAL ESTATE PVT. LTD., through our constituted Attorney/s (1) Mr.
Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4)
Mr. Amritlal V. Saroj, do hereby severally appoint, nominate and constitute (1) Mr.
Rakesh Shah (2) Mr. Rupesh Bane (3) Mr. Irshad Ahmad (4) Mr. Prathamesh
Narkar (5) Mr. Ritesh s/o Pratap Sawant (6) Mr. Nilesh s/o Shankarrao Darkunde
and ~~Mr. Mohan Pradhar~~, to be our true and lawful Attorney/s of the Company to
do all acts, deeds, matters and things as mentioned herein in the respect of
flats/units/premises, which are being constructed on the property more particularly
in the Schedule hereunder written.



N.S. Darkunde
I do hereby acknowledge and register with the respective office of Sub-
Registrar of Assurances, for and on behalf of the Company, various Agreements,
contracts, documents, writings including Agreement for Sale, Sale Deed,
Tripartite Agreement, Affidavits, Lease Deed,
Declarations, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of
Cancellation, Deed of Exchange, Deed of Co firmation/ Rectification/
Modification, Receipt etc., which are duly executed by either of us and which may
be necessary from time to time in respect of flats/units/premises to be
developed/constructed by the Company on the property more particularly
described in the Schedule hereunder mentioned.

- This power of attorney is valid for the period up to 31st December, 2018.
- The said Attorney/s (1) Mr. Rakesh Shah (2) Mr. Rupesh Bane (3) Mr. Irshad Ahmad (4) Mr. Prathamesh Narkar (5) Mr. Ritesh s/o Pratap Sawant (6) Mr.

बबई - शिव		
२१४	५	१००
२०१६		

करल - १		
११६६	११६६	३००
२०१६		

(Handwritten signatures and initials)
 N.S. Dakhunge

Nilesh s/o Sha ikarrao Dar cunde and ~~Mr. Mohan Pradhani~~ shall not have right to substitute the powers hereunder under any circumstances.

4. This power of attorney is a mere arrangement of convenience and without any consideration. we shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

AND we do hereby agree and accept to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.



SCHEDULE ABOVE REFERRED TO:

All that pieces and parcels of land admeasuring about 43059.30 square meters bearing CTS Nos. 1004, 1005, 1005/1, 1006, 1007/3, & 1009 situated at Village Kanjur, Taluka Kurla within the Registration District and Sub-District of Mumbai and Mumbai Suburban together with the buildings and other structures existing thereon, lying, being and situate at Kanjur Marg (East), Mumbai-400042 are more particularly described in the table herein below:



Sr. No.	CTS No.	Total area	Out of 32387.59	Out of 2065.23	Out of 51133.22	Out of 4280
A	B	C = C1+C2+C3+C4	C1	C2	C3	C4
1	1004	1159.20	1159.2	0	0.00	0.00
2	1005	5007.10	3956.02	3.11	993.85	54.12
3	1005/1	749.60	749.6	0	0.00	0.00
4	1006	387.90	387.9	0	0.00	0.00
6	1007/3	9807.63	3205.62	854.88	4064.00	1683.13
7	1009	25947.87	22929.25	1178.87	910.41	920.34
	Total Area (Sq Mtrs.)	43059.30	32387.59	2036.86	5977.26	2657.59

करल - १		
११६६	११६६	३००
२०१६		

(Handwritten signatures and initials)
 Page 4 of 8

Mr. Sachin D. Battalwar
Mr. Prashant Ramesh Mallya
Mr. Prakash Wahal
Mr. Vipatiram Saroj
Mr. Nilin Borve
Mr. Ronam Audi

Ms. Day K... e

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 9th day of December, 2016.

SIGNED AND DELIVERED
By the author named
9886 Res 300
M/S LYLE REAL ESTATE PVT. LTD.,
Through Constituted Attorney/s
2016

(1) Mr. Sachin D. Battalwar

Sachin D. Battalwar



(2) Mr. Prashant Ramesh Mallya

Prashant Ramesh Mallya



Prakash Wahal

Prakash Wahal



Vipatiram Saroj

Vipatiram Saroj



In the presence of

1. Nilin Borve *Nilin Borve*

2. Ronam Audi *Ronam Audi*



बळई - २१७
२०१६ / ६ / १००

करल - १	
१५४०	१६० ३००
२०१६	

We Accept and Confirm
Signature of Attorney/s

(1) Mr. Rakesh s/o Keshavji Shah

[Handwritten signature]



(2) Mr. Rupesh s/o Subhash Bane

[Handwritten signature]



(3) Mr. Irshad Ahmad Ansari

[Handwritten signature]



(4) Mr. Prathamesh s/o Mohan Narkar



[Handwritten signature]



(5) Mr. Ritesh s/o Pratap Sawant

[Handwritten signature]



बबई - २१४	
२०१६	१/१००
२०१६	

(6) Mr. Nilesh s/o Shankarrao Darkunde)

N.s. Darkunde .



करल = ६	
११४८	११८३००
२०१६	

In the presence of ...

- 1) Nitin Borne *Nitin Borne*
- 2) Pooram Auti *Pooram Auti*



बवई - २१४	
०१४	११८३००
२०१६	

करल - १		
१४४०	१९९	३००
२०१६		

Dated this _____ day of _____, 2016

From

M/s Evie Real Estate Pvt. Ltd.,
Sole and Exclusive Constituted Attorney/s

- (1) Mr. Sachin D. Battalwar
- (2) Mr. Prashant Ramesh Maliya
- (3) Mr. Manish Wahal
- (4) Mr. Amritlal V. Saroj

In favour of

- (1) Mr. Rakesh Shah
- (2) Mr. Rupesh Bane
- (3) Mr. Irshad Ahmed
- (4) Mr. Prathmesh Narkar
- (5) Mr. Ritesh s/o Pratap Sawant
- (6) Mr. Nilesh s/o Shankarrao Darkunde



बबई -		
२०१६	१०	१
२०१६		

POWER OF ATTORNEY

EVIE REAL ESTATE PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF EVIE REAL ESTATE PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD (करल) 13TH JUNE, 2016 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OFF EASTERN EXPRESS HIGHWAY, OPPOSITE SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI 400022

2096

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION

"RESOLVED THAT (1) Mr. Rakesh Shah- Deputy General Manager CRM, (2) Mr. Rupesh Bane-Executive Administration, (3) Mr. Irshad Ahmad- Sr. Executive Administration & H.R., (4) Mr. Prathamesh s/o Narkar- Assistant- HR, Admin & Liaison, (5) Mr. Ritesh s/o Pratap Sawant-Admin Executive, (6) Mr. Nilesh s/o Shantarran Darkunde- Document Controller, and (7) Mr. Pradhan Mohan Sadashiv -Document Controller all adults, Indian Inhabitants the authorized representatives of the Company, be and are hereby SEVERALLY authorized, empowered and appointed for and on behalf of the Company to lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipts etc. with office of Sub Registrar of Assurances at Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises which are being developed and sold by the company on the property more particularly described in the Schedule mentioned, provided the said documents being signed and executed by the authorised Signatory/ies (1) Mr. Sachin D. Battalwar- General Manager, (2) Mr. Prashant R. Mallya-General Manager, (3) Mr. Manish General Manager Legal and (4) Mr. Manish



SCHEDULE

All the parcels of land collectively admeasuring about 43,059.58 square metres viz., bearing CTS No. 1004 (P) admeasuring about 1159.20 square metres, CTS No. 1005/1 admeasuring about 5007.10 square metres, CTS No. 1005/1 admeasuring about 749.61 square metres, CTS No. 1006 admeasuring about 387.90 square metres, CTS No. 1007/3 (P) admeasuring about 9807.63 square metres and CTS No. 1009 (P) admeasuring about 25,947.87 square metres, of village Kanjur, Taluka Kurla, District Mumbai Suburban, situated at Kanjurmarg (East), Mumbai 400042

ववई - २१४
 ०१ २०१४ ११ / १००

8

करल - १		
१५४०	२०१	३००
२०१८		



बबई - १४		
२११	A2	१००
२०२६		

EVIE REAL ESTATE PRIVATE LIMITED

करल = १	
२५८०	२०२३००
२०१६	

"RESOLVED FURTHER THAT the above mentioned attorney/s of the Company be and are hereby authorized to do any of the necessary deeds, matters and things as may be considered expedient in this regards on behalf of the Company.

"RESOLVED FURTHER THAT the Authorised Signatory/ies (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Amritlal V. Saroj and (4) Mr. Manish Wahal be and are hereby authorised to register a power of attorney with the concerned Sub Registrar of Assurances in favour of (1) Mr. Rakesh Keshavji Shah, S/o Keshavji Damji Shah (2) Mr. Rupesh Subhash Bane, S/o Subhash Gangaram Bane (3) Mr. Irshad Ahmed Ansari, S/o Iqbal Ahmed Ansari (4) Mr. Prathamesh M Narkar S/o Mohan Shantaram Narkar (5) Mr. Ritesh Pratap Sawant S/o Pratap Laxuman Sawant (6) Mr. Nilesh S Darkunde S/o Shantarrao Bhikoba Darkunde and (7) Mr. Pradhan Mohan Sadashiv, S/o Sadashiv Chalu Pradhan, for the limited purpose of lodging, admitting, registering the documents as aforesaid mentioned.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."

Certified to be true
FOR EVIE REAL ESTATE PRIVATE LIMITED

(DIRECTOR)
DIN: 0



ववई - २१७	
२०१७	१३/१००
२०१६	

करल - १		
१५४०	१०३	३००
२०१६		



बबई - २४		
२०१६	१४	३००
२०१६		

मालमत्त पत्रक

कांजूर तालुका/न.भ.मा.का. न.भ.अ.मु.न.३



करल - १
 १८६० २०४३०४
 २०१८

ध्यातार	खंड क्रमांक	नवट पत्रक (५१) पुरातन पत्रक (५२)	साक्षात्करण
<p>१८/३/१३ अ.मु. बांधेआदेश क्र. CTS Appeal ८४/ १९९६ ता. २४.१०.९८ प्रो. शा.कारणे नं.१११ व मा.अ.कारणे नं.११ दाखल केले</p>		<p>१) मेलना प्रामुखीत घेवता दि.१२/२६</p>	<p>१) ११/११/२०१६ न.भ.अ. म.मु.अ.</p>
<p>१९/३/१३ अ.मु. बांधेआदेश क्र. CTS Appeal ८४/ १९९६ ता. २४.१०.९८ प्रो. शा.कारणे नं.१११ व मा.अ.कारणे नं.११ दाखल केले</p>		<p>१) मेलना प्रामुखीत घेवता दि.१२/२६</p>	<p>१) ११/११/२०१६ न.भ.अ. म.मु.अ.</p>
<p>२०/३/१३ अ.मु. बांधेआदेश क्र. CTS Appeal ८४/ १९९६ ता. २४.१०.९८ प्रो. शा.कारणे नं.१११ व मा.अ.कारणे नं.११ दाखल केले</p>		<p>१) मेलना प्रामुखीत घेवता दि.१२/२६</p>	<p>१) ११/११/२०१६ न.भ.अ. म.मु.अ.</p>



बबई - २७
 ०१४ १२ १००
 २०१६

करल - १		
१८४०	२०५	३००
२०१६		

मालमत्ता पत्रक

व्यवसायी -- कांठूर
 तालुका/न.भू.मा.का. -- न.भू.अ. मुंबई
 जिल्हा -- मुंबई उपनगर जिल्हा

सामाजिक न्याय
 ११११६
 ११/११/१६

उपरोक्त पत्रक -
 असे प्रमाण ५०५१
 असे प्राप्त दिनांक ११/११/१६ रजिस्ट्रार मुंबई १२०१
 प्रमाणित करणारे दिनांक ११/११/१६ रजिस्ट्रार मुंबई १२०१
 असे प्रमाणित करणारे दिनांक ११/११/१६ रजिस्ट्रार मुंबई १२०१
 असे प्रमाणित

न.भू.अ. मुंबई
 मुंबई उपनगर जिल्हा

प्रमाणित करणारी
 नगर भूमापन अधिकारी
 मुंबई

नगर भूमापन अधिकारी
 मुंबई



मुंबई - ११		
११	११	१००
२०१६		

मालम पत्रक

क्र. सं.	केंद्र सं.	विवरण	मालम	मालम
१८४०	२०५	३००		
२०९६				

मालम मूल धारक: सर महाम वृत्त खोरा

शेरी (पट्टेदार) - पेशवा क्रियेद्वारा पारकीत
 (केंद्रा) लिपिपट्टेदार पात सा.सि.स.न
 १०००/१, १०००/१ ते १, १०००/१, १०००/१, १०००/१
 १०००/१, १०००/१ ते १, १०००/१, १०००/१ ते १

क्र. सं.	व्यवहार	खंड प्रमाण	मालम धारक (प) / मालम धारक (म)	संस्थापक
१०/११/१९७६	१०. डी. व. क्र. / अर्धी पांघे कटौत क. ड. ड. / L.N.D./८८५४ दि. ३१.१२.६९ मुळा			श्री. १०००/१, १०००/१
१०/११/१९९१	१०. डी. व. क्र. / अर्धी पांघे कटौत क. ड. ड. / L.N.D./८८५४ दि. ३१.१२.६९ मुळा		श्री. १०००/१, १०००/१	श्री. १०००/१, १०००/१
१०/११/१९९६	१०. डी. व. क्र. / अर्धी पांघे कटौत क. ड. ड. / L.N.D./८८५४ दि. ३१.१२.६९ मुळा		श्री. १०००/१, १०००/१	श्री. १०००/१, १०००/१



व्यवहार - १०
१०/११/१९७६
२०९६

करल - 9		
7580	200	300
2096		

मानमत्ता पत्रक

कांगुर
 तालुकान. पु. मा. का. -- न. पु. अ. मुलुंड
 जिल्हा -- मुंबई उपनगर जिल्हा
 शासकालीन दिक्कत भूकालपत्रक क्र. ३७३४७
 (अखेरची अंतिम आवृत्ती १३ फेब्रुवारी १९६५)

क्र.सं.	विवरण	दिनांक	पट्टेचे क्षेत्र (घ. मी.)	किंमत (रु.)	जि. मा. का. क्र. (घ. मी.)
१५५५/२०१६	या. उपनगर निर्यातकारांची व सहाय्य कार्यालयाची (मा. को. अ. अ.) वसुधामुखी वसुधामुखी ज. मा. का. क्र. ५४११/१/ए. अ. अ. (१०/१०४/१०४/१०४/१०४) व दिनांक १/३/६० चे आदि मुलुंड दि. २५/७/६५ (१) मसुदा शासकालीन मानमत्ता पत्रक क्र. ३७३४७ चे अ. १ प्रमाणे.				१५५५/२०१६
१५५६/२०१६	या. उपनगर निर्यातकारांची व सहाय्य कार्यालयाची (मा. को. अ. अ.) वसुधामुखी वसुधामुखी ज. मा. का. क्र. ५४११/१/ए. अ. अ. (१०/१०४/१०४/१०४/१०४) व दिनांक १/३/६० चे आदि मुलुंड दि. २५/७/६५ (१) मसुदा शासकालीन मानमत्ता पत्रक क्र. ३७३४७ चे अ. १ प्रमाणे.				१५५६/२०१६
१५५७/२०१६	अन्वयितोष/ आदेशान्वयित. या. निर्यातकारांची मुंबई उपनगर जिल्हा शासकालीन आदेश क्र. नि. अ. पु. अ. / ३०१५/२०१६ दि. १०/३/२०१६ अन्वये व इतर शासकालीन आदेश क्र. ११३/२०१२ दि. ३०/३/२०१२ अन्वये न. पु. अ. क्र. १००५, व दि. १०/३/२०१२ अन्वये ५०००.१ चौ. मी. क्षेत्र वापरम केलेले क्षेत्र वापरम केले.				१५५७/२०१६
१५५८/२०१६	अन्वयितोष/ आदेशान्वयित. या. निर्यातकारांची मुंबई उपनगर जिल्हा शासकालीन आदेश क्र. नि. अ. पु. अ. / ३०१५/२०१६ दि. १०/३/२०१६ अन्वये व इतर शासकालीन आदेश क्र. ११३/२०१२ दि. ३०/३/२०१२ अन्वये न. पु. अ. क्र. १००५, व दि. १०/३/२०१२ अन्वये ५०००.१ चौ. मी. क्षेत्र वापरम केलेले क्षेत्र वापरम केले.				१५५८/२०१६



जारी करणारा - न. पु. अ. मुलुंड
 मुंबई उपनगर जिल्हा

१११११०
 श्री. पु. अ. कोरे
 प. ३०

अर्ज क्र. ३०५१
 अर्ज प्राप्त दिनांक ०१/११/१९६६ रकम रु. १६००/-
 रकम भरण्याचा दिनांक ०१/११/१९६६ रकम रु. १६००/-
 रकम भरण्याचा दिनांक ०१/११/१९६६ रकम रु. १६००/-
 जारी करणारा



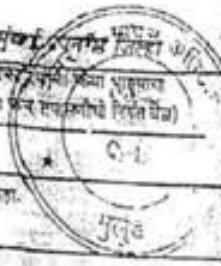
वसुधामुखी
 वसुधामुखी कार्यालयाची
 मुंबई

करल - २१२		
१६९४	१६९४	१००
२०२६		

माल तापत्रक

क्याप्राप्ति -- कांवा
 तालुक -- पु. गा. का. -- म. भू. अ. मुमुं
 जिल्हा -- मुंबई

करीब	करल - १
१५४०	२१५३००
२०१६	



संको (पट्टा) सि. स. नं. १००५, प्रयाग
 २०१६
 २०१६

संको	संको क्रमांक	सि. नं. कारका (पा) / पट्टा (पा) किंवा भू. (सा)	साक्षरपत्र
०३०४/११०६		सि. नं. आदेश सि. स. नं. १००५, प्रयाग	संको - ११०५-१००५ म. भू. अ. पट्टा
०३०४/११०६		सि. स. नं. १००५, प्रयाग	संको - ११०५-०१० म. भू. अ. पट्टा
१५/०४/१९५५		संको - ११०५-०१० म. भू. अ. पट्टा	संको - ११०५-०१० म. भू. अ. पट्टा
१५/०४/१९५५		संको - ११०५-०१० म. भू. अ. पट्टा	संको - ११०५-०१० म. भू. अ. पट्टा



बबई - २४
७४ / १००
२०१६

(पान नं. - १)

करल - १		
१५५७	२०९	३००
२०९६		

नामनामा पत्रका

जिल्हा - मुंबई उपनगर जिल्हा

राज्यपालिका क्षेत्रातील नावाचा मालकी अधिकार

राज्यपालिका क्षेत्रातील नावाचा मालकी अधिकार

न.भ.ज. मुंबई

मुंबई उपनगर जिल्हा

११/६/१६

११/६/१६

११/६/१६



बिल - १५		
२०९६	२०	३००
२०९६		

माल तापत्रक

आधारभूत - कानून
 तालुकदार, भू. मा. का. - न. भू. अ. मुमुड
 जिल्हा - मुंबई उपनगर जिल्हा
 माल तापत्रक क्र. 4780/300
 माल तापत्रक क्र. 2096
 माल तापत्रक क्र. 2096

करेल - वि. 1
 4780/300
 2096



क्र. सं.	व्यवहार	दस्तावेज क्र. सं.	माल तापत्रक (आ) पट्टा (ब) किंवा माल (घ)	साक्षात्कार
03/04/1944	वि. प्र. आदेश वि. म. नं. 1944, पहा.			ब. प्र. 11/17/18 म. प्र. 10
21/04/1944			माल तापत्रक क्र. 4780/300 माल तापत्रक क्र. 2096	



म. प्र. अ. मुमुड
 मुंबई उपनगर जिल्हा
 21.10.1944
 21.10.1944
 21.10.1944



बबई - 27
 2096/300
 2096

करल - १		
१८८	२११	३००
२०१६		



बवई - १		
२१४	११	३००
२०१६		

करल - १		
१८४०	२१३	३००
२०१६		

मालमत्ता पत्रक

विभाग/मौजे -- कांजुर तालुका/न.भू.मा.का. -- न.भू.अ. मुमुंठ जिल्हा -- मुंबई उपनगर जिल्हा
 अतः प्रकृत विाट नंबरा प्लॉट नंबरा क्षेत्र धारणाधिकार शासनवाला दिलेला अचकरातीचा ठेका शासकीय सचकील अति खात्या फेर लावलीची दिवत घेऊं
 नं.भू.अ. १००७/३ १००७/३

दि. क्र. नं.	भावहार	खंड क्रमांक	मितीन घटक (ध) पुरवण (प) किंवा भाग (ध)	संसाधकने
१६/०५/२०१६	अन्वयिताने/ आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. ज. अ. भू. अ. / ३/न. भू. कांजुर / अ. टु. / एस आर १६१४/२०१५/१००७३ दि. ७/४/२०१६ अन्वये या इच्छेतील गो. र. न. १११/२०१२ दि. ३०/३/२०१२ अन्वये न. भू. का. १००७/३ चे क्षेत्र १५,३१७.८ ऐकनी १६१६४.४ चौ. मी. क्षेत्र कायम वेळेचे नोंद दाखल केले.			१६ एच ३६ १०३ ठरलेली माली १६/५/२०१६ न. भू. अ. मुमुंठ
०५/०७/२०१६	अन्वयिताने/ आदेशान्वये, मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे आदेशान्वये सुरक्षा मिळकत पत्रिकेवरचे क्षेत्र दुसरी इतलेने मा. जमाबंदी आयुक्त आणि संचालक भूमि अधिलेख (मा. राज्य) पुणे यांचेकडील वीरपदकावृत्त दि. १५/१२/२०१५ रोजी घेण्यात आलेली नोंद रद्द करून मितीन क्षेत्राची दि. १६/५/२०१६ रोजी नोंद मिळकत पत्रिकेवर घेण्यात आली असून मिळकत पत्रिकेवर नमुद असलेले अंकी क्षेत्र अक्षरी सोळा हजार एकवने चौसष्ट पुणेक या. बसारा चौ. मी. दाखल केले.			१६ एच ३६ १०४ ठरलेली माली ५/७/२०१६ न. भू. अ. मुमुंठ

लक्षात घ्यावे कारण -

खरी नक्कल -

न.भू.अ. मुमुंठ मुंबई उपनगर

[Signature]
 श्री. सु. डी. शेंकर
 प. भू. १०

भरले वकिलक
 भरले खाता दिनांक... १३/०५/१६... रकम रुक... २५०
 नक्कल तयार दिनांक... १३/०५/१६... कायम पत्रे...
 नक्कल दिल्याची दिनांक... एकूण रकम रु... २५०
 खरी नक्कल



शमुक शिपिक
 नगर भूमापन अधिकारी
 मुमुंठ

नगर भूमापन अधिकारी
 मुमुंठ



वज्र - २१०		
०१४	२४	३००
२०१६		

करल - १		
१८४७	२१५	३००
२०१८		



बीबीई - ११७		
२०१४	१३	३००
२०१४		

FORM NO. INC-22

[Pursuant to section 12(2) & (4) of The Companies Act, 2013 and Rule 25 and 27 of The Companies (Incorporation) Rules 2014]



Notice of situation or change of situation of registered office

Form Language: English Hindi

Refer the instructions for filling the form.

1. This form New company Existing company

2. (a) Corporate Identity Number (CIN) of company or SPIN of Form No. INC-1: U74999MH2014PTC251834

(b) GLN of company: 2096

3. (a) Name of the company: EVIE REAL ESTATE PRIVATE LIMITED

(b) Address of the registered office of the company: SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR, M G RD KANDIVALI (WEST)

(c) Name of the office of existing Registrar of Companies (RoC): Registrar of Companies, Mumbai

(d) Purpose of the form

- Change within local limits of city, town or village
- Change outside local limits of city, town or village, within the same RoC
- Change in RoC within the same state
- Change in state within the jurisdiction of same RoC
- Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that

(a) This address of the registered office of the company with effect from 27/09/2014 (DDMM/YYYY) is

The date of incorporation of company is



*Address: Runwal & Omkar Esquare, 4th floor, off: Eastern Highway, Opp Sion Chunabtti signal, Sion-(E)

Municipal City: _____

State/Territory: Maharashtra-MH

Country: INDIA

Pin code: _____

(b) Owned by Company Owned by director (Not taken on lease by company)

Taken on lease by company Owned by any other entity/Person (Not taken on lease by company)

बबई - २४

२७/०९/१४

२०१६

(c) *Name of office of proposed RoC or new RoC: Registrar of Companies, Mumbai

(d) Full address of the police station under whose jurisdiction the registered office is situated

* Name: Sion & Matunga Police Station

* Address Line I: Eastern Express Hwy, Matunga, Mumbai, Maharashtra

* Address Line II: _____

* City: Mumbai

* State/Union Territory: Maharashtra-MH

* Pin code: 400019

(e) * Particulars of the Utility Services Bill depicting the address of the registered office (not older than two months)

Telephone Bill: _____



For EVIE REAL ESTATE PRIVATE LIMITED

[Signature]

Director

करल - १		
१४८०	२१०	३००
२०१६		

5.(a)* SRN of Form No. MGT-14
 (b)* SRN of Form Form No. INC-28
 (c)* Date of order of the Central Government (DD/MM/YY)

- Attachments
- (1)* Proof of Registered Office address (Conveyance/Lease deed/Rent Agreement along with the rent receipts) etc.;
 - (2)* Copies of the utility bills as mentioned above (not older than two months);
 - (3)* A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company);
 - (4)* Copy of order of competent authority.
 - (5) List of all the companies (specifying their CIN) having the same registered office address, if any;
 - (6) Optional attachment, if any

List of attachments

EVIE_REGISTERED OFFICE DOC.pdf
 Telephone Bill.pdf
 NOC for using the premises.pdf

Declaration

Remove attachment

I. SUBODH SUBHASH RUNWAL

- A person named in the articles as a of the company
- have been authorized by the Board of Directors of the company vide resolution number dated 01/10/2014 to sign this form and declare that
- all the requirements of The Companies Act, 2013 and the rules made thereunder in respect of this form and matters incidental thereto have been complied with.
- I also declare that all the information given herein above is true, correct and complete and nothing material has been suppressed.
- It is hereby further certified that having Membership Number and certificate of practice number certifying this form has been duly engaged for this purpose.



Digitally signed by Director
 Designation
 Director Identification Number of the director; or
 DIN of the manager or CEO or CFO; or
 Membership number of the Company secretary 00068607

Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

1. The said records have been properly prepared, signed by the required officers of the company and maintained as per the relevant provisions of The Companies Act, 2013 and were found to be in order;
2. All the required attachments have been completely and legibly attached to this form;

3. I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified that the said registered office of the company is functioning for the business purposes of the company.

व्यक्ति
 २१
 १०
 २०१६

to be digitally signed by
 Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or
 Company secretary (in whole-time practice)
 Whether associate or fellow Associate Fellow
 Membership Number

* Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 which provide for punishment for false statement/certificate and punishment for false evidence respectively.



Attachments

Check Form

Attachments

Submit

For office use only:

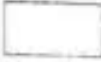
eForm Service request number (SRN)



eForm filing date

(DD/MM/YYYY)

Digital signature of the authorising officer



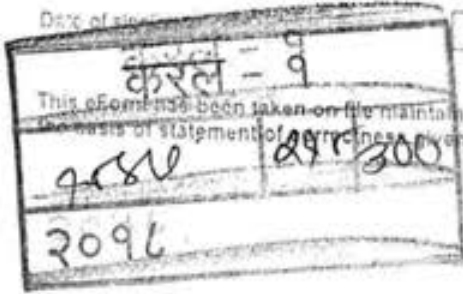
This eForm is hereby registered

Date of filing



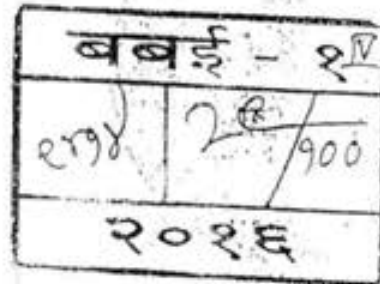
(DD/MM/YYYY)

OR



This eForm has been taken on file maintained by the registrar of companies through electronic mode and on basis of statement of companies given by the filing company.


Handwritten mark



करल - १		
१६४०	२१९	३००
२०१८		



वखई - २१०		
०१४	३०	१००
२०२६		

करल - १	
१५४०	२२०/३०० प्रारूप १
२४१५	पंजीकरण प्रमाण-पत्र



कॉर्पोरेट पहचान संख्या : U74999MH2014PTC251834

2013 - 2014

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

EVIE REAL ESTATE PRIVATE LIMITED

का पंजीकरण, कंपनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कंपनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक सात जनवरी दो हजार चौदह को मुंबई में जारी किया जाता है।

Form 1

Certificate of Incorporation



U74999MH2014PTC251834

2013 - 2014

EVIE REAL ESTATE PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company

Mumbai this seventh day of January Two Thousand Fourteen.

Registrar of Companies, Maharashtra, Mumbai

कंपनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by Manoj Shamsunder Bang, Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कंपनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पता का पता :

Mailing Address as per record available in Registrar of Companies office:

EVIE REAL ESTATE PRIVATE LIMITED

SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR,, M G RD KANDIVALI

(WEST), MUMBAI - 400067.

Maharashtra, India



✱

बखर्क - २१०
२०१४ / ३९ / १००
२०१६

करल - १		
१८४०	१२१	३००
२०१८		



अवई - १४		
२१४	३२	१००
२०१६		

MINISTRY OF CORPORATE AFFAIRS

RECEIPT

G.A.R.7

SRN: C2531693 Service Request Date: 09/10/2014

Payment made int: **HDFC BANK** - 9

Received From:

Name: **RENEWAL 222300**
 Address: **RENEWAL AND OMKAR ESQUARE, 4TH FLOOR,**
OFF EASTERN EXT HIGHWAY,
OPP S/O. GHUMABHATTI SIGNAL, STON (E)
MUMBAI, MAHARASHTRA
400022

Entity on whose behalf money is paid

CIN: U74999MH2014PTC251834
 Name: EVIE REAL ESTATE PRIVATE LIMITED
 Address: SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR,
 M G RD KANDIVALI (WEST)
 MUMBAI, MAHARASHTRA
 INDIA - 400067

Full Particulars of Remittance

Service Type: eFiling

Service Description	Type of Fee	Amount (Rs.)
Fee For Form INC-22	Normal	300.00
Total		300.00

Mode of Payment: Internet Banking - HDFC Bank

Received Payment Rupees: Three Hundred only



बबई - १०
 er 8 | 33/900
२०१६

करल - १		
१८४७	२२३	९००
२०१८		



वज्र - ₹१५	
२११४	३४ / ९००
२०१९	

करल - १		
१५६	२२५	३००
२०१८		



बबई - २		
२०१	३२	३००
२०१६		

27/10/2016

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

सूची क्र.2

दुय्यमनिर्वाहक सह दु.नि. कुला ।

दस्त क्रमांक: 9377/2014

नोंदणी

Regn 83769



	बाबतचे नंबर : 1) काजूर
(1) विलेखाचा प्रकार	करले - 9
(2) मोबदला	अभिहस्तांतरण व असाइनमेंट 300
(3) बाजारभाव(भा.पट्टेदार)	3022669000
(3) बाजारभाव(भा.पट्टेदार)	3022669000

(1) विलेखाचा प्रकार
 (2) मोबदला
 (3) बाजारभाव(भा.पट्टेदार) बाबतिलपट्टाकार जमिनीसाठी दोन्ही पट्टेदार ते नमूद करावे
 (4) भू-मापन, पोटहिस्ता व घरक्रमांक(असल्यास)

1) पालिकेचे नाव मुंबई मा.न.पा.इतरवर्णन : इतर माहिती, करारनामा चे अभिहस्तांतरण व असाइनमेंट-1) जमीन व बांधकाम नोजे काजूर, सी टी एस नं. 1004,1005 पार्ट,1005/1,1006,1007/3 पार्ट अंड 1009 पार्ट, क्षेत्र 32387.59 चौ.मीटर,काजूर मार्ग पूर्व,मुंबई 400042 2)आर्याभट्ट बिल्डींग,क्षेत्र 5039.72 चौ.मीटर 3)बंगलो,तळ मजला क्षेत्र 749.6 चौ.मीटर(एडीजे/1100901/11354/14/ के/944/14 दिनांक- 16/10/2014)(G.T.S. Number - 1004,1005 part,1005/1,1006,1007/3 part and 1009 part.)

(5) क्षेत्रपथ

1) 32387.59 चौ.मीटर

(6) आकारणी किंवा जुद्धी देण्यात असतील तर हा

(7) दस्तऐवज करून देणा-या दिनांक नंतरचा - 1) नाव:-आॅम्प्टन रीअल्टि व्ही प्रिज फायनॅन्शियल अॅजिस्टंट्स प्रा.प्रा. लि. आचार्य वय:-53; पत्ता:-प्लॉट 1 या पक्षाकाराचे नाव किंवा मुंबई न्यायालयाच्या हातून घेतलेला असाइनमेंट नं. 1004, 1005, 1006, 1007/3, 1009 पार्ट, क्षेत्र 32387.59 चौ.मीटर, काजूर मार्ग पूर्व, मुंबई 400042 पिन कोड:-400030 पॅन नं:-AACC3840K

(8) दस्तऐवज करून देणा-या दिनांक नंतरचा - 2) नाव:-आॅम्प्टन रीअल्टि व्ही प्रिज फायनॅन्शियल अॅजिस्टंट्स प्रा.प्रा. लि. आचार्य वय:-53; पत्ता:-प्लॉट 1 या पक्षाकाराचे नाव किंवा मुंबई न्यायालयाच्या हातून घेतलेला असाइनमेंट नं. 1004, 1005, 1006, 1007/3, 1009 पार्ट, क्षेत्र 32387.59 चौ.मीटर, काजूर मार्ग पूर्व, मुंबई 400042 पिन कोड:-400030 पॅन नं:-AACC3840K

(9) दस्तऐवज करून दिल्याचा दिनांक - 17/10/2014

(10) दस्त नोंदणी केल्याचा दिनांक - 17/10/2014

(11) अनुक्रमांक, जेड व पृष्ठ - 9377/2014

(12) बाजारभावप्रमाणे मुद्रांक शुल्क - 151133500

(13) बाजारभावप्रमाणे नोंदणी शुल्क - 30000

(14) शेष



बाबई - २४
 २०१४/३७/१००
 २०२६

मुल्यमापनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

करल - १		
१५६७	२२७	३००
२०१८		



२०१८	३५	१००
२०२६		



14/10/2016

सूची क्र.2

दुय्यम विबंधक : मह. दु. नि. कुर्ला 1

दस्ता क्रमांक : 10450/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) कांजुर

1) विनेष्याचं क्रमांक - 9 65. वक्र दुसरी पत्र
 2) मालकी
 3) मालकी भावी मालकीपट्टा
 मालकीपट्टाकर, आकारणी देतो की
 2016



(4) भू-मापन, पोटहिस्या व घरक्रमांक (असहपात्र)

1) पारिकेचे नाव: मुंबई मह. न. वा. शहर कुर्ला : शहर माहिती: मुळ दस्त. क्र. 27/9732/2015 नोंदणी दिनांक 27/10/2015 चे पुकडुवस्ती पत्र - जमिन मोजे काजुर, मि टी एन न 1005 पार्स 1007 पार्स, 1007/3 पार्स व 1009 पार्स चे क्षेत्र 2065.23 चौ मिटर व 1005 पार्स, 1007 पार्स, 1007/3 पार्स, 1007/4, 1009 पार्स, 1009/5, 1009/6, 1010 पार्स, 1013 पार्स, 1014 पार्स, 1014/1 ते 1014/6, 1017 1017/1 ते 1017/6, 1016 1018/1 ते 1018/9 चे क्षेत्र 51133.22 चौ मिटर. असे एकूण क्षेत्र 53198.45 चौ मिटर, कांजुरमार्ग पूर्व, मुंबई 400042.... वरील दस्ताद मसुदा केव्हापरमाणे. (एडीजे/1100901/1471/16/क/1242/16 दिनांक 03/10/2016) (C.T.S. Number : 1005 पार्स, 1007 पार्स, 1007/3 पार्स व 1009 पार्स, 1005 पार्स, 1007 पार्स, 1007/3 पार्स, 1007/4, 1009 पार्स, 1009/5, 1009/6, 1010 पार्स, 1013 पार्स, 1014 पार्स, 1014/1 ते 1014/6, 1017, 1017/1 ते 1017/6, 1016 and 1018/1 ते 1018/9 :)

(5) क्षेत्रफळ

1) 53198.45 चौ. मू.

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/विद्वान

1) नाव:- ब्रॉमप्टन केव्हास लिमिटेड चे सी एक ओ माध्यम, आपाचे सांघ्यावतीने कु मु म्हणुन इवी रियल ईस्टेट प्रा लि चे संचालक मुभाष रुग्वाल तर्फे कु मु म्हणुन अमृतलाल श्री सरोज वद-48; पत्ता-प्लॉट नं: ऑफिस, माळा नं: 8 वा मजला, इमारतीचे नाव: सी जी हाऊस, प्लॉट नं: पयली, मुंबई, रोड नं: डॉ अश्री देवेंद्र रोड, महाराष्ट्र, मुंबई. पिन कोड:-400030 पॅन नं:- AAACC3840K

(8) दस्तऐवज करून देणा-या/विद्वान

1) नाव:- इवी रियल ईस्टेट प्रा लि चे संचालक मुबोध एस रुग्वाल तर्फे कु मु म्हणुन अमृतलाल श्री सरोज वद-48; पत्ता-प्लॉट नं: ऑफिस, माळा नं: 4 वा मजला, इमारतीचे नाव: सी जी हाऊस, प्लॉट नं: पयली, मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, मायन जुनाभट्टी मिशनलच्या भवोर, महाराष्ट्र, मुंबई. पिन कोड:-400022 पॅन नं:-AADCE7724P

(9) दस्तऐवज करून देणा-या/विद्वान

(10) दस्तऐवज करून देणा-या/विद्वान

(11) अनुक्रमेचे क्रमांक/दि

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेष

13/10/2016

13/10/2016

10450/2016

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

बबई - 2
 2016 34/900
 2016



खरी प्रत
 अहं, दुय्यम विबंधक, कुर्ला-1
 मुंबई उपनगर जिल्हा

मुद्रांकनासाठी विचारात घेतलेला उपधील:-

मुद्रांक शुल्क आकारनाचा निबडलेला अनुषंग:-

करल - १		
१५६०	२२९	३००
२०१६		



-	
७०	१००
२२६	



14/10/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्पा 1

दस्ता क्रमांक : 10449/2016

शोधणी :

Regn:83m

मासाने नार : 1) कांजुर



(1) विवेकाचा प्रकार	करल - 83-पुन वुसती पत्र
(2) मोबदला	रु 300
(3) बाजाराच्या भांडेपट्टेपाच्या बाबतिले दस्तावर आकरणी देतो की पट्टेबाणी मसुदा	रु 300

(4) मू.भाषण, पाटाहेस्ता व घरक्रमांक (असाधारण)

1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : शार माहिती: मुळ दस्त क्र करल 1/9377/2014 शोधणी दिनांक 17/10/2014 चे पुनवुसतीपत्र, जमीन व बांधकाम मोठे कांजुर मी डी एम नं. 1004 पार्स, 1005 पार्स, 1005/1, 1006, 1007/3 पार्स अरु 1009 पार्स, क्षेत्र 32387.59 चौ.मीटर, कांजुर मार्ग पूर्व, मुंबई 400042..... वरील दस्तात नमुद केव्हाप्रमाणे. (एडीजे/1100901/1472/16/क/1849/16 दिनांक 03/10/2016) (C.T.S. Number : 1004 पार्स, 1005 पार्स, 1005/1, 1006, 1007/3 पार्स व 1009 पार्स :)

(5) क्षेत्रफळ

1) 32387.59 चौ.मीटर

(6) आकारणी किंवा जुरी देण्यात अंगण वेव्हा

(7) दस्तांतून करल देणा-बा/विहीन देवना-मा मधकाराचे नाव किंवा दिशाणी न्यायालयाच्या दुरुमनामा किंवा अदालत असंघाना प्रतिवादिचे नाव व पत्ता

1) नाव: कॉम्पटन ट्रेड्स लिमिटेड चे सी एफ ओ माधव आचार्य यांच्यावतीने कु मु म्हुणुन रवी रिपय इन्स्टेट प्रा लि चे संचालक शुभाष एस रुपावाल तर्फे कु मु म्हुणुन अमृतलाल श्री सरोज वय:- 48; पत्ता:- अफिम, माळा ग: 6 वा मजला, इमारतीचे नाव: मी डी हाऊस, ज्येष्ठ नं: बाळी, मुंबई, रोड नं: 31 अंधी वेवंट रोड, महाराष्ट्र, मुंबई. पिन कोड:- 400030 फोन नं:- AAACC3840K

(8) दस्तांतून मधकाराचे व कि

1) नाव: रवी रिपय इन्स्टेट प्रा लि चे संचालक सुबोध एस रुपावाल तर्फे कु मु म्हुणुन अमृतलाल श्री सरोज वय:- 48; पत्ता:- अफिम, 4 वा मजला, -, जयन पुर्व, मुंबई, इन्स्टेट एकमेव हायवे, माधव बुनाभटी मंगलसभा समोर, शिर्डी कॉप, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400022 फोन नं:- AAOCE7724P



13/10/2016

3/10/2016

10449/2016

100

100



मुम्बई न्यायालयाची विभागाल घेतलेला तपशील :-

मुद्रांक शुल्क आकारलाचा निवडलेला अनुषंग :-

बबई - 20	
Correction Deed	27/900
रु 2000	



खरी प्रत
 सह. दुय्यम निबंधक, कुर्पा-1
 मुंबई उपनगर जिल्हा

करल - १		
१८८०	१३१	३००
२०१६		



करल - २१	
२३१	७२/१००
२०१६	

EVIE REAL ESTATE PRIVATE LIMITED

9080
 22/300
 3687

 CERTIFIED TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF EVIE REAL ESTATE PRIVATE LIMITED ("COMPANY") IN THEIR MEETING ON MONDAY, 22 JUNE, 2016 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OFF EASTERN EXPRESS HIGHWAY, OPPOSITE SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI 400022

AUTHORITY TO PRESENT DOCUMENTS FOR REGISTRATION

"RESOLVED THAT (1) Mr. Rakesh Shah- Deput: General Manager CRM, (2) Mr. Rupesh Bane-Executive Administration, (3) Mr. Irshad Ahmad- Sr. Executive Administration & H.R., (4) Mr. Prathumesh s/o Narkar- Assistant- HR, Admin & Liaison, (5) Mr. Ritesh s/o Pratap Sawant-Admin Executive, (6) Mr. Nilesh s/o Shankarrao Darkunde- Document Controller, and (7) Mr. Pradhan Mohan Sadashiv -Document Controller all adults, Indian Inhabitants the authorized representatives of the Company, be and are hereby SEVERALLY authorized, empowered and appointed for and on behalf of the Company to lodge, admit, acknowledge and register the various Agreements, deeds, documents, Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Confirmation/ Rectification/ Modification, Receipts, Deed of Gift, Deed of Mortgage; Deed of Confirmation/ Rectification/ Modification, Receipts of both sides of Registrar of Assurances at Mumbai/ Chembur/ Kurla/ Mulund/ Vile Parle and before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises which are being developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned. Provided the said documents being signed and executed SEVERALLY by authorized Signatory/ies (1) Mr. Rajendra Shah - President Finance, (2) Mr. Sachin D. Battalwar- General Manager Accounts, (3) Mr. Prashant R. Mallya-General Manager Accounts, (4) Mr. General Manager Legal and (5) Mr. Manish Wahal- Senior Manager - Finance:



SCHEDULE

All those pieces and parcels of land collectively admeasuring about 43,059.36 square metres, viz., bearing CTS No. 1004 (P) admeasuring about 1159.20 square metres, CTS No. 1005 admeasuring about 5007.10 square metres, CTS No. 1005/1 admeasuring about 749.60 square metres, CTS No. 1006 admeasuring about 387.90 square metres, CTS No. 1007/3 (P) admeasuring about 9807.63 square metres and CTS No. 1008 (P) admeasuring about 25,947.87 square metres, of village Kanjur, Taluka Kurla, District Suburban situated at Kanjurmarg (East), Mumbai 400042

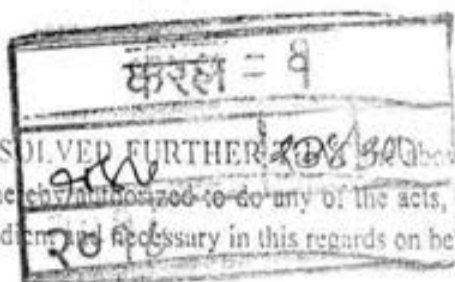
9080
 22/300
 3687

करल - १		
१८८०	४३३	३००
२०१८		



करल - १		
१८८०	४३३	३००
२०१८		

EVIE REAL ESTATE PRIVATE LIMITED



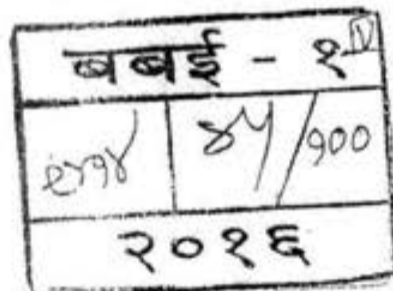
"RESOLVED FURTHER THAT the above mentioned attorney/s of the Company be and are hereby authorized to do any of the acts, deeds, matters and things as may be considered expedient and necessary in this regards on behalf of the Company.

"RESOLVED FURTHER THAT the Authorized Signatory/s (1) Mr. Rajendra Shah, (2) Mr. Sachin D. Battalwar, (3) Mr. Prashant R. Mallya, (4) Mr. Amritlal V. Saroj and (5) Mr. Manish Wahal be and are hereby authorised to register a power of attorney with the concerned Sub Registrar of Assurances in favour of (1) Mr. Rakesh Keshavji Shah, S/o Keshavji Damji Shah (2) Mr. Rupesh Subhash Bane, S/o Subhash Gangaram Bane (3) Mr. Irshad Ahmed Ansari, S/o Iqbal Ahmed Ansari (4) Mr. Prathamesh M Narkar S/o Mohan Shantaram Narkar (5) Mr. Ritesh Pratap Sawant S/o Pratap Laxuman Sawant (6) Mr. Nilesh S Darkunde S/o Shankarrao Bhikoba Darkunde and (7) Mr. Pradhan Mohan Sadashiv, S/o Sadashiv Chalu Pradhva, for the limited purpose of lodging, admitting, registering the documents as aforesaid-mentioned.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as may be required."



EVIE REAL ESTATE PRIVATE LIMITED



करल - १		
१४६०	२३५	३००
२०१८		



करल - २		
२११४	४२	१००
२०२६		

घोषणापत्र

नी

कैरल = ०
१५५०
२९६३००
३६७१३

 प्रचारे घोषित करतो की, दुय्यम
 विबंधक व इतर या शिर्कावा दत्त
 नोंदणीसाठी सादर कुलमुक्त्यापत्र

मसरी एकी स्थित इस्टेट प्रा. लि. चे संचालक व. इ. यती
 रि. 12/2014 रोजी पत्ता दितल्या की दितल्या कुलमुक्त्यापत्राच्या आधारे की, सादर दत्त
 नोंदणीत सादर देता आहे/निष्पादीत करून कुलीनपत्र दिला आहे. सादर कुलमुक्त्यापत्र तिहूत देणा. यांनी
 कुलमुक्त्यापत्र एर बॅलेते नाही किंवा कुलमुक्त्यापत्र तिहूत देणा. व्यक्तीपिकी घोणीही मंपत सातेते नाही किंवा
 अन्य बवेनात्याही कारणापुढे कुलमुक्त्यापत्र ररगत ठरते आहे. सादरचे कुलमुक्त्यापत्र पूर्णरुने देण अणून
 उपरोक्त कुली कारणाया पी पूर्णतः सादरच आहे. सादरचे दत्त पुर्वीच अस्त्युत अल्यात नोंदणी अधिनियम 110C व
 कलम 21 अन्वये शिर्का पी कुल रोहीन घायी पत्ता कापीव आहे.



[Signature]
 कुलमुक्त्यापत्राक्षय नाथ
 व पत्नी

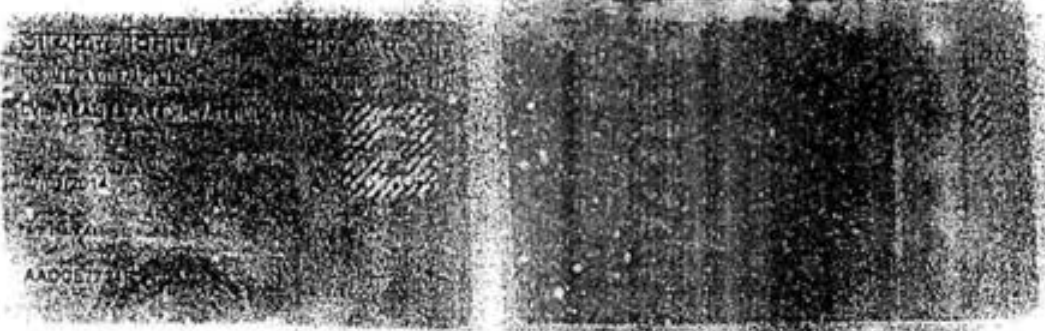


बबई - ११	
२४१४	४०/१००
२०१६	

करल - १		
११६०	२३०	३००
२०१६		



बबई - २१७		
०११	४	१००
२०२६		



करल - १

PERMANENT ACCOUNT NUMBER

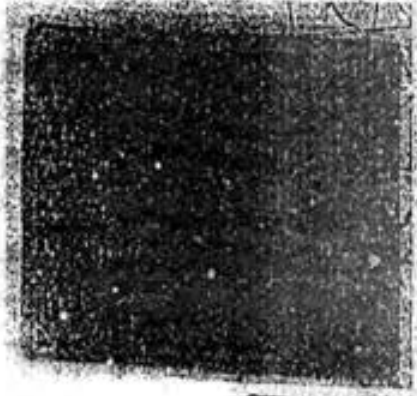
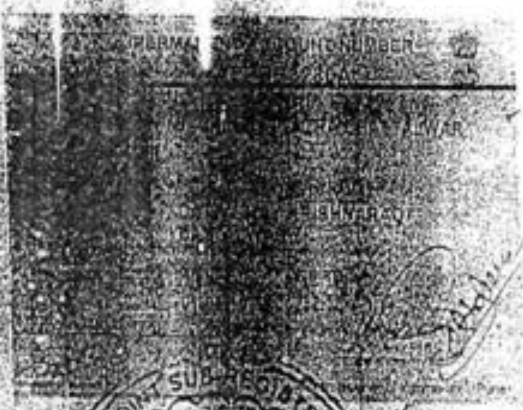
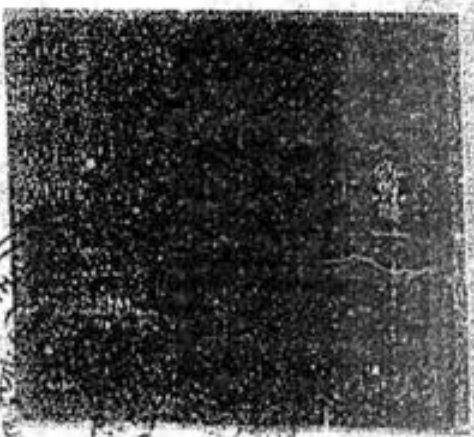
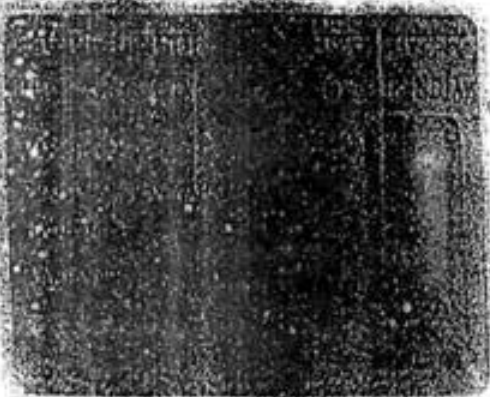
AMWP330220

AMRITLAL VPATRAM SAROU

VPATRAM GANESH RAM SAROU

10-08-1968

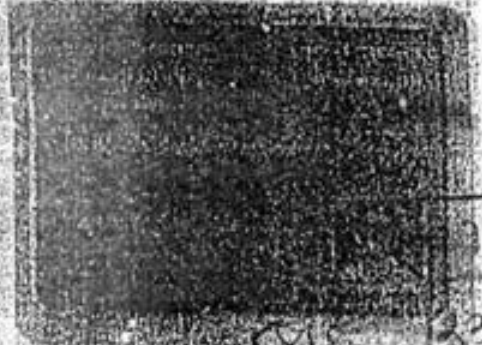
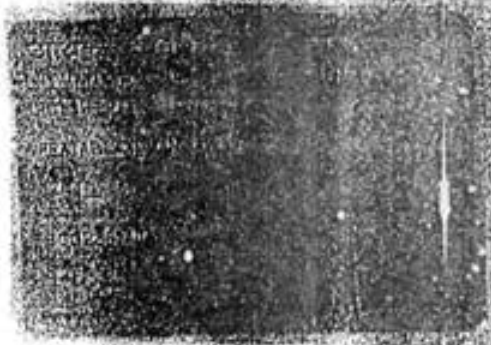
Commissioner of Income Tax, Bombay



बखई - २४

२९४	४८/१००
२०२६	

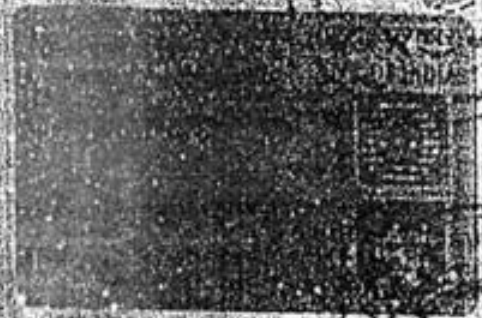
4-7



2096	339	300
------	-----	-----

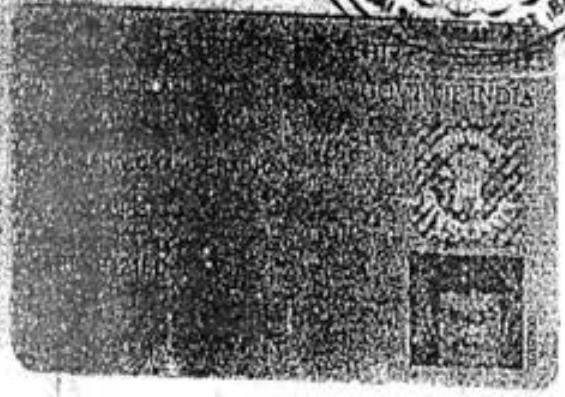
NS-Part 1

आयकर विभाग
INCOME TAX DEPARTMENT
IRSHAD AHMED ANBAR
IBRAHIM AHMED ANBAR
SI/1012
P. O. Box No. 1012
AHMEDABAD
Signature

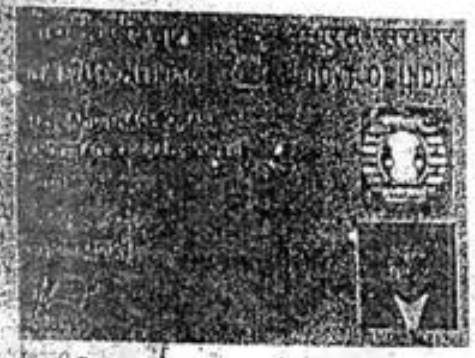
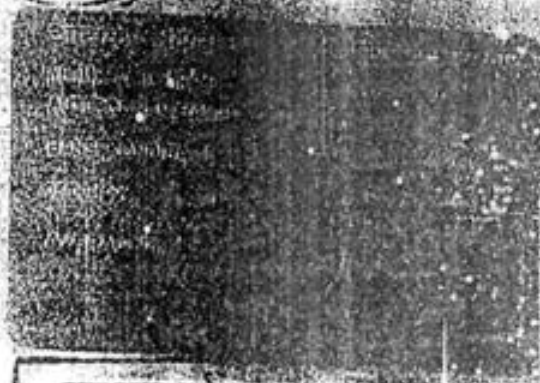


Om

आयकर विभाग
INCOME TAX DEPARTMENT
RUPESH KUMAR
SUBHASH GA
SI/1012
P. O. Box No. 1012
AHMEDABAD
Signature



Print



वबई - २५
५०/१००

Print



भारत सरकार
सर्वोच्च शिक्षा, विज्ञान एवं प्रौद्योगिकी विभाग



E-Aadhaar letter

नोंरण क्रमांक/Enrolment No.: 218/E1944/18190

Nitin Panditrao Borase (नितिन पंडितराव बोरसे)
Flat No. 602, Shree Krishna Villa C.H.S. LTD,
Chinchpada Road, Near Khadan Kalyan (East), Kalyan,
Katemanjvali, Thane

Date: 28/06/2013

Maharashtra 421306

आधार क्रमांक/Your Aadhaar ID: 6217 6205 4103

- सूचना
- आधार आकस्मिक प्रमाण आहे. सांख्यिकत्वे नाही.
 - भौतिक प्रमाण ऑनलाईन अॅप्लिकेशन द्वारे प्राप्त करा.
 - हस्तानुबन्धित प्रमाण द्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is proof of identity and citizenship.
- To establish identity, authentic ate online.
- This is electronically generated letter.

आधार - सामान्य माणसाचा अधिकार

Validity unknown

1500 300 1845

www.aadhaar.gov.in

आधार - सामान्य माणसाचा अधिकार

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



नितिन पंडितराव बोरसे
Nitin Panditrao Borase
जन्म वर्ष/DOB: 1982
पुरुष Male

6217 6205 4103

आधार - सामान्य माणसाचा अधिकार

भारतीय जनता पार्टी

आधार - सामान्य माणसाचा अधिकार

Address: Flat No. 602, Shree Krishna Villa C.H.S. LTD, Chinchpada Road, Near Khadan Kalyan (East), Kalyan, Katemanjvali, Thane, Maharashtra, 421306

महाराष्ट्र - 421306

Aadhaar - Aam Aadmi ka Adhikar



बबल - २१७

२६/४ ५७/१००

२०१६

करल - १		
१४६७	२४१	३००
२०१६		



बवक - २१४		
०१४	१५२	३००
२०१६		

वै.सं. - १
 ११११ २४२३००
 २०१७ भारत सरकार



[Redacted]
 भारत सरकार
 [Redacted]

श्री विद्यापीठ कक्षा / Enrollment No: 218-01165/06476

To,
 वर्य सती जी
 Poonam Bani Aul
 D/O Bani Aul
 Raghunagar, Vile Parle (W) Mumbai - 400072
 Teressa High School, Mont Vile
 S.M. Nasa
 S.M. Nasa Mumbai
 Maharashtra 400072

Ref: 22/076/42009/43890/P
 [Barcode]
 UE4150814609N



आपका जायस करवाय / Your Acknowledgment

3297 5161 6308

आधार - सामान्य माणसाचा अधिकार

बळई - २४
 २४१४ १३/३००
 २०१६

[Redacted]

3297 5161 6308

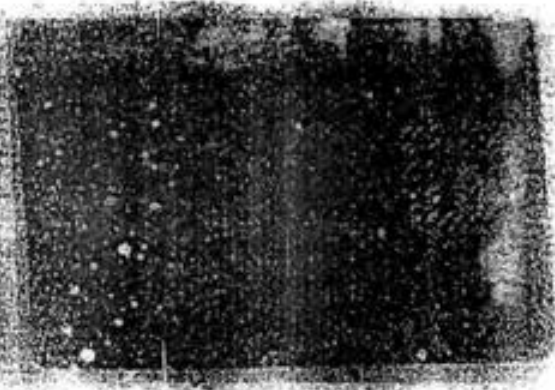
आधार - सामान्य माणसाचा अधिकार

करल - १		
१४८८	४४३	३००
२०१८		



ववई - २१	
८९५	१४/१००
२०२६	

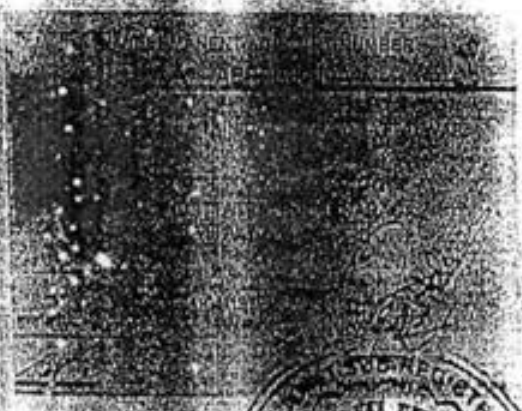
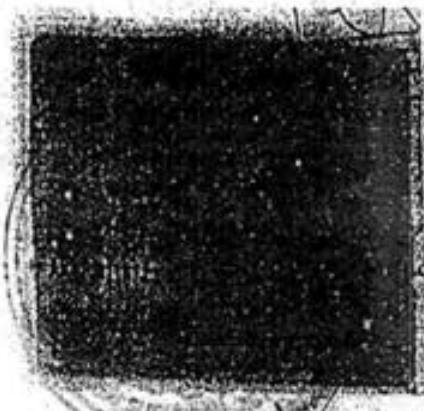
आयकर विभाग
 INCOME TAX DEPARTMENT
 DIRECTORATE GENERAL OF TAX ADMINISTRATION
 07/01/2014
 ACCEPTED



करल = १
 PERMANENT ACCOUNT NUMBER
 AMWPS1228
 NAME
 ANRITLAL VIPATIRAM SARGI
 FATHER'S NAME
 VIPATIRAM GANESH RAM SARGI
 DATE OF BIRTH
 10-08-1943
 SIGNATURE
 ANRITLAL SARGI (SARGI, ANR)



(Handwritten mark)



आयकर विभाग
 INCOME TAX DEPARTMENT
 RUPCAN S. BHASHI GANE
 SUBHASH GANDARA
 2023E

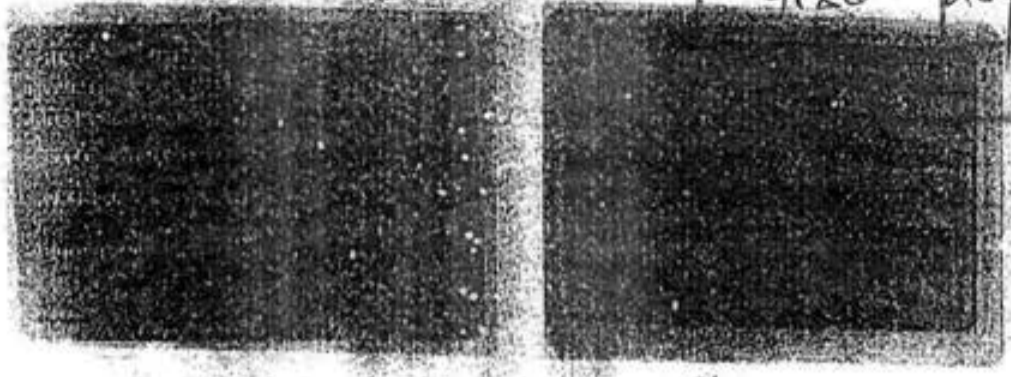


(Handwritten mark)

बबई - ३४
 २०१४ | १४/१००
 २०२६

करल - १		
१११०	२४५	३००

Handwritten signature



Handwritten signature

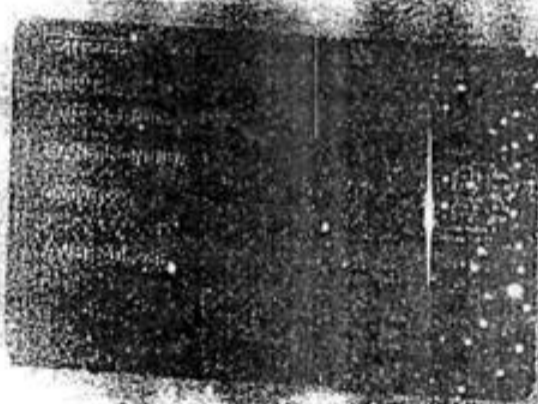
आयकर विभाग
INCOME TAX DEPARTMENT
IRSHAD AHMED
IGRA...
01/10/1973
AMSPAASMA
Signature

Handwritten signature



Handwritten signature

Handwritten signature



Handwritten signature

बबई - ११		
२०१४	५३	००
२०१६		





CHALLAN
MTR Form Number-6

GRN	MH006388261201617E	BARCODE	[Barcode]		Date	01/12/2016-11:36:26	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
Office Name	BOM1 MUMBAI SUB-REGISTRAR			PIN No. (If Applicable)	AADCE772AP			
Location	MUMBAI			Full Name	EVIE REAL ESTATE PVT LTD			
Year	2016-2017			Flat/Block No.				
Account Head Details	Amount in Rs.			Premises/Building				
U030045501	Basic of Non-Judicial Stamp		500.00	Road/Street	SIC/ EAST			
				Area/Locality	MUMBAI			
				Town/City/District				
				PIN	400 002			
				Remarks (If Any)	PAN2=AEPPR1280A-SecondPartyName=SAC MIN C BASTALWAR			
Total	Amount in		500.00	Words	Five Hundred Rupees Only			
Payment Details	IDBI BANK			FOR USE BY RECEIVING BANK				
Account/OD No.	[Details]			Bank CIN	REF No.	69103332016120111407 100745194		
Branch of Bank	[Details]			Date	01/12/2016-12:19:02			
Branch of Branch	[Details]			Bank-Branch	IDBI BANK			
				Scrol No. / Date	Not Verified with Scrol			



[Handwritten signatures and scribbles]

बवई - १४
२७३ / ३९
२०१६

Analyza
[Signature]



बवई - १४
२७४ / १००
२०१६

करल - १		
१५४०	२४०	३००
२०१८		



बबई - २०		
०१४	५५	३००
२०१६		



बबई - २०		
०१३	२	३९
२०१६		



बबई - २१४		
०२७	५९	१००
२०२६		



SPECIAL POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME, We M/S EVIE REAL ESTATE PVT. LTD., a company incorporated under the provisions of The Companies Act, 1956 through one of our Director Mr. Subodh S. Runwal, having & Office at 4th Floor, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai - 400 004

SENDS GREETINGS:	
१८६	२४१३००
WHEREAS:	
२०१६	



(i) We, M/S Evie Real Estate Pvt. Ltd., "the Company" are developing /proposing to develop residential/commercial buildings/structures in the project known as "Ruf and Bliss", to be developed/ constructed in a phase wise manner, on the property more particularly described in the Schedule hereunder written.

(ii) Therefore it is necessary to sign, execute, lodge, admit, acknowledge and register the Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc. which may be necessary from time to time, in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.



The aforesaid agreements/documents as referred in para above are required to be registered before the office of Sub- Registrar of Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vashi and before the appropriate Sub-Registrar of the said area where the property is situated to complete the transaction in all respect.

(iv) The Company vide a Board Resolution dated 13th June, 2016 passed by Board of Directors of M/S Evie Real Estate Pvt. Ltd., has authorized, empowered, nominated, constituted and appointed its Authorised Signatories (1) Mr. Sachin D. Battalwar- Asst. Vice President Accounts & Taxation, (2) Mr. Prashant R. Mallya- General Manager Accounts, (3) Mr. Manish Wahal- Senior Manager Finance and (4) Mr. Amritlal V. Saroj-General Manager Legal, to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tripartite Agreement, Affidavits, Lease Deed, Declaration, Indemnity Bond, Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/Rectification/Modification, Receipt etc., which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned and accordingly decided to execute and register Special Power of Attorney through its Director Mr. Subodh S. Runwal in favour of its Authorised Signatories (1)

बबई - २१४		
०१३	३	३९
२०२६		

Page 1 of 5

M

Am



करल - १	
११४०	१४९३००
२०१६	

Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESSES that We M/S EVIE REAL ESTATE PVT. LTD., through Mr. Subodh S Runwal, the Director of the Company do hereby severally appoint, nominate and constitute its Authorised Signatories (1) Mr. Sachin D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Manish Wahal and (4) Mr. Amritlal V. Saroj, to be our true and lawful Attorney/s of the Company to do all acts, deeds, matters and things as mentioned herein in the respect of flats/units/premises, which are being constructed on the property more particularly described in the Schedule hereunder mentioned.



To execute, lodge, admit, acknowledge and register with the respective office of the Sub-Registrar/s of Assurances, for and on behalf of the Company, all documents, writings including Agreement for Sale, Sale Deed, Agreement, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation, Modification, Receipt etc., which may be necessary from time to time for the flats/premises to be developed/constructed by the Company on the property more particularly described in the Schedule hereunder mentioned.

बजई - १	
०११	००२/१००
२०१६	

This power of attorney is valid for the period up to 31st December, 2018.

Our Attorney/s are entitled to substitute this power, severally, in favour of any of the employees and/or authorised representative of the Company and/or organisation and/or group companies for the limited purpose of lodging, admitting and registering any of the above documents before the concerned Sub-Registrar of Assurances, for and on behalf of the Company.

4. This power of attorney is a mere arrangement of convenience and without any consideration. We shall always be at liberty to cancel and/or revoke this instrument at any time without consent of or intimation to Attorney/s. In any event, the powers given hereunder shall automatically lapse upon the Attorney/s ceasing to be in his/their current employment. The Attorney/s hereby grants his/their irrevocable and unconditional consent for a unilateral revocation/cancellation of this instrument.

AND we do hereby agree and accept: to ratify all lawful acts, deeds, and things done by the Attorney/s in pursuance of the powers herein contained.

बजई - १	
०१३	४/३१
२०१६	

SCHEDULE ABOVE REFERRED TO:

All the pieces and parcels of land admeasuring about 43059.30 square metres bearing Nos. 1004, 1005, 1005/1, 1006, 1007/3, & 1009 situated at Village Kanjur, Taluka Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the buildings and other structures standing thereon, lying, being

०१

Handwritten signature or mark.

Handwritten signature or mark.



293 | 4 | 39
202E

and situate at Kanjur Marg (East), Mumbai-400042 and more particularly described in the table herein below:

करल - 9		CTS No.	Total area C= [C1+C2+C3+C4]	Out of	Out of	Out of	Out of
9750	240/300			B	32387.59	2065.23	51133.22	4280
		C1	C2		C3	C4	
2096		1004	1159.20	1159.2	0	0.00	0.00
		2 1005	5007.10	3956.02	3.11	593.85	54.12
		3 1005/1	749.60	749.6	0	0.00	0.00
		4 1006	387.90	387.9	0	0.00	0.00
		6 1007/3	9807.63	3205.62	8.188	4064.00	1683.13
		7 1009	15947.87	2929.25	1171.87	919.41	920.34
		Total Area (Sq Mtrs.)	43059.30	22387.59	1036.86	5977.26	2657.59

IN WITNESS WHEREOF we have set and subscribed our hands to this Special Power of Attorney this 9th day of December, 2016.

SIGNED AND DELIVERED
By the within named
M/S EVIE REAL ESTATE PVT. LTD.,
Through its Director
Ranwal



(1) Mr. Sachin D. Battalwa



(2) Mr. Prashant Ramesh Mallya



बबई - 217
298 | 89 | 900
202E

b

बबई - १४	
७१४	६२/१००
२०१६	

करल - १		
११८०	२५१	३००
२०१६		

(3) Mr. Manish Wahni

M



Mr. Amritlal V. Saroj

Handwritten signature

in the presence of

1. *Mulla Ganga Dhanwal*
2. *Panam Anil Kanti*



बबई - १४	
७१३	६/३१
२०१६	

CERTIFIED TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF EVIE REAL ESTATE PRIVATE LIMITED ("COMPANY") IN THEIR MEETING HELD ON MONDAY, 13TH JUNE, 2016 AT 10:00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY - RUNWAL & OMKAR ESQUARE, 4TH FLOOR, OPP. EASTERN EXPRESS HIGHWAY, OPPOSITE SION CHUNABHATTI SIGNAL, SION (EAST), MUMBAI 400022

AUTHORITY TO (1) MR. SAHEEN D. BATTALWAR- GENERAL MANAGER ACCOUNTS & TAXATION, (2) MR. PRASHANT R. MALLYA- GENERAL MANAGER ACCOUNTS, (3) MR. AMRITLAL V. SAROJ- GENERAL MANAGER LEGAL AND (4) MR. MANISH WAHAL- SENIOR MANAGER- FINANCE



"RESOLVED THAT Authorised Signatory/ies of the Company (1) Mr. Saheen D. Battalwar- General Manager Accounts & Taxation, (2) Mr. Prashant R. Mallya- General Manager Accounts, (3) Mr. Amritlal V. Saroj- General Manager Legal and (4) Mr. Manish Wahal- Senior Manager - Finance be and are hereby SEVERALLY authorized empowered for and on behalf of the Company to sign, execute, lodge, admit, acknowledge and register the various Agreements, deeds, documents, writings including Agreement for Sale, Sale Deed, Supplementary Agreement, Tri-partite Agreement/s, Declaration, Indemnity Bond/Undertaking, NOC, Allotment Letter, Deed of Cancellation, Deed of Exchange, Deed of Confirmation/ Rectification/ Modification, Receipt etc., with office of Sub Registrar of Assurances at Mumbai/ Chembur/ Kurla/ Mulund/ Thane/ Vikhroli and/or before the appropriate Sub-Registrar, which may be necessary from time to time in respect of flats/units/premises to be developed/constructed by the Company in the properties more particularly described in the Schedule hereunder mentioned :

लबई - २१
 २१३ ७ / ३९
 २०१६



SCHEDULE

All those plots and portions of land collectively admeasuring about 43,059.30 square metres viz., bearing CTS No. 1005 (P) admeasuring about 1159.20 square metres, CTS No. 1005 admeasuring about 504.73 square metres, CTS No. 1005/1 admeasuring about 749.60 square metres, CTS No. 1006 admeasuring about 387.90 square metres, CTS No. 1007 (P) admeasuring about 25,947.87 square metres and CTS No. 1009 (P) admeasuring about 25,947.87 square metres situated at Kunjur, Taluka Kurla, District Mumbai Suburban, Mumbai 400042



"RESOLVED FURTHER THAT the above mentioned Authorised Signatory/ies of the Company (1) Mr. Saheen D. Battalwar, (2) Mr. Prashant R. Mallya, (3) Mr. Amritlal V. Saroj and (4) Mr. Manish Wahal be and are hereby authorized to substitute the above limited purpose of lodging, admitting, registering any document/ agreement/ deeds, etc.

JM

लबई - २१
 २१४ ६३ / १००
 २०१६

करल - १		
१८४०	२५३	३००
२०१६		



बवई - १४		
०१४	६४	१००
२०१६		



बवई - १४		
०१३	६	३९
२०१६		



aforesaid, with the concerned office of the Registrar of Sub-Assurance and other concerned authorities, duly signed and executed by them, in favor of any of the employee/authorised signatory of the Company/group company, jointly and/or severally, being the representatives of the Company.

करल १
२५४३०
२०१६

"RESOLVED FURTHER THAT the above mentioned authorised signatory/ies of the Company are hereby authorized to do any of the acts, deeds, matters and things as may be deemed expedient and necessary in this regard on behalf of the Company.

"RESOLVED FURTHER THAT copies of the aforesaid resolution may be certified to be true by any one Director of the company and such certified true copies be furnished to any party as and when required."

Certified to be true
FOREVIE REAL ESTATE PRIVATE LIMITED


(DIRECTOR)
DIN: 00065607



बबई - २१४	
२५४	३०
२०१६	



बबई - २१४	
२५३	३५
२०१६	

करल - १		
१८४०	२५५	३००
२०१८		



बबई - २४	
७९४	९९/१००
२०१६	



बबई - २४	
७९३	१०/३९
२०१६	

FORM NO. INC-22

[Pursuant to section 12(2) & (4) of The Companies Act, 2013 and Rule 25 and 27 of The Companies (Incorporation) Rules 2014]



Notice of situation or change of situation of registered office

Form Language

English Hindi

Refer to the instructions on kit for filling the form.

1. This form is for New company Existing company

2. (a) Corporate identity number (CIN) of company U74999MH2014PTC251834

or SRN of company INC-300

(b) Identification number (ILN) of company

3. (a) Name of new company: EVIE REAL ESTATE PRIVATE LIMITED

(b) Address of the registered office of the company
SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR,
M G RD KANDIVALI (WEST)

(c) Name of the office of existing Registrar of Companies (RoC)

Registrar of Companies, Mumbai

(d)* Purpose of the form
 Change within local limits of city, town or village
 Change outside local limits of city, town or village, within the same RoC and state
 Change in RoC within the same state
 Change in state within the jurisdiction of same RoC
 Change in state outside the jurisdiction of existing RoC

4. Notice is hereby given that

(a) The address of the registered offices of the company with effect from

27/09/2014 (DD/MM/YYYY) is

The date of incorporation of company is

*Address Line I: Runwal & Omkar Esquire, 4th floor, off: Eastern

Line II: Exp Highway, Opp Sion Chunabhatti signal, Sion-(E)

*City

*District

*State/Union Territory

*Country

*Pin code

*email ID

company.secretaries@evie.com

(b)* Registered office

Owned by the company Owned by director (Not taken on lease by company)

Taken on lease by the company Owned by any other entity/Person (Not taken on lease by company).

(c) *Name of office of proposed Registrar of Companies (RoC)

Registrar of Companies, Mumbai

(d) Full address of the police station under whose jurisdiction the registered office is situated

* Name: Sion 3 Matunga Police Station

* Address Line I: Eastern Express Hwy, Matunga, Mumbai, Maharashtra

Address Line II:

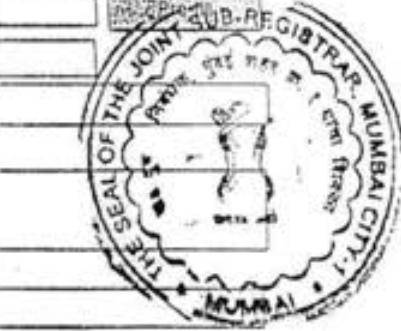
*City: Mumbai

State/Union Territory: Maharashtra-MH

*Pin code: 400019

(e) * Particulars of the Utility Services Bill depicting the address of the registered office (not older than two months)

Telephone Bill



बवई - २४
२७३ ११ / ३९
२०२६

बवई - २४
२७४ ६० / १००
२०२६

For EVIE REAL ESTATE PRIVATE LIMITED

Director

करल - १		
१८४०	२५०	३००
२०१८		

बबई - २१		
२११४	६५	१००
२०१६		

5. Date of Form MGT-14
 (c) Date of order of the Central Government
 Attachments

- (1) Proof of Registered Office address (Conveyance/Lease deed/Rent Agreement along with the rent receipts) etc;
- (2) Copies of the utility bills as mentioned above (not older than two months);
- (3) A proof that the Company is permitted to use the address as the registered office of the Company if the same is owned by any other entity/ Person (not taken on lease by company);
- (4) Copy of order of competent authority;
- (5) List of all the companies (specifying their CIN) having the same registered office address, if any;
- (6) Optional attachment, if any

List of attachments
 EVIE_REGISTERED OFFICE DOC.pdf
 Telephone Bill.pdf
 NDC for using the premises.pdf

Attach
 Attach
 Attach
 Attach
 Attach
 Attach

Declaration
 SUBOOH SUBHASH RUNWAL

A person named in the articles as a [redacted] of the [redacted] have been authorized by the Board of Directors of the company vide resolution dated 01/10/2014 to sign this form and declare that the requirements of The Companies Act, 2013 and the rules made thereunder of this form and matters incidental thereto have been complied with. I declare that all the information given herein above is true, correct and complete to this form and nothing material has been suppressed. I hereby further certify that [redacted] a [redacted] having Membership Number [redacted] and certificate of practice number [redacted] certifying this form has been duly engaged for this purpose. To be digitally signed by [redacted]



Designation Director
 Director Identification Number of the director or DIN or PAN of the manager or CEO or CFO; or Membership number of the Company secretary 0008807

Certificate by practicing professional
 I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of The Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original records maintained by the company which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that

- 1. The said records have been properly prepared, signed by the required officers of the company and maintained as per the relevant provisions of The Companies Act, 2013 and were found to be in order;
- 2. All the required attachments have been completely and legibly attached to this form;
- 3. I further declare that I have personally visited the registered office given in the form at the address mentioned herein above and verified that the said registered office of the company is functioning for the business purposes of the company.

To be digitally signed by

Chartered accountant (in whole-time practice) or Cost accountant (in whole-time practice) or Company secretary (in whole-time practice)

Whether associate or fellow

Membership Number

[redacted]
 [redacted]
 [redacted]
 [redacted]
 [redacted]

Note: Attention is drawn to the provisions of Section 448 and 449 which provide for punishment for false statements made and punishment for false evidence respectively.



For office use only:

Affix filing details

eForm Service request number (SRN)

eForm filing date

(DDMMYYYY)

Digital signature of the authorising officer

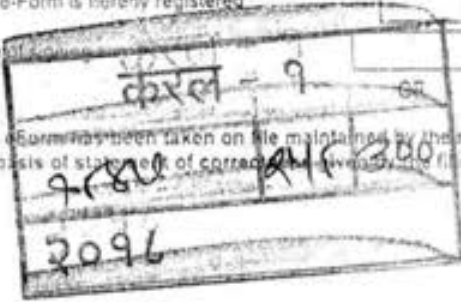
This e-Form is hereby registered

Confirm submission

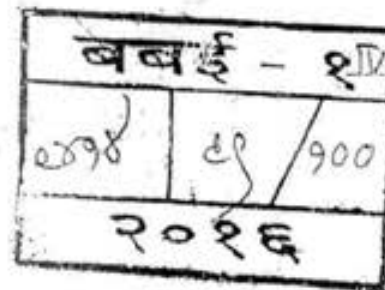
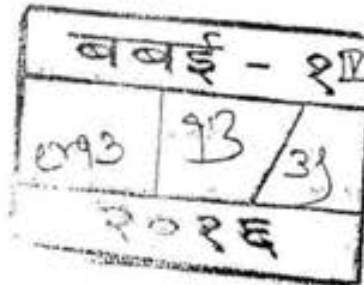
Date

(DDMMYYYY)

This Form has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company.



Page 3 of 3



✍

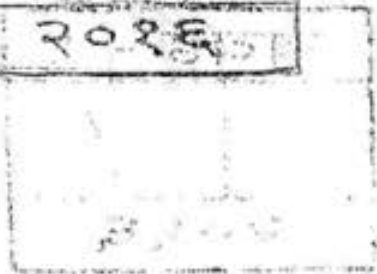
करल - १		
१५४०	२५९	३००
२०१८		



बबई - १४	
०९४	०० / १००
२०१६	



बबई - १४	
०९३	१४ / ३९
२०१६	



करल - १	
१८५०	२६० ३०० १
२०१६	पंजीकरण प्रमाण-पत्र

U74999MH2014PTC251834



2013 - 2014

मैं यहाँ दर्शाया गया करता हूँ कि निम्न

EVIE REAL ESTATE PRIVATE LIMITED

को पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है।
कम्पनी प्राइवेट लिमिटेड है।

यह निगम-पत्र आज दिनांक सात जनवरी दो हजार चौदह को मुंबई में जारी किया जाता है।

बबई - १७	
२०१६	०१/१००
२०१६	

Form 1
Certificate of Incorporation

Corporate Identity Number: U74999MH2014PTC251834 2013 - 2014
I hereby certify that EVIE REAL ESTATE PRIVATE LIMITED is
incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the
company is private limited.



Given at Mumbai this Seventh day of January Two Thousand Fourteen.

Registrar of Companies, Maharashtra, Mumbai
कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding certificate has been digitally signed by (Name) Shamsundar Bang, Registrar of Companies and this certificate has been generated through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2008.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पता पर:
Mailing Address as per record available in Registrar of Companies office.
EVIE REAL ESTATE PRIVATE LIMITED
SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR, M G RD KANDIVALI
(WEST),
MUMBAI - 400067



बबई - १७	
२०१६	११/३९
२०१६	

र

करल - १		
५८८०	५९९	३००
२०१६		



बबई - २१४	
०१६	५२/३००
२०१६	



बबई - २१४	
२०१३	१६/३९
२०१६	

MINISTRY OF CORPORATE AFFAIRS

RECEIPT

G.A.R.7

SRN : C25316936 Service Request Date : 09/10/2014

Payment mode: HDFC Bank
 Received From: करल - 9
 Name: REDWAY
 Address: 7 KUNWAL AND ONA BLDG ARE, 4TH FLOOR
2080 SERN EXP HIGHWAY
CHUNABHATTI SIGNAL, SON (E)
2090 MAHARASHTRA

Entity on whose behalf money is paid
 CIN : U74999MH2014PTC251034
 Name : EVIE REAL ESTATE PRIVATE LIMITED
 Address : SH 7 WING B SHREE LUCKY TOWER BEHIND PATEL NAGAR,
 M GRD KANDIVALI (WEST)
 MUMBAI, MAHARASHTRA
 INDIA - 400067

all Particulars of Remittance

Service Description	Type of Fee	Amount (Rs.)
Service Type: eFiling		
Fee For Form INC-22	Normal	300.00
Total		300.00

Mode of Payment: Internet Banking - HDFC Bank
 Received Payment Rupees: Three Hundred only

(Handwritten mark)



ववई - २१
 २०१४ १० / ३१
 २०१६

ववई - २१
 २०१४ १० / १००
 २०१६

करल - १		
१८८०	२६३	३००
२०१८		



बबई - २१७	
७१४	७४ / १००
२०२६	



बबई - २१७	
२०१३	१८ / ३३
२०२६	

गावाचे नाव : 1) कांजूर

- (1) विलेखाचा प्रकार
- (2) प्रीवेटना
- (3) कांजूर भाव (अ) इतर भाव
- (4) मू. भाव (अ) इतर भाव

करल	अभिहस्तंतरणपत्र
3027/2014	
9880	3000
3096	

बबई - २४	
२०१३	०५/१००
२०१६	

1) पत्रिकेचे गाव: मुंबई म. न. पा. इतर वर्णन : इतर माहिती: करारनामा चे अभिहस्तंतरण व असाईनमेंट- 1) जमीन व वाधाक्रम मौजे कांजूर, सी.डी. एस. नं. 1004, 1005 पार्ट, 1005/1, 1006, 1007/3 पार्ट अंड 1009 पार्ट, क्षेत्र 32387.59 चौ.मीटर, कांजूर मार्ग पूर्व, मुंबई 400042 2) आर्कोअर्ट विल्डींग, क्षेत्र 5039.72 चौ.मीटर 3) बंगलो, तळ मजला क्षेत्र 249.6 चौ.मीटर एडीजे/1100901/1354/14 के/44/14 टि.नांक- 16/10/2014 (C.T.S. Number: 1004, 1005 part, 1005/1, 1006, 1007/3 part and 1009 part)

- (5) क्षेत्रफळ
- (6) अंतराचे नियम जुळू नसल्याचे अंतर

1) 32387.59 चौ.मीटर
1) गाव: कांजूर वीरता ति.के. थिंक फायर्स लि.अस. ऑफिसर माधव म. ऑफिसर, मा.ज.नं. 6 वा.मजला, रमदा रोड गाव: सी.डी.एस. रत्ना, पिन कोड-400032 पिन नं.-AAACC3840K



- (7) दस्तावेजात कोणत्याही प्रकारचा अडथळ्याचा उल्लेख नसल्याचे
- (8) दस्तावेजात कोणत्याही प्रकारचा अडथळ्याचा उल्लेख नसल्याचे

1) गाव: कांजूर वीरता ति.के. थिंक फायर्स लि.अस. ऑफिसर माधव म. ऑफिसर, मा.ज.नं. 6 वा.मजला, रमदा रोड गाव: सी.डी.एस. रत्ना, पिन कोड-400032 पिन नं.-AAACC3840K
1) गाव: कांजूर वीरता ति.के. थिंक फायर्स लि.अस. ऑफिसर माधव म. ऑफिसर, मा.ज.नं. 6 वा.मजला, रमदा रोड गाव: सी.डी.एस. रत्ना, पिन कोड-400032 पिन नं.-AAACC3840K



- (9) दस्तावेजात कोणत्याही प्रकारचा अडथळ्याचा उल्लेख नसल्याचे
- (10) दस्तावेजात कोणत्याही प्रकारचा अडथळ्याचा उल्लेख नसल्याचे
- (11) अनुक्रमांक, छोट व पत्र
- (12) कांजूर भाव (अ) इतर भाव
- (13) कांजूर भाव (अ) इतर भाव
- (14) गैरा

बबई - २४	
२०१३	१६/३९
२०१६	

- मुद्रांक शुल्क अर्जासाठी देण्यात येणाऱ्या
- मुद्रांक शुल्क अर्जासाठी देण्यात येणाऱ्या

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





25/10/2015

पुर्तू १२

पुनर विवरण - १२ पुर्तू २

दिनांक ०६/०४/२०१५

पुर्तू

Registration

पुर्तू १२

कबल - १	
१२५०	२६३००
२०१६	

१) १२५० मी मीटर

१) २६३० मी मीटर

२) १२५० मी मीटर

३) १२५० मी मीटर

४) १२५० मी मीटर

५) १२५० मी मीटर

६) १२५० मी मीटर

७) १२५० मी मीटर

८) १२५० मी मीटर

९) १२५० मी मीटर

१०) १२५० मी मीटर

११) १२५० मी मीटर

१२) १२५० मी मीटर

१३) १२५० मी मीटर

१४) १२५० मी मीटर

१५) १२५० मी मीटर

१६) १२५० मी मीटर

१७) १२५० मी मीटर

१८) १२५० मी मीटर

१९) १२५० मी मीटर

२०) १२५० मी मीटर

२१) १२५० मी मीटर

२२) १२५० मी मीटर

२३) १२५० मी मीटर

२४) १२५० मी मीटर

२५) १२५० मी मीटर

२६) १२५० मी मीटर

२७) १२५० मी मीटर

२८) १२५० मी मीटर

२९) १२५० मी मीटर

३०) १२५० मी मीटर

३१) १२५० मी मीटर

३२) १२५० मी मीटर

३३) १२५० मी मीटर

३४) १२५० मी मीटर

३५) १२५० मी मीटर

३६) १२५० मी मीटर

३७) १२५० मी मीटर

३८) १२५० मी मीटर

३९) १२५० मी मीटर

४०) १२५० मी मीटर

४१) १२५० मी मीटर

४२) १२५० मी मीटर

४३) १२५० मी मीटर

४४) १२५० मी मीटर

४५) १२५० मी मीटर



बबई - १३	
२३३	७९/१००
२०१६	

पुनर विवरण - १२ पुर्तू २



बबई - १४	
२३३	२३/३१
२०१६	

करल - १		
१८५५	२६९	३००
२०१६		



बबई - ३१२		
२७४	२०	१००
२०१६		



बबई - ३१४		
२४१३	२४	३९
२०१६		

मालमर पत्रक

पं.क्र. सं. १०४७
 जिल्हा -- मुंबई उपनगर जिल्हा
 शासकाली दफ्तरीय संस्थापक जमाद खानाबाद
 सार्वजनिक आणि खासगी क्षेत्र अधिनियम १९४७ (१९४७ मंत्रालय)



दिनांक २०१६
 करील - १
 २८४० २१०० ३००
 २०१६



क्रमांक	१०० अंशक	पंजीयत मालका (भा) मतेदार (द) किंवा भाग (भा)	साक्षरपत्र
---------	----------	---	------------

१०३३३३३३
 १०३३३३३३
 १०३३३३३३
 १०३३३३३३
 १०३३३३३३

बवई - २१४
 २१/३१
 २०१६



१०३३३३३३
 १०३३३३३३
 १०३३३३३३
 १०३३३३३३
 १०३३३३३३



१०३३३३३३
 १०३३३३३३
 १०३३३३३३
 १०३३३३३३

बवई - २१४
 २१/३००
 २०१६

१०३३३३३३

करल - १		
१८४०	२१२	३००
२०१८		



मालमत्र पत्रक

करल - १		
१८४०	२७३	३००

कालुष्य/न भु. सं. का. -- व. भू. अ. मुद्रा

मि. सं. १८४०

कालुष्य/न भु. सं. का.	व. भू. अ. मुद्रा	मि. सं. १८४०
१८४०	२७३	३००
१८४०	२७३	३००

सर्व महान् मुद्राका खात
 दि. सं. १८४० - नै. सं. १८४०
 १८४०/१, १८४०/२ से १८४०/१, १८४०/२
 १८४०/३, १८४०/४ से १८४०/३, १८४०/४



सं. सं. १८४० सं. सं. प्रमाण सं. सं. प्रमाण (५) सं. सं. प्रमाण (६) सं. सं. प्रमाण (७)

सं. सं. १८४०
 सं. सं. १८४०
 सं. सं. १८४०

बबई - २१५		
२७३	२७	३००
२०२६		



सं. सं. १८४०
 सं. सं. १८४०
 सं. सं. १८४०



सं. सं. १८४०
 सं. सं. १८४०
 सं. सं. १८४०

बबई - २१५		
२७३	२७	३००
२०२६		

(सं. सं. १८४०)

करल - १		
१८४०	२०४	३००
२०१८		



माल ता पत्रक

जिल्हा - मुंबई, जिल्हा नगर - मुंबई, जिल्हा नगर - मुंबई
 माल ता पत्रक - माल ता पत्रक - माल ता पत्रक
 माल ता पत्रक - माल ता पत्रक - माल ता पत्रक

करल - १
 २०१६
 २०१६



क्रमांक	दिनांक	संश्लेषण	नविन धारक (या) पुरवण (या) किंवा धारक
१०००/२०१६	२०१६	...	...
१००१/२०१६	२०१६	...	...
१००२/२०१६	२०१६	...	...
१००३/२०१६	२०१६	...	...
१००४/२०१६	२०१६	...	...



बबई - १४
 २०१६



बबई - १४
 २०१६

या नव्याने आणुन अर्जित संघालक धूमि अधिपत (म.राज्य) पुणे कार्यालयीन धारकक ज.ना.भू.धूमि/अधारी नोंद / २०१६ पुणे दिनांक २४/०२/२०१६, य इकडील अर्दीस ज.न.भू.धूमि/न.ज.०२०१ दिनांक २४/०२/२०१६, अन्वये केवळ चौकशी पंढरबंजरीस क्षेत्र य शिवा न पधिकारीस क्षेत्र येता असलेले निवाड्याः सोबित्या समुह : पौ क्षेत्र अहारी सतत एकुणपधारा पुणेस तहा सतत पौ नोंद न केले

करल - १	
१८६०	५०५३००
२०१६	

नावापत्ती पत्रक

पत्तिका क्रमांक - ५४४४
 मालकाने भु. मा. का - न. भु. अ. मुमुंठ
 जिल्हा - मुंबई उपनगर जिल्हा
 पत्तिका क्रमांक - ५४४४
 क्षेत्र - मुंबई उपनगर जिल्हा
 पत्तिका क्रमांक - ५४४४



पत्तिका क्रमांक - ५४४४
 मालकाने भु. मा. का - न. भु. अ. मुमुंठ
 जिल्हा - मुंबई उपनगर जिल्हा
 पत्तिका क्रमांक - ५४४४
 क्षेत्र - मुंबई उपनगर जिल्हा
 पत्तिका क्रमांक - ५४४४



बवई - २४	
००४	०६ / १००
२०१६	



बवई - २४	
००३	३० / ३९
२०१६	

भाल तापत्रक

संख्या	दिनांक	गाहक/उप. मू. अ. का. - म. मू. अ. मुंबई	जिल्हा - मुंबई उपनगर जिल्हा
१००९	२०१६		

करील १
११४०
२०१६

बबई - २१
२०१६
१०/१००

संख्या	दिनांक	दिले जाणारे (या) दिनांक (ये) जिल्हा भाग	संख्या
--------	--------	---	--------

१००९/२०१६
दि. १०/१०/२०१६ म. म. अ. मुंबई

या बाबतची संपुर्ण आणि संपादन पूर्ण
अधिकारी (या राज्य) पूर्ण संपादन
पत्रिका क्र. म. मू. अ. मुंबई/२०१६/१००९
२०१६, पूर्ण दिनांक १०/१०/२०१६ म. म. अ. मुंबई
आदेश क्र. म. मू. अ. मुंबई/२०१६/१००९
दिनांक १०/१०/२०१६ अन्वये केवळ पोस्टर
द्वारेच ही संपादन पत्रिका
क्षेत्र मध्ये असलेले मिळवता येईल
म्हणून अंती क्षेत्र अंतर्गत संपादन
पूर्वक मंडळ परास म. म. अ. मुंबई राखत घ्यावे.



म. मू. अ. मुंबई
मुंबई उपनगर जिल्हा

१००९/२०१६
११/११/१६
१०/१०/१६



बबई - २१
२०१६
१०/१००

(पत्रिका - १)

करल - १	
१५४०	२१७/३००
२०१६	



नवई - २१४	
२०१४	११/३००
२०१६	



रविचंद्र - २१४	
२०१३	३२/३१
२०१६	

करल - १		
१६४०	२८९	३००
२०१६		

मालमती पत्रक

विशेषज्ञता -- फलानु
 अनुसूची/प.पु.क.का. -- न.पु.प.पु.सू.सू.
 दिनांक -- मुखर्त उपनगर विभाग

अन्वयितोर्त अर्देगण्ये,
 या, विश्वविद्यालयी मुखर्त उपनगर विभाग अधीनस्थ आदेश क्र. ३६/२०१६ दि. १६/०८/२०१६
 १९९४/२०१६/१०००३ दि. १६/०८/२०१६ अन्वयितोर्त व इतरांकरात यां र. १९/०८/२०१६ दि. १६/०८/२०१६ अन्वयितोर्त न.पु.क.का. ३००
 सं. १५३७०.८. ऐवजी १६/०८.८.०० यां. सेर कायम कायंकी सेर कायम कायंकी

अन्वयितोर्त / अर्देगण्ये,
 या, विश्वविद्यालयी मुखर्त उपनगर विभाग अधीनस्थ आदेश क्र. ३६/२०१६ दि. १६/०८/२०१६ अन्वयितोर्त व इतरांकरात यां र. १९/०८/२०१६ दि. १६/०८/२०१६ अन्वयितोर्त न.पु.क.का. ३००
 सं. १५३७०.८. ऐवजी १६/०८.८.०० यां. सेर कायम कायंकी सेर कायम कायंकी



जमाची करणसु -
 श्री नामसु -
 ३.५.३१

श्री क्रमांक: ५०१
 शरी माल विभाग, ३३३/३३३, ३३३/३३३
 मकरात माल विभाग, ३३३/३३३, ३३३/३३३
 मकरात विभागची दिवाळ, ३३३/३३३, ३३३/३३३
 भूरी मकरात

श्री नामसु
 माल विभाग (अधीनस्थ)
 ३३३

श्री नामसु
 माल विभाग (अधीनस्थ)
 ३३३



बबई - १४		
२०१३	३८	३९
२०१६		

बबई - १४		
२०१४	९०	९००
२०१६		

मालम... पत्रक

कांदा... न.पू.अ. मुंबई... मुंबई उपनगर जिल्हा... मालम... पत्रक... मालम... पत्रक... मालम... पत्रक...

[[[1111111]]] (क-1)
 करल 9
 9580 212300
 2096



बबई - २४
 ०९९४ ९९ / ९००
 २०२६



नमस्कार! आमुका आणि सहायक... मालम... पत्रक... मालम... पत्रक... मालम... पत्रक...

मालम... पत्रक... मालम... पत्रक... मालम... पत्रक... मालम... पत्रक... मालम... पत्रक...

Handwritten notes and signatures in the bottom left corner.

बबई - २४
 ०९९३ ३९ / ३९
 २०२६

करल - 9	
१५४०	२३३००
२०१६	

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA
 CIVIC REAL ESTATE PRIVATE LIMITED

07/01/2014

PERMANENT ACCOUNT NUMBER

AA0CE77248



PERMANENT ACCOUNT NUMBER

AMWPS30220

AMITLAL VIPATIRAN SARDJ

VIPATIRAN GANESH RAM SARDJ

15-08-1983

बबई - २३	
०१४	३२/१००
२०१६	



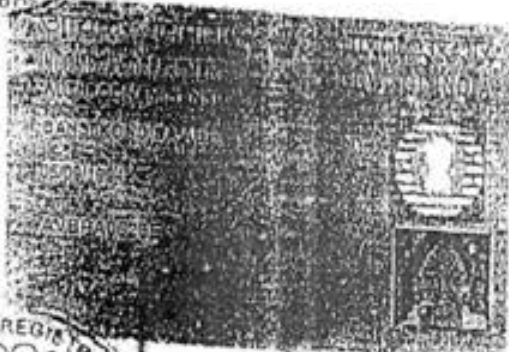
PERMANENT ACCOUNT NUMBER

AFPPB1200A

SACHIN DATTATRAY BATTALWAR

DATTATRAY KRISHNANALI BATTALWAR

31-06-1979



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

RITIN PANDITRAO BORASE
 PANDITRAO BALIRAO BORASE

07/01/2014

PERMANENT ACCOUNT NUMBER

AARPB4200



बबई - २३	
०१३	३४/११
२०१६	

भारत सरकार
मुंबई, 09 दिसंबर 2016 5:31 म.न.

दस्तावेज संख्या: 9413/2016

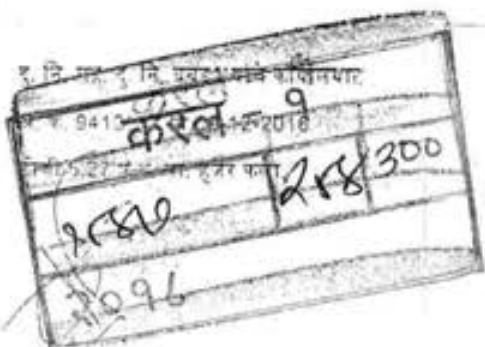
दस्तावेज संख्या: 9413/2016
दिनांक: 09/12/2016

दस्तावेज संख्या: 9413/2016

पंजीकरण शुल्क: ₹. 01/-

मोहर शुल्क: ₹. 00/-

भारतीय मुद्रांक शुल्क: ₹. 500/-



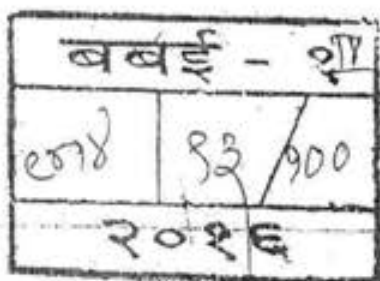
पारती: 11608 पारती दिनांक: 09/12/2016

सादा जलपात्राचे माफ: वेवसायी एपी रिवाज इन्स्टिट्यूट प्रा लि चे
विनयक सुप्रीम एन रुपावत

मोदणी की ₹. 100.00
दस्तावेज शुल्की की ₹. 780.00
पुस्तकी संख्या: 39

दस्तावेज सादरपत्राची माली:

एकूण: 880.00



दुसऱ्या निबंधक, मुंबई-1

दुसऱ्या निबंधक, मुंबई-1

दस्तावेजा प्रकार: कुलमुद्राव्यावहार

मुद्रांक शुल्क: ५००/- (मोदणी) आणि २८०/- (मोहर) यांचा एकूण शुल्क. कोणतीही स्थावर मालमत्ता विक्रीसाठी प्राधिकार मिळत नाही.

शिक्का क्र. 1 09/12/2016 (सादरीकरण)

शिक्का क्र. 2 09/12/2016 (की)



प्रतिज्ञापत्र

लिहून देणारा:

लिहून घेणारा:



1) Ananya
2) [Signature]
3) [Signature]

करल - १	
१५४७	२१५३००
२०१८	



बबई - १११	
२०१४	१४ / १००
२०१६	



09/12/2016 5 35:43 PM

दत्त पोषकारा भाग-2

बबई 31/33
दत्त क्रमांक:9413/2016

दत्त क्रमांक: 9413/2016
दस्तावा प्रकार: कुलमुख्तदारपत्र

अनु क्र. 1
 पक्षकाराचे नाव: **काशी देव**
 पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**
 पक्षाचे पत्ता: **7550, 209/1**

पक्षकाराचा प्रकार: **पोवर ऑफ अटॉर्नी होल्डर**
 वय: **44**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा

2
 पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**

पोवर ऑफ अटॉर्नी होल्डर
 वय: **44**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा

3
 पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**

पोवर ऑफ अटॉर्नी होल्डर
 वय: **41**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा

4
 पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**

पोवर ऑफ अटॉर्नी होल्डर
 वय: **45**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा

पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**

कुलमुख्तदार देणार
 वय: **43**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा



दस्तावा क्र. 3 ची वेळ: 09 / 12 / 2016 05 : 31 : 27 PM

बबई - 31
 2016
 84/900
 2016



पक्षाचा प्रकार: **असिस्टेड फ्लॉयड प्रेसिडेन्ट**
 पक्षाचे नाव: **काशी देव**
 पक्षाचे पत्ता: **7550, 209/1**

पोवर ऑफ अटॉर्नी होल्डर
 वय: **43**
 स्वाक्षरी: *[Signature]*

छायाचित्र	अंगठ्याचा दगडा

दस्तावा क्र. 4 ची वेळ: 09 / 12 / 2016 05 : 32 : 24 PM

करल - १		
२७४०	२७०	३००
२०१६		

३२/३३

दिनांक: 5 पी ब्रेक: 09/12/2016 05:33:01 PM गोवर्धी पुस्तक: 4 मध्ये

Emza
दुग्धप निबंधक, मुंबई-1

EPayment Details.

Sr	Epayment Number	Disbursement Number
1	MH000388261201017E	0003605210201617

9415/2016

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.jse@nil@gmail.com

बबई - २४		
२४९३	३६	३६
२०१६		

बबई - २४		
२४९४	२६	१००
२०१६		



प्रमाणित करण्यात येते की या
दस्ताव्याचे पडणूक.....३६.....पाने आहेत.
पुस्तक : २७४: मंडी-१.....२४९३.....२०१६
अन्वये पोदला
दिनांक : ९-१२-२०१६

Emza
दुग्धप निबंधक मुंबई शहर.



908/907 II

करल - 9

9 नाच:रिजेश प्रताप सापत - गानिचर एचएनएमिडि
 अडेडिंग
 पत्ता:प्लॉट नं: ऑफिस , गाळा नं: 4 था राजसा,
 इमारतीचे नाव: रुपा : 111 अंड ओपकार इन्डोअर, 00111
 नं: सापत बुनाभट्टी रि प्रसम्भा समोर, रँड नं: सापत
 पूर्व, मुंबई, महाराष्ट्र, गुजरात
 पिन संवर:BCGPS8140A

गांधीर अडि मरानी
 होकर 96
 वय: 31 259 300
 खाशरी 201



10 नाच:निसेध शंकरराव शारकुंदे - इंक्युपेंड कंट्रोअर
 पत्ता:प्लॉट नं: ऑफिस , गाळा नं: 4 था राजसा,
 इमारतीचे नाव: रुपा: 111 अंड ओपकार इन्डोअर, 00111
 नं: सापत बुनाभट्टी रि प्रसम्भा समोर, रँड नं: सापत
 पूर्व, मुंबई, महाराष्ट्र, गुजरात
 पिन संवर:ARBP0273A

गांधीर अडि मरानी
 होकर
 वय: 36
 खाशरी



N.S. Datta

बरील दस्तऐवज करल देकार तबाकरीत कुसमुख्तवारदय भा दस्त ऐवज करल दिव्याचे कबुल करतात
 दिना क्र.3 ची वेळ:09 / 12 / 2016 06 : 04 : 51 PM

शाहील एअर अमे दिवेदीत कारतात की मे तभाएवज करल देका.कारा कळीत: अंत्यततात, व खांची लोकव ररवितात

अनु पताकारचे नाव व पता

1 नाच:नितीन पी बोरसे
 वय:34
 पत्ता:प्लॉट नं 802, श्री कृष्णा विला को अंध हाऊ सोमा नि, मदान
 जयळ, शाटेमानिबर्नी, काव्याण पूर्व,
 पिन कोड:421301

2 नाच:पुनम बी अटी
 वय:22
 पत्ता:रुम नं. 21, विजय मेन्शन पाळ, परेरदाकाडा, रेरेसा हाव
 म्हुळक्या माणे, मोहिनी शिल्पेण, साकी नाचा, मुंबई
 पिन कोड:400072

प्राधिकृत




खाशरी



शिनका क्र.4 ची वेळ:09 / 12 / 2016 06 : 09 : 48 PM

शिना क्र.5 ची वेळ:09 / 12 / 2016 06 : 10 : 00 PM नोंदणी पुस्तक 4 मारु
 दुपयम निबंधक, मुंबई-1

प्रमाणित करणेन घेत घडी धा
 दस्तावेज एकूण 900
 पुस्तक नोंदणी 2 वरत-11 2898 2016
 पत्रके नोंदणी
 दिनांक: 9 DEC 2016

सा. दुपयम निबंधक मुंबई शहर.

EPayment Details.

or.	Epayment Number	Defacement Number
1	MH006388563201617E	0003636006201617

0414 /2016

1. Verify Scanned Document for correctness through eRumor all (2 pages on a side) print it after scanning
 2. Get print immediately after registration.
- For feedback, please write to us at feedback_help@gnm.com



1209/1233

क० - १	
१८८०	२९० ३००
२०११	



करल - १		
१८४७	२९९	३००
२०१८		



करल = १	
१८४७	२१२३००
२०१६	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SADASHIV ANKUSH NAIK
ANKUSH SADASHIV NAIK
16/11/1981
Permanent Account Number
ADGPN8750K




Signature

Sadashiv

करल - १		
१४४०	२९३	३००
२०१६		



आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card

AMHPG1899A

नाम / Name
 SHRADHA SADASHIV NAIK

पिता का नाम / Father's Name
 DATTARAM MAHADEO GAWDE

जन्म की तारीख / Date of Birth
 02/07/1985

Shradha
 धारक / Signature



Shradha

करल - 9	
9580	208300
2096	



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNA S MANGAONKAR

SURYAKANT KRISHNA MA JGAONKAR

29/03/1990
Permanent Account Number
BH8PM4173M

भारत सरकार



करल - १		
१५४०	२५	३००
२०१६		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMOL GANESH MESTRY

GANESH KRISHNA MESTRY

03/07/1977
Permanent Account Number
A-JSPM7514L

भारत सरकार



करल - १		
१८४०	२६६	३००
२०१८		



करल - १	
१८८६	२६०३००
३०९८	

Dated this _____ day of _____ 2016

From

M/s Evie Peat Estate Pvt. Ltd.,
Thorough its Director
Mr. Subodh S. Runwal

In favour of

- (1) Mr. Sachin D. Battalwar
- (2) Mr. Trishant Ramesh Mullya
- (3) Mr. Manish Wahal
- (4) Mr. Amritlal V. Saroj



 POWER OF ATTORNEY

369/1847

शनिवार, 17 फेब्रुवारी 2018 7:08 म.नं.

दस्त गोश्वारा भाग-1

करल1

दस्त क्रमांक: 1847/2018

दस्त क्रमांक: करल1 /1847/2018

बाजार मूल्य: रु. 2,02,17,216/- मोबदला: रु. 2,30,41,129/-

भरलेले मुद्रांक शुल्क: रु.11,52,500/-

दु. नि. सह. दु. नि. करल1 यांचे कार्यालयात

पावती:2319

पावती दिनांक: 17/02/2018

अ. क्रं. 1847 वर दि.17-02-2018

सादरकरपाराचे नाव: सदाशिव अंकुश नाईक

रोजी 6:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 6000.00

पृष्ठांची संख्या: 300

एकुण: 36000.00

दस्त हजर करणाऱ्याची सही:

दु. निबंधक कुर्ला 1

करल - 9		
9580	25	300
2096		

दु. निबंधक कुर्ला 1

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 17 / 02 / 2018 06 : 47 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 17 / 02 / 2018 06 : 51 : 11 PM ची वेळ: (फी)



17/02/2018 7 20:08 PM		दस्त गोपबारा भाग-2	करल 1
दस्त क्रमांक :करल1/1847/2018			दस्त क्रमांक:1847/2018
दस्ताचा प्रकार :-करारनामा			
अनु क्र.	पक्षकाराचे नाव व पत्ता	करल - 9	छायाचित्र
1	नाव:सदाशिव अंकुश नाईक पत्ता:003 ए विंग विल्डिंग नं 2 - ओम सिंगापूर म्हाडा कॉलनी, चांदिवली साकीनाका अंधेरी पु, नियर सिंहगड इन्स्टीट्यूट, साकीनाका, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:ADGPN8750K	4580 299 300 2096 विहान पेणार वय - 38 स्वाक्षरी-	
2	नाव:श्रद्धा सदाशिव नाईक पत्ता:003 ए विंग विल्डिंग नं 2, -, ओम सिंगापूर म्हाडा कॉलनी, चांदिवली साकीनाका अंधेरी पु, नियर सिंहगड इन्स्टीट्यूट, साकीनाका, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AMHPG1899A	विहान पेणार वय :-32 स्वाक्षरी-	

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इनाम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कृष्णा - माणगावकर वय:27 पत्ता:वरीलप्रमाणे पिन कोड:400068		
2	नाव:अमोल गणेश मेळी वय:40 पत्ता:एच/२०५ श्री सूर्योदय मोना दहिसर पु पिन कोड:400068		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	एडी रिमल इस्टेट प्रा लि ने जॉबोस्ट्रुड लिमिटेड वरील वहात वगे मूख्यपण विना प्रताप ; साबत प्लॉट नं: -, काळ नं: 4 वा मळात , इमारतीचे नाव: कल्याण एनड जोबकार इन्व्हेस्ट, ब्लॉक नं: जीए पुतापुडी विंगल सावन पु, रोड नं: जीए इस्टर्न एम्प्लेव हायवे, महाराष्ट्र, मुम्बई. AADCE7724P

५ दिवस
दु निबंधक कर्ला 1

EPayment Details

sr.	Epayment Number	Placement Number
1	MH010761440201718	6916160201718

1847 /2018

1. Verify Scanned Document for correctness in original (4 pages) and (4) printout after scanning.
2. Get print immediately after registration.

For feedback, please mail to feedback.isarita@gmail.com



दस्त गोपवारा भाग-2

करल 1

21/02/2018 5 07:39 PM

दस्त क्रमांक:1847/2018

दस्त क्रमांक :करल1/1847/2018

दस्ताचा प्रकार :-करारनामा

करल - 9

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वय	स्वाधरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सदाशिव अंकुश नाईक पत्ता:003 ए बिंग बिल्डिंग नं 2, म्हाडा कॉलनी, चांदिवली साकीनाका, सिंगापूर इन्स्टीट्यूट, साकीनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:ADGPN8750K	9580	36	स्वाधरी		
2	नाव:धरुदा सदाशिव नाईक पत्ता:003 ए बिंग बिल्डिंग नं 2, म्हाडा कॉलनी, चांदिवली साकीनाका, सिंगापूर इन्स्टीट्यूट, साकीनाका, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AMHPG1899A		32	स्वाधरी		
3	नाव:एबी रियल इस्टेट प्रा लि चे ऑयोरार्डव मिग्रेटरी मनीष बहाल लॉफे मुखत्यार रिनेश प्रताप सावंत पत्ता:प्लॉट नं: -, माळा नं: 4 धा मजला , इमारतीचे नाव: रुग्णाल एन्ड ओमकार ईस्टेअर, ब्लॉक नं: ऑप चुनाभट्टी सिंगल सायन पु, रोड नं: ऑफ इस्टर्न एम्प्लॉय हायवे, महाराष्ट्र, मुम्बई. पिन नंबर:AADCE7724P		32	स्वाधरी		

वरील दस्तऐवज करून देणार तयारकर्त्या करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिळा क्र.3 ची वेळ:21 / 02 / 2018 04 : 42 : 22 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	वय	स्वाधरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कृष्णा - माणगावकर पत्ता:वरीलप्रमाणे पिन कोड:400068	27	स्वाधरी		
2	नाव:अमोल गणेश मेखी पत्ता:एच/२०५ श्री सूर्योदय सोमा दहिसर पु पिन कोड:400068	40	स्वाधरी		

शिळा क्र.4 ची वेळ:21 / 02 / 2018 04 : 44 : 39 PM

शिळा क्र.5 ची वेळ:21 / 02 / 2018 04 : 45 : 39 PM नोंदणी पुस्तक 1 मध्ये

निबंधक कुर्ला 1

EPayment Details

sr.	Epayment Number	Defacement Number
1	MH010761440201718R	9005916160201718

प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण तीन 300 पाने आहेत.

करल - 9/ 9580 / 2096

पुस्तक क्रमांक 9 क्रमांकावर नोंदला :

दिनांक : 29 / 9 / 2096



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

सह. दुय्यम निबंधक, कुर्ला-9
मुंबई-उपनगर जिल्हा.