

326x120: 39120

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Monday, December 21, 2015
4:44 PM

पावती

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

पावती क्र.: 8427 दिनांक: 21/12/2015

गावाचे नाव: गिरगाव
दस्तऐवजाचा अनुक्रमांक: ववई3 -7209-2015
दस्तऐवजाचा प्रकार : पर्यायी जागेचा करार
सादर करणाऱ्याचे नाव: जुगराज प्रेमचंद मेहता

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 146

₹. 5400.00
₹. 2920.00

DELIVERED

एकूण:

₹. 8320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:53 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-3

बाजार मूल्य: ₹.531600 /-
भरलेले मुद्रांक शुल्क : ₹. 26700/-

मोबदला: ₹.0/-

सह दुय्यम निबंधक
मुंबई साहर क्र. ३

- देयकाचा प्रकार: eChallan रकम: ₹.5400/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005516922201516E दिनांक: 21/12/2015
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: By Cash रकम: ₹ 2920/-
नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

DELIVERED

STAMP DUTY CALCULATION FOR SHOP NO.6,GROUND FLOOR, MANI BHAVAN 81-83 JUNCTION OF KHETWADI MAIN ROAD AND 1ST PARSIWADA LANE,MUMBAI 400004 IN TERMS OF PERMANENT ALTERNATE ACCOMMODATION AGREEMENT .

ZONE 6/56

C.S. NO.: 710,711,712 GIRGAUM DIVISION

RESIDENTIAL RATE AS PER READY RECKONER:

(In Rs)
188800.00

NAME OF THE TENANT:

JUGRAJ PREMCHAND MENTA
NEW SHOP NO 7,GROUND FLOOR

SHO NO 6

OLD AREA OCCUPIED BY TENANT	189.00 SQ.FT.	(CARPET)
NEW AREA TO BE PROVIDED (INCLUDING FUNGIBLE)	215.00 SQ.FT.	(CARPET)
		(CARPET)
TOTAL AREA	215.00	(CARPET)
MONTHLY RENT:	RS. 326.00	

MARKET VALUE CALCULATION

A) **FIRST 215 SQ.FT (INCLUDING FUNZIBLE)**

RENT 326.00 X MONTHS 112 = 36,512.00 M.V.1

B) **SHIFTING RENT**

247500 PER YEAR X 2 YEARS 4,95,000.00 M.V. 2

5,31,512.00 TOTAL M.V.
5,31,600.00 M.V. ROUNDED OFF

STAMP DUTY CALCULATIONS:

A) @5% ON 5,31,600.00

26,580.00

TOTAL STAMP DUTY

26,580.00

ROUNDED OFF TO

26,700.00

REGISTARTION CHARGES 1% OF

5,31,600.00

5,316.00

REGISTRATION CHARGES ROUNDED OFF TO

5,400.00

STAMP DUTY

26,700.00

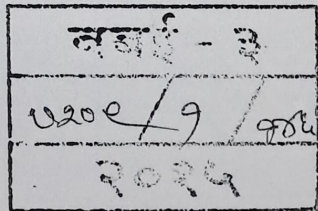
R.FEES

5,400.00

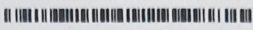


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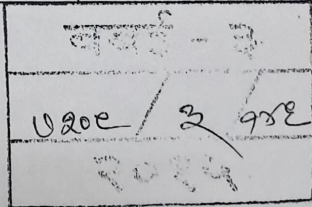
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CHALLAN
MTR Form Number-6

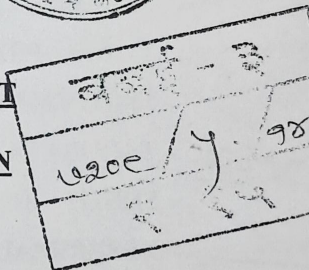
GRN	MH005516922201516E	BARCODE			Date	10/12/2015-17:36:41	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty				TAX ID (If Any)			
	Registration Fee				PAN No. (If Applicable)		AADPM9617L	
Office Name	BOM2_JT SUB REGISTRA MUMBAI CITY 2				Full Name		JUGRAJ PREMCHAND MEHTA	
Location	MUMBAI				Flat/Block No.		CS NO:710, 711	
Year	2015-2016 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		Area/Locality		
0030045501	Stamp Duty		26700.00	1ST PARSIWADA LANE, NANUBHAI DESAI RC				
0030063301	Registration Fee		5400.00	MUMBAI				
				Town/City/District				
				PIN		400004		
				Remarks (If Any)				
				PAN2=AEETPM3540G-SecondPartyName=NAR ESH K MEHTA				
				Amount In Words		Thirty Two Thousand One Hundred Rupees Only		
Total			32100.00					
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF BARODA				Bank CIN	REF No.	02003942015121001414	40823517	
Cheque-DD Details				Date		10/12/2015-17:42:42		
Cheque/DD No				Name of Bank		BANK OF BARODA		
Name of Bank				Scroll No. , Date		Not Verified with Scroll		
Name of Branch								

Mobile No. : Not Available





AGREEMENT FOR PERMANENT
ALTERNATE ACCOMODATION



THIS AGREEMENT made and entered into at Mumbai
this 10th day of November, 2015.
December

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BETWEEN

M/s. **Neo Builders And Developers** a proprietorship concern represent by Mr. Naresh K. Mehta proprietor having its office at 9, Sindhi Lane, MUMBAI – 400 004, hereinafter called “THE OWNERS/ DEVELOPERS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and assign) of the ONE PART.

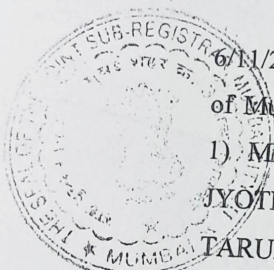
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AND

Mr. Jugraj Premchand Mehta an adult, Indian Inhabitant of Mumbai occupying shop No. 6 on Ground Floor, 81-83, Junction of Khetwadi Main Road & 1st Parsiwada Lane, Mumbai – 400 004, hereinafter called “THE TENANT/OCCUPANT” (which repugnant to the context or meaning thereof be deemed to mean and include, his/her heirs, executors, administrators and assigns) of the OTHER PART.

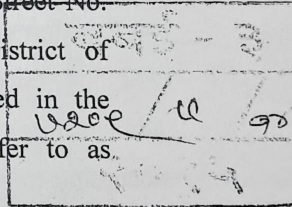
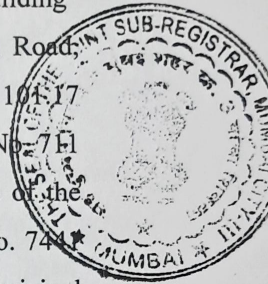
AND WHEREAS by Deed of Conveyance dated 6/11/2007 duly registered with Registrar of Assurances of Mumbai under Sr. No.11271/2007 executed between 1) MR. PRAFUL OCHHAVLAL SHETH,, 2) MR. JYOTIVADAN OCHHAVLAL SHETH, , 3) SMT. TARULATA PRAFUL SHETH, & 4) SMT. ANU J. SHETH as the Vendors therein and MR. NARESH KESHTRIMAL MEHTA referred therein as a “Purchaser” and Purchaser has purchase from Vendors therein all that piece or parcel of land together with buildings & structures standing thereon known as “Mani Bhavan” bearing Municipal Ward No. 1700, Street Nos. 1-81-83 and Collectors New No. 1978, (L.T.A.C.R.R.No. 397) situated at 81-83, Junction of Khetwadi Main Road & 1st Parsiwada Lane, Mumbai – 400 004, bearing Cadastral Survey No. 710 of Girgaon Division admeasuring 258 sq.yds. i.e. 215.72 sq.mtrs. or thereabout Old Survey No. 286, New Survey No. 7442 more particularly described in the Schedule hereunder written (herein after refer to as “MANI BHAVAN BUILDING”);



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AND WHEREAS by Deed of Conveyance dated 4th August, 2004 duly registered with the Sub-registrar of assurances of Mumbai under Sr. No.6292/2004 executed between MR. PURSHOTTAM GOVARDHAN PARMAR therein referred to as the said "VENDOR" and MR. NARESH KESHRIMAL MEHTA therein referred to as "PURCHASER". The said Vendor therein sold, transferred and conveyed to the PURCHASER therein all that piece or parcel of land or ground together with building standing thereon known as "Parmar Building" situated, lying and being at 79, Khetwadi Main Road, Mumbai - 400 004 admeasuring 121 sq.yds. i.e. 104.17 sq.mtrs. or thereabouts bearing Cadastral Survey No. 7 E of Girgaon Division and registered in the Books of the Collector of Land Revenue under New Survey No. 744 and assessed by the Assessor and Collector of Municipal Rates and Taxes under "D" Ward No. 1817, Street No. 79 in the Registration District and Sub District of Mumbai City and more particularly described in the Schedule hereunder written (herein after refer to as "PARMAR BUILDING");



AND WHEREAS by Deed of Conveyance dated 13th May 2004 duly registered with the Sub-Registrar of assurance of Mumbai under Sr. No.3692/2004 executed between 1) MR. DEVENDRA M. VERMA, 2) DR. HEMANT M. VERMA and 3) MR. MUKESH M. VERMA as the "VENDORS" therein and MR. NARESH KESHRIMAL MEHTA as the "PURCHASER" therein and the Purchaser purchased from the Vendors therein all that piece or parcel of land together with buildings & structures standing thereon known as Varma building situate and lying being at Khetwadi Main Road, Mumbai

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bearing C.S. No. 712 of Girgaon Division admeasuring 136 sq.yds. i.e. 113.71 sq.mtrs. or thereabouts and registered by the Collector of land Revenue under Collectors New No. 1980, Laughton Survey No. 7440 and assessed by the Assessor and Collector of Mumbai rates and taxes under 'D' Ward No. 1816 and Street Nos. 75-77 in the Registration District and Sub District of Mumbai City and more particularly described in the Schedule hereunder written (herein after refer to as "VARMA BUILDING");

In pursuant to the aforesaid the Owners/Developers are re-developing the aforesaid property after demolishing the existing buildings known as "Mani Bhavan Building," "Parmar Building" & "Varma Building" alongwith other structures standing on the aforesaid property bearing C.S. Nos. 710, 711 & 712 of Girgaon division combine or collectively admeasuring total area of 515 sq.yds. i.e. 430.10 sq.mtrs. according to prior title deeds and by constructing a new building in accordance with the building proposals and plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Public Body and Local Authorities on the aforesaid properties (herein after collectively and combinely refer to as "The Said Property" more particularly described in the first schedule hereunder written);

The Owners/Developers herein have become seized and possessed of and/or otherwise well and sufficiently entitled to the said property;

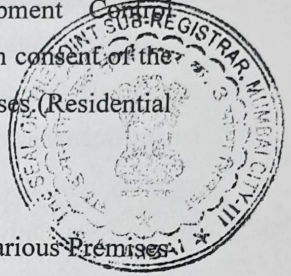
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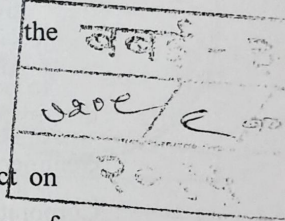
And whereas the various premises in the building/structures standing on the said property are occupied by the Tenants/Occupants.

And whereas the Building/Structures on the said property are cessed old and in dilapidated condition.

And Whereas the Owners/Developers have evolved a scheme of Re-Development of the said property under Regulation No.33(7) of the Development Control Regulation for Greater Mumbai 1991 with consent of the Tenants/Occupants of the various premises (Residential and Commercial) in the said property.



And Whereas the Tenants/Occupants of various Premises of the said property have given their consent for Re-Development of the said property to the Owners/Developers.



The Owners/Developers have proposed to construct on the said property Multi-storeyed building/s comprising of shops, offices (commercial) and residential premises in the said property and in terms thereof have accordingly submitted the layout plans and Building Plans to the Municipal Corporation of Greater Mumbai for sanction for development by construction of Building/s on the said property;

AND WHEREAS Building Proposal was prepared and submitted by the Owners/Developer's Architect to the Brihan Mumbai Mahanagar Palika (BMC) on the basis of the No Objection Certificate of MHADA and the BMC was pleased to sanction the Building Proposal

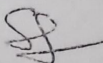
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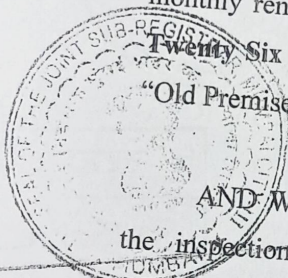
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vide Intimation of Disapproval No. EB/5774/D/A dated 31/10/2012 and obtained the Commencement Certificate bearing No. EEBPC/5774/D/A dated 19/12/2012 for construction of the building on the said Property;

AND WHEREAS the Tenant/Occupant herein has been in use and occupation of **Shop No. 6** admeasuring about **17.64 Sq. mts.** Carpet area on the **Ground floor** of the original building known as **Mani Bhavan**, situated on the said property described in the first schedule hereunder written as a monthly tenant/Occupant of the said Owners /Developers at the monthly rent **Rs. 326/- (Rupees Three Hundred and Twenty Six Only)** per month (hereinafter referred to as "Old Premises");

AND WHEREAS the Tenant/Occupant has taken the inspection of the intimation of Disapproval & Commencement certificate issued by the Municipal Corporation of Grater Mumbai and all the relevant documents including plan, design amenities & specification in respect of the redevelopment of the said property and along with all the other Tenants/Occupants of the said property the tenant/occupant him self satisfied about the documents and Redevelopment plan and rights & title of the Owner Developers and have given his/her/their consent for Re-Development of the said property and has executed the present Agreement and by virtue thereof has also recorded and confirmed the handing over of possession of the original tenement that is old premises to the Owners/Developers and the surrender and relinquishment of the tenancy right in

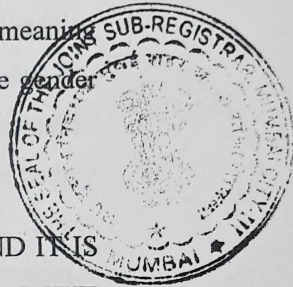




respect thereof in lieu of the free of cost permanent Alternate Commercial premises;

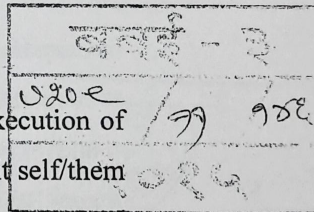
And whereas the tenant/occupant having understood the extent of construction proposed to be laid out on the said property, has given irrevocable consent for the same and agreed not to raise any objection to the same.

The terms "Tenant/Occupant in these presents shall, unless it be repugnant to the context or meaning thereof, also include the plural and the feminine gender of the Tenant/Occupant.



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

1. The tenant /occupant has prior to the execution of this agreement satisfied himself/herself/it self/them self about the title of the Owner/Developer and hereby agrees that the Owners/Developers are the lawful owners of the said property more particularly described in the First Schedule hereunder written and are entitled to re-develop the same under the Regulation 33 (7) of Development Control Regulation 1991.
2. The Owners/Developers agree that the Tenant/Occupant is the tenant/occupant in respect of the said old premises.

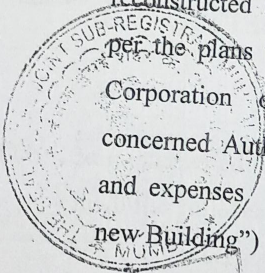


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3. The Tenant/Occupant hereby represent that the Tenant is in actual and legal possession of the said old premises and save and except him/her/their none else is entitled to the tenancy rights in respect of the said old premises and as such he/she/they is /are entitled to enter into this agreement with the Owners/Developers.

4. The Owners/Developers hereby represent to the Tenant/Occupant and declare that they intent to redevelop the said property and for that purpose they have demolished the said old premises in the old Building/s on the said property and reconstructed new building/s in place thereof as per the plans to be sanctioned by the Municipal Corporation of Greater Mumbai and other concerned Authorities at their own cost, charges and expenses (herewith referred to as the "said new Building")



5. The Tenant/Occupant agreed and declare that he/she/they such and taken the inspection of all the documents related to the redevelopment of said new building on the said property and satisfy himself/herself/themselves about the same and have given his/her/their irrevocable consent for redevelopment of the said property by demolish the old building and structure's standing thereon.

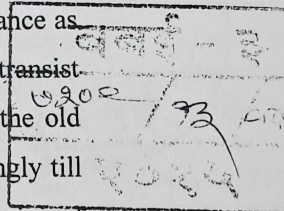
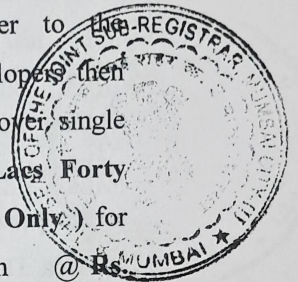
6. The Tenant/Occupant agreed and declare that he/she/they fully & effectively vacating the said old premises by himself and his/her/their belongings and handover the vacant actual and

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physical possession of the said old premises to the Owners/Developers for the redevelopment of the said property.

7. The Owners/Developers pay to the Tenant/Occupant a single cheque of **Rs. 2,47,500/- (Rs. Two Lacs Forty Seven Thousand and Five Hundred Only)** for first Twelve Months And after completion the twelve month period if the position of the Permanent Alternate Accommodation is not handed over to the Tenant/Occupant by the Owners/Developers then the Owners/Developers again handed over single cheque of **Rs. 2,47,500/- (Rs. Two Lacs Forty Seven Thousand and Five Hundred Only)** for Second/next Twelve Months and both @ **Rs. 20,625/- (Rs. Twenty Thousand Six Hundred and Twenty Five Only)** per month in advance as Compensation for procure suitable tenancy transit accommodation from the date of vacating the old premises then pay for the continue accordingly till the Owners/Developers handover the possession of the Permanent Alternate Accommodation and if the advance cheque given to Tenant/Occupant and the possession of the Permanent Alternate Accommodation given earlier between the advance cheque period then in this situation the tenant/occupant shall refund the amount of balance period or number of days from receiving the possession of Permanent Alternate Accommodation till the date up to cheque given in propos net to monthly compensation given to Tenants/Occupants.

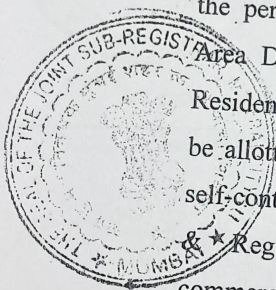


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8. Till the time the Tenant/Occupant is provided with the permanent alternative accommodation as provided herein, the Tenancy rights of the Tenant/Occupant to the existing tenement shall continue. On the Tenant/Occupant provided with the permanent alternate accommodation on Ownership basis, the tenancy right of the Tenant/Occupant to the old premises will ipso/facto come to an end.

9. The Owners/Developers agree and declare that they have redevelop the said property under Development Control Regulation No.33(7) with the permission of the Maharashtra Housing and Area Development Authority under which each Residential tenant in the old building is entitled to be allotted in the proposed said new building/s a self-contained flat as per the MHADA list & Rules & Regulation M.C.G.M. and in case of commercial premises, the area to be given in the re constructed said new building will be equal to the area of the commercial premises occupied in the old building on ownership basis free of cost in lieu of his/her/their old premises as and by way of permanent alternate accommodation.



10. The Owners/Developers shall allot to the Tenant/Occupant **Shop No. 7** on the **Ground Floor** admeasuring **215 Sq.ft.** Carpet Area in the new building to be constructed on the said property in lieu of the old premises which is including fungible and common area of the said old premises

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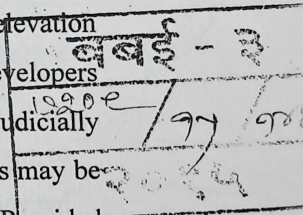
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as Permanent Alternate Accommodation on ownership basis and free of the cost (herein after refer to as "said shop").

11. The Owners/Developers agree that time shall be the essence of this contract PROVIDED HOWEVER the Owners/Developers shall be entitled to reasonable extension of time for giving possession of permanent alternate accommodation to the Tenant/Occupant i.e. from the date of extension of the agreement except war, civil commotion, act of God, notice, order, notification of Govt. and/or public or any competent authority or reason beyond the control of the Owners/Developers.



12. The Owners/Developers shall be entitled to make such variations and modification to the building plans for the said new Building and the elevation and/or layout thereof as the Owners/Developers may consider necessary without prejudicially affecting the said shop in its area and/or as may be required by the concerned local authority Provided that the Owners/Developers shall not be liable to obtain prior consent in writing of the Tenant/Occupant in doing so if it does not adversely affect the said shop.



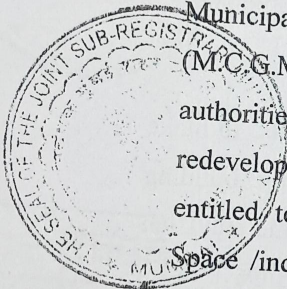
13. The Tenant/Occupant, proposed society and present or future members of proposed society herewith agreed that they shall not to raised any objection whatsoever in nature/manner against the Owners/Developers on their Giving out on leave

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and license/tenancy/lease basis any of the unsold premises in the said Building to persons of their choice, and if the Owners/Developers so choose, then to getting themselves and/or their nominee(s) enrolled as nominal member(s) of the said proposed society in respect of such premises, pending the ultimate sale thereof by the Owners/Developers.

14.(a) The Tenant/Occupant hereby agrees that the Owners/Developers shall construct the said new building on the said property in accordance with the plans approved and sanctioned by the Municipal Corporation of Greater /Mumbai (M.C.G.M) and other concerned competent authorities and for the purpose of the said redevelopment the Owners/Promoters shall be entitled to consume and utilize available Floor Space /index (FSI) of the said property and also load TDR (Transfer Development Rights) thereon as may be Tenant doth hereby accord his/her/their irrevocable consent.



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 (b) There still remains some balance of F.S.I to be utilized in the concern building, the same has been balance due to clearance from the High Rise Committee of M.C.G.M all the tenants/occupants/members are well aware that whenever any such F.S.I is available before or after the possession or before or after formation of and conveyed of the society the balance of F.S.I will be sole discretion of the builders/developers. The builders/developers can utilized it and sell it in

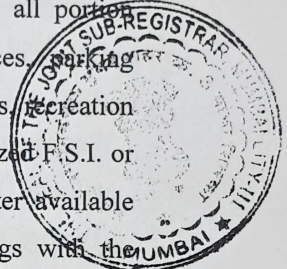
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the open market to any party/person/s of his choice or consume the same in any manner. The members/tenant/society/occupant will have no claims or objection for the same.

(c) The Tenants/Occupants shall have no claim and right to any other such portion and structure of the said property and the newly constructing said new building thereon save and except the said Shop which is allotted herein to Tenant/Occupant as Permanent Alternate Accommodation all portion and structure that is all open spaces, parking spaces, lobbies, lifts, staircase, terraces, recreation spaces, garages, podium level, Unutilized F.S.I. or additional F.S.I. which may hereinafter available all aforesaid rights reserve & belongs with the Owners/Developers and shall remain the property of the Owners/Developers. Upon the said property and the said new building constructing thereon being conveyed to the said proposed society as aforesaid the documents to transfer the same shall invariably contain necessary covenant reserving to the Owners/Developers aforesaid right or such of them as the Owners/Developers may desire. The /owners/Developers have absolute and exclusive right to deal with such open spaces, parking spaces, lobbies, lifts, staircases, terraces, recreation spaces, garages, podium level, unutilized F.S.I. or additional F.S.I. etc. even after the proposed society shall being formed and conveyed.

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- 15. The Tenant/Occupant have agreed that said flat / commercial premises in the said new building

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being constructed on the said property with the clear cut understanding and agreement and condition that the Owners/Developers shall have at all time full and absolute right to use and utilize the F.S.I and also the TDR that may be available on the said property at any time or/and any future date on account of any relaxation of the Owners/Development rules and/or on account of Tenant/Occupant of TDR rights or otherwise and that said covenant shall be covenant running with the land and that the Owners/Developers have agreed to execute the present Agreement for Permanent Alternate Commercial premises in respect of the said shop in favour of Tenant/Occupant on clear cut agreement and understanding by and between the parties that the Owners/Developers right to utilize the FSI and TDR on the said property at any future date is not affected and that the said right to utilize the FSI and TDR shall remain with the Owners/Developers and/or their successors in title and that this covenant given by Tenant/Occupant and other Residential tenants shall be binding upon Tenant/Occupant and also the Residential tenants their heirs, Legal representatives and executors, administrators and successors in title and also upon the proposed society and upon each and every present or future members of the proposed Society and that the said consent under no circumstances shall be withdraw or revoked at any future date by Tenant/Occupant or other Residential tenants their heirs, Legal representatives and executors, administrators and

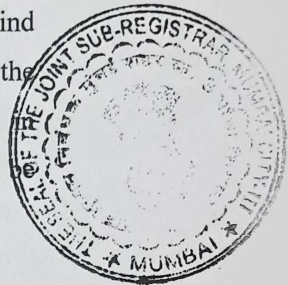


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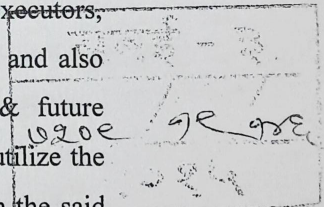
NC

their successors in title or any proposed Society or present or future members of the proposed Society.

16. That the Tenant/Occupants hereby further declare agree and confirm that the aforesaid Undertaking to that the Owners/Developers of the said property shall have all the time unfettered right to use and utilize the FSI and TDR that may be available on the said property at future date and hence the Residential tenants have agreed and bind themselves to give their full co-operation to the Developers and/or their agents or successors title to utilize the future FSI/TDR that may available on the said property.



17. That the Tenant/Occupants and other Residential tenants their heirs, legal representatives, executors, administrators and successors in the title and also proposed Society and all the present & future members shall have no right to use and utilize the future FSI/TDR that may be available on the said property and for any reason if Residential tenants or any of the Tenant/Occupant creates any obstacles hindrance or comes in the way of the utilization of the FSI/TDR by the Owners/Developers hereon or their successors in title or any claiming through us, then in such event the Owners/Developers shall have right to revoke and terminate Ownership Agreement and all the rights emanating the from shall come to end upon such termination and without prejudice to the same, the Tenant/Occupant and all the persons claiming through them shall be bound and liable to

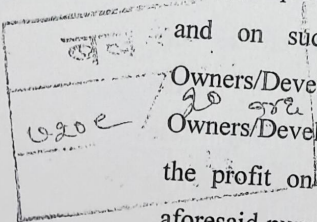


SP

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pay compensation for the loss as and by way of liquidated and ascertained damages and for which the Owners/Developers shall have first charge and lien on the said flat and the property including construction standing thereon.

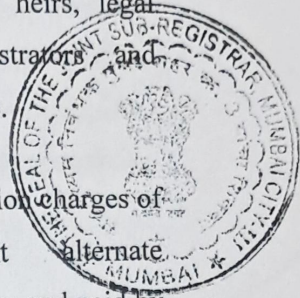
18. Tenant/Occupants declare agree and confirm that it has been very specifically and clearly agreed by and between the parties hereto that the Owners/Developers are free and at liberty to use and utilize the FSI herein granted on account of relaxation in FSI or TDR or on account of provisions in law that at any future date it is possible to utilize the said FSI in the said property the Owners/Developers alone shall be entitled to utilize the said FSI on the said property and to construct additional floors on the existing building and or at any other place on the said property and to sale the on Ownership additional floors on the Flats to be constructed on the said property on Ownership basis and on such consideration amount and on such terms and conditions as the Owners/Developers may decide and the Owners/Developers shall be entitled to appropriate the profit on the said property and or for the aforesaid purpose and all other Residential tenants their heirs, legal representative and executors , administrators and successors in title and also the proposed society and every present & future members of the proposed society have given herewith absolute power to the Owners/Developers firstly to utilize the further FSI on the said property or on newly constructed building and or to



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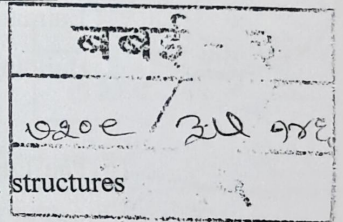
NC

46. This Covenant and undertaking herein been given by Tenants/Occupants shall be binding upon Tenants/Occupants and all the Residential / Commercial tenants their heirs, legal representatives, executors, administrators and successors in title and also upon the proposed Society each and every present or future members of the proposed Society and their heirs, legal representatives, executors, administrators and successors in title for all time to come.
47. It is agreed that stamp duty and registration charges of the Agreement for permanent alternate accommodation / said shop, will be borne and paid by the Owners/Developers.



THE FIRST SCHEDULE HEREINABOVE

REFERRED TO:



ALL THAT plot of land together with structures and building standing thereon known as "Mani Bhavan" bearing Municipal Ward No. 1700, Street Nos. 81-83, bearing Cadastral Survey No. 710 And the building known as "Parmar Building" bearing Municipal Ward No. 1817 Street No.79, bearing Cadastral Survey No. 711 And the building known as "Varma Building" bearing Municipal Ward No. 1816 Street Nos. 75-77 bearing Cadastral Survey No. 712 all are of Girgaon Division , 'D' Ward in the Registration District and Sub District of Mumbai City being lying and

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situate at Khetwadi Main Road, Mumbai – 400 004, all together with collectively and combinely refer have in as “The said Property”.

THE SECOND SCHEDULE HEREINABOVE
REFERRED TO:

The nature, extend and description of the “Common areas and facilities” and of the “Limited Common areas and facilities” shall be as under:

PART – A

In respect of Residential Wing for Residential Tenant/Occupants.

(a) Common areas and facilities :

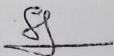
(i) Entrance lobby and foyer of the Residential Building to the Tenant/Occupants of Flats/Shops.

(ii) The Land appur Tenant/Occupant to the built-up area of the building, Car Parking Tower, allotted/to be allotted to the respective Tenant/Occupant and garages, if permitted and constructed;

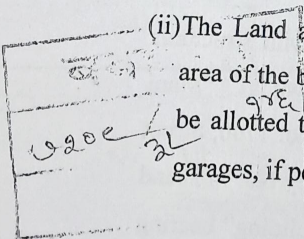
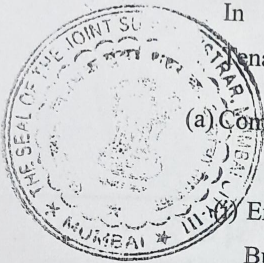
PART – B

TERMS CONDITIONS AND CONVENANTS TO BE OBSERVED BY TENANT/OCCUPANTS OF SHOPS:

- (i) The Tenant/Occupant/s shall not be entitled to enter upon any other part of the Residential Wing and except the premises acquired by them and

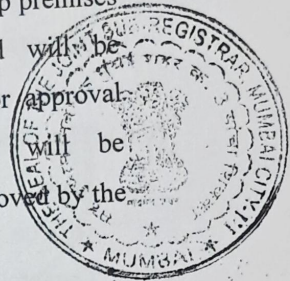


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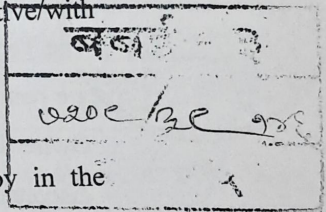


shall be entitled to only use the staircase and passages only as a means of access to and from the premises acquired by them and the Owner/Developer shall be entitled to restrict the Tenant/Occupant/s entry on any other portions.

- (ii) The Tenant/Occupant/s further agree that prior to carrying out the interior work of the shop premises the plans and the design proposed will be forwarded to the Owner/Developer for approval and the interior decoration work will be commenced only after the same is approved by the Owners/Developers in writing.



- (iii) The Tenant/Occupant/s agrees to maintain names, addresses and photos of all their employees / from time to time and provide such representative/with suitable identification.



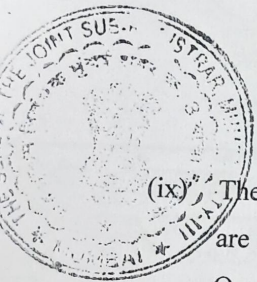
- (iv) The Tenant/Occupant/s shall not employ in the said premises any person whom the Owners/Developers consider to be undesirable or to whom the Owners/Developers object.

- (v) The Tenant/Occupant/s shall ensure that all persons employed by him/her/them behave in an orderly and discipline manner, and do not carry out any unfair activities, demonstration in front of the said premises and or within the Shopping area and/or in the vicinity of the property.

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- (vi) The Tenant/Occupant/s agrees to keep the said shop clean and presentable.
- (vii) The Tenant/Occupant/s shall not affix or exhibit any other signage on the exterior of the said Shop other than the ear marked space without the written permission of the Owners/Developers and/or proposed society when formed & conveyed.
- (viii) The Tenant/Occupant/s agrees that, though the general security services for the said shopping area will be provided by the Owners/Developers, the Owners/Developers shall not be responsible for any theft pilferage or loss of the goods/articles stores in the shop/premises.
- (ix) The Tenant/Occupant/s agrees that his/her/them rights are restricted to the use of the said premises only and Owner/Developer will entitled to temporarily disconnect the air conditioning or any services, availed and enjoyed by the Tenants/Occupant/s after giving 24 hours notice (except in case of emergencies) to the Tenant/Occupant/s for the purpose of repair servicing or over handling and installing any apparatus machine for air conditioning plant or the telephone installation or other services.



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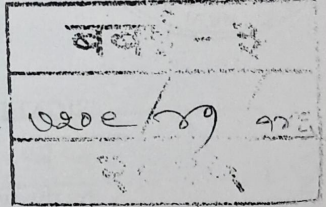
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बनारस - ३
०२०६/२०/१०५
२०२५

THE THIRD SCHEDULE ABOVE REFERRED TO:

THE LIST OF AMENITIES TO BE PROVIDED IN
THE RESIDENTIAL BUILDING:

1. Granite/Marble tiles/flooring.
2. Decorative bathroom fittings.
3. Aluminum sliding windows.
4. Fire-fighting system.
5. Provision for Intercom System.
6. Two elevators.
7. Health Club.
8. Spacious decorative entrance lobby.
9. Flat height 2.9 mtrs.
10. Shop height 3.9 mtrs.
11. Water proofing in Bath Room & Lavatory.
12. Cement plaster inside the flats.
13. 24 Hrs. water supply.



THE LIST OF AMENITIES TO BE PROVIDED IN THE
SHOPPING AREA:

1. Marbonite Tiles.
2. Rolling Shutter.
3. Decorative Sign board.
4. Fire Fighting System.

NE

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

SIGNED AND DELIVERED)

By the withinnamed OWNERS/DEVELOPERS)

M/s. Neo Builders & Developers)

Proprietor . Naresh K. Mehta

in the presence of...)

1. Akshay

2.



NK - Mehta -



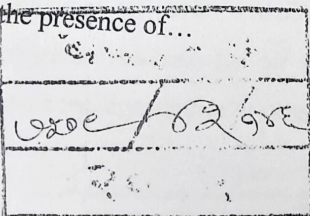
SIGNED AND DELIVERED)

by the withinnamed "TENANT/OCCUPANT")

MR. JUGRAJ PREMCHAND MEHTA)

in the presence of...)

1.



Akshay

2.



Jugraj

REHAB
N.R.- 7
6.33X3.15
19.97 SQ.MT.
214.95 SQ.FT.



१११ - २
०२०८/१२ १४९

Printy

MUNICIPAL CORPORATION OF GREATER MUMBAI

LICENSE DEPARTMENT

Ward : D

License No. : 861452612
Old License No. :

This license is granted pursuant to the provision of Section 313(1)(b)(c) of MMC Act and is valid and subsisting subject to the faithful compliance and observance of the preconditions stipulated by the competent authorities of MCGM while granting this license inclusive of following conditions.

Name of the Firm : .
Name of the Licensee : Mr. PREMCHAND K. MEHTA
Premises licensed : SHOP NO.6, MANI BHAVAN, 1ST PARSIWADA LANE, 81-83, NANUBHAI DESAI ROAD, ., MUMBAI, Pin. 400004, Maharashtra, India.

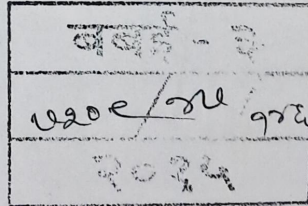
Type of Projection	Length	Width	Height	Area	Fees
BOX TYPE & DECORATIVE WEATHER FRAME	4.37	1.10	-	4.81	
Rolling shutter	1.80	-	-	1.80	
Rolling shutter	1.91	-	-	1.91	
Total Fee					810.00
Additional Fee					810.00
Grand Total Fee					1,620.00

Fees of Rs. 1,620.00 for vide R.No.702092880 Date : 15.04.2009
Security Deposit of Rs. 203.00 vide D.R.No.861452612 Date : 15.04.2009
License valid from 15.04.2009 to 31.03.2010
Date : 15.04.2009



Premchand

Sr. Inspector License D Ward





बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम, (बृहन्मुंबई महानगरपालिका)

PREMCHAND K MEHTA
G FL SHOP & MANI BHUVAN
B1-83 NANUBHAI DESAI RD 400004

बेस्ट भवन, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१. (सर्वसाधारण विद्युत ग्राहक)
विद्युत ग्राहक विभाग : SOUTH
साथकल : 07 उपविभाग : C
वेयकाचा महिना : Mar-2005

भाग - अ ग्राहक क्रमांक / Cons. No. 483-067-01588

देयकाचा कालावधी / Period of Bill 10/01/2005 - 10/03/2005
देयक सादर दिनांक/Presentation Date 31/03/2005
भाषावाची रक्कम (₹.) Amount to Pay Rs. 1826
देव दिनांक/Due Date 15/04/2005

Table with columns (1) through (5) showing meter details, electricity usage, and costs. Includes rows for Meter No., M. Type/Size, Tr/ED Code, Current Rdg., Past Reading, Multiplying Factor, Consumed, Tariff Cost, Electricity Duty, FAC, M.Tax, Meter Rent, and Total.

एकूण रक्कम (सर्व मीटरसहित)₹. 1936.65
CR/DB Adj -जमा/वजा ₹. -111.30

* Arrears / मागील बाकी ₹. 0.42
D.P. Charge / विलंब आकार ₹. 0.00
नोटीस : या देयकात दाखविलेली मागील बाकी रक्कम ₹. NOT APPLICABLE आपण अद्याप भरलेली नाही. हे देयक मिळालेल्या दिनांकापासून पंधरा दिवसात वरील बाकी रक्कम न भरल्यास विद्युत अधिनियम १९१० अनुसार आपल्या जागेचा विद्युत पुरवठा रद्द केला जाईल. वरील बाकी रक्कम व पुन:जोडणी आकार भरल्यास पुन:पुढील देयकात कमी केले जाईल. या नोटीसमुळे पूर्वाची नोटीस रद्द होत नाही.

TOTAL COST / एकूण रक्कम ₹. : 1825.7

Table showing breakdown of costs: यंत्रणा क्र. / Installation No. 0603390, सेवाचारा क्र. / Service No. 0011667, जोडलेला भार / Connected Load 0.52 KW, अनामत रक्कम / Deposit Amt. 3180.00. Includes a stamp for 'THE JOINT SUB-REGIONAL OFFICE' and 'CASH PAID'.

मागील देयक भरणा १) मागील देयकाची रक्कम (₹.) 2199.42
२) भरलेली रक्कम (₹.) 2199.00
शेवटचा भरणा दिनांक * (1-1) 09/02/2005
जालील दिनांकापर्यंत जमा रक्कम घेतली आहे. 23/03/2005

विद्युत ग्राहकास सूचना
BEST NOT authorised anybody to collect cash at site
*Less CR and ADJ includes :
LESS ADJ CD: 71 AMT 111.30
Meter showing NIL/LOW consumption. Please confirm usage quoting Bill No. and Meter No.
As per GR-Revised Mtax for IND&COM: 19p/u Other: 15p/u
For ECS payment Fac&ility : 22881503/22856282 ext 559
ECS FORM AVAILABLE AT www.bestundertaking.com
Arrears of charges recoverable for elect. supplied Proclaim No. 111/010/924 Dated: 04-05-1994 Rs. 1823.58
For non receipt of bills : 22856282 extn. 547 GENERAL
C-Ward 22011814 / 2200957047 STATED HERE MANAGER
Khetwadi F. C. is changed to Tardeo F. C. Ph: 23094342
CONSOLIDATED STAMP DUTY PAID TO REV. & FOREST DEPT. VIDE ORDER NO. HUDRANK/D415/3537/CR.NR.687/MP/29-10-2004

स्थळप्रत - फक्त कार्यालयाच्या वापरसाठी 182600

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. EEBPC/S774/DIA of DT 19-12-12

COMMENCEMENT CERTIFICATE

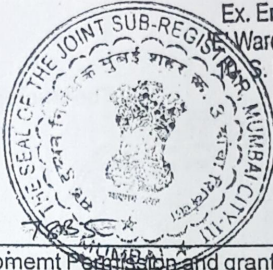
To,

Shri Nareghkumar K. Mehta

9, Sindhi Lane

Mumbai - 04

Sir,



Ex. Eng. Bldg., Proposal (City) - I
Ward, Municipal Office, 3rd Floor,
S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

With reference to your application No. 289/2010 dated 28.9.2010

for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act., 1966, to carry out development for Proposed redevelopment on property bearing C.S. No. 710, 711 & 712 of Girgaon Div.

and building permission under section 346 of the Bombay Municipal Corporation Act., 1888, to erect a building in Building No. 710, 711 & 712 on Plot No./C.S.No./C.T.S. No. Girgaon Division/
Village/Town Planning Scheme No. Nanubhai Desai RD Situated at Road/Street D the Commencement Certificate/Building permit is granted on the following conditions :-

Situated at Road/Street D the Commencement Certificate/Building permit is granted on the following conditions :-
0202/44/082
2012

- 1) The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any 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 laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & 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 sanction 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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresenting and the applicant and every person deriving title through or under his in such an event shall be deemed to have carried out the development work in contravention of Sec 43 & 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 successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri. A. G. Tambewagh Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act. This c.c. is granted upto plinth level as per approved plan dt. 31.10.2012
This Commencement Certificate is valid upto 18-12-2013

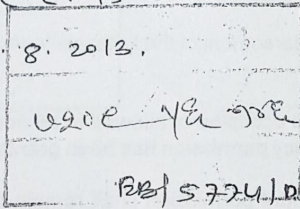
For and behalf of Local Authority
The Municipal Corporation of Greater Mumbai.



[Signature]
19/12/12
Assistant Engineer
Building Proposals (City)/(R&R)

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.
EB/5774/DIA dt 03-07-13

This c.c. is endorsed as per last approved amended plan dt. 23.8.2013.



[Signature]
31/9/13
AEBSP III

This c.c. is further extended upto 12th floor as per last approved amended plans dt 23-8-2013.

EB/5774/DIA dt 22-5-14

[Signature]
21/9/13
AEBSP III

This c.c. is further extended up to 16th floor top level as per last amended approved plans dated 23/8/2013

[Signature]
22/5/14
AEBPC III

EB/5774/DIA dt. 14-1-2015

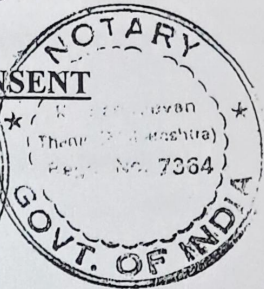
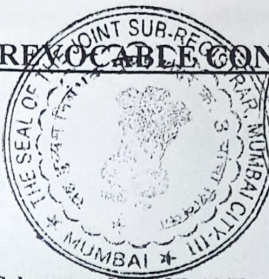
This c.c. is further endorsed & extended upto 20th (part) floor top level as per last amended approved plans dated - 30/12/14

[Signature]
14/1/15
AEBPC III



OCCUPANTS IRREVOCABLE CONSENT

To,
The Chief Officer,
M. B. R. & R Board,
3rd floor, Griha Nirman Bhuvan,
Bandra (East), Mumbai - 400 051.



Subject: - Proposed Redevelopment of Scheme under DCR 33(7) on plot bearing C.S.No. 710, of Gigaon Division, 'D'-ward, situated at 81-83, Khetwadi Mani Road, 1st Parsiwada Lane, (Mani Bhavan), Mumbai - 400 004.

I / We, JUGRAJ P. MEHTA, Tenant/Occupant of the S.

No. 710, of GIRGAON Division, D Ward, situated at 81-83, Khetwadi Mani Road, 1st Parsiwada Lane, (Mani Bhavan) Mumbai - 400 004., of the above mentioned property and occupying

Room No./ Shop No. 6 hereby irrevocably give my consent for the redevelopment of the captioned property, in accordance with the modified D.C. Regulation 33(7) and / or as per D.C.

Regulation 33 (9) as per the Government Gazette dated 25/01/1999 or under any further modifications in these D.C. Regulation and / or as per any other D.C. Regulation as applicable subject to the following terms & conditions.

Handwritten signature: UJOO R 98E

1) I / We fully agree to the construction of the above said redevelopment Developers M/s. NEO BUILDERS & DEVELOPERS. and Architects

M/s. SATKH ASSOCIATES, having their office at 382, Pawwala Bldg Grant Road, Around Floor, Mumbai - 400 007.

2) The above said Developer shall construct self - contained tenement in the building proposed to be reconstructed and shall allot to me, a minimum carpet area 27.88 Sq. mt. (300 Sq. Ft.) Residential Premises or any upward revision of area as per Govt. Order, subject to a maximum carpet area of 70 Sq. mt. (753 Sq. ft.). Further for Non Residential tenements the said Developer shall provide carpet area equivalent to what was occupied in the old building and certified by M.C.G.M. / M.B.R. & R. Board.

Stamp: INDIA R-00001001 P-5720
Stamp: SPECIAL ADHESIVE JUL 29 2009
Text: 29416 126506

FOR IDBI BANK Ltd. Industrial Development Bank of India Ltd. Industrial Court 'A' Wing, 2nd Floor, Nariman Point.

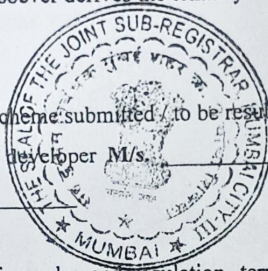
File No.2
5774

1) We hereby undertake to shift to the temporary transit accommodation made available on the same site or elsewhere, during the period of construction on the captioned property.

2) I hereby guarantee that I shall vacate and hand over peaceful possession of the temporary transit accommodation after I have been given the possession of tenements in the form of permanent alternate accommodation in the newly constructed Bldg.

3) I hereby declare on oath that I am voluntarily participating in the above scheme of redevelopment and shall not claim any rights of whatsoever nature against MHADA / M.B.R. & R Board.

4) I hereby declare that this irrevocable written consent shall be binding upon me, my legal heirs, executor and successors or whosoever derives the tenancy / occupancy of the above-mentioned room / tenement.



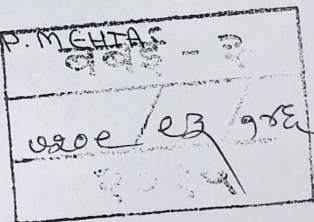
5) I hereby agree to the redevelopment scheme submitted / to be resubmitted to the Municipal Corporation of Greater Mumbai by developer M/s. _____ and Architect M/s. _____

6) I also agree to abide by the prevailing rules and regulation, terms and condition of the concerned authority in respect of the above redevelopment scheme as also the rules and regulations, terms and condition revised from time to time.

Signature: Prady JUGRAJ. P. MEHTA

Name:

Date:



Identified by me.

Before me and registered at

* Sr. No. 389 in Register No. 2

As per Notaries Act.



BEFORE ME

Signed in my presence

(Notary)

K. SAHADEVAN
Advocate & Notary Govt. of India
Mumbai (Maharashtra)

30/9/09

Partner

(Advocate)

346

88

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

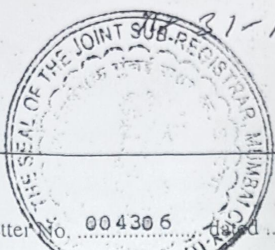
Ex. Eng. Bldg., Proposal (City) - I 'E' Ward, Municipal Office, 3rd Floor, 10, S. K. Hafizuddin Marg, Byculla, Mumbai - 400 008.

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

No. E.B./CE/EB/5774/D/A BS/A of 200 - 200

MEMORANDUM
Shri Nareshkumar K. Mehta,
9, Sinhi Lane,
Mumbai 400 004

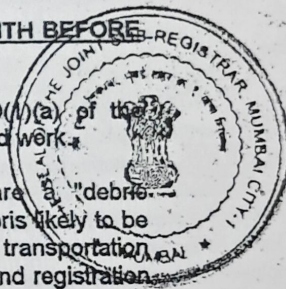
Municipal Office,
Mumbai200



Wh reference to your Notice, letter No. 004306 dated 28.09.2010 and delivered on 29.09.2010 200 and the plans, Sections Specifications and Description and further particulars and details our buildings at C.S.No.710, 711 & 712 of Girgaon Divn. situated at Nanubhai Desai Road, D Ward, Mumbai furnished to me untr your letter, dated 12.7.2010 200..... I have to inform you that I cannot approval of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

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

1. That the commencement certificate under Section 44/69(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the builder / developer / owner shall not prepare "debris management plan" showing the prospective quantum of debris likely to be generated, arrangements for its proper storage at the site, transportation plan of the agency appointed for the same, with numbers and registration numbers of vehicles to be deployed and the final destination where the debris would be unloaded by them and submit the same to the Zonal Executive Engineer of S.W.M. Department and the same shall not be got approved before demolition of existing building or commencing any construction activity.
3. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).



बसई - १	
६३१५	५४
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बसई - १	
५२०२ १०५ १४१	

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

() That the drainage work generally is not intended to be executed in accordance with the requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before 30 day of Oct. 2013. 200, but not so as to contravene any of the provision of the said Act as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval

बवई - १		
६३१५	१०	५२
२०१४		

[Signature]
 311 x 11
 Executive Engineer, Building Proposals,
 Zone City I
 Word
 MUMBAI

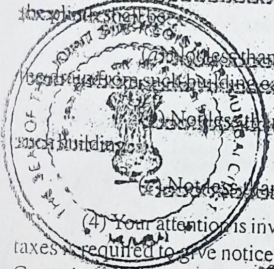
SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD 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 empowered the City Engineer to exercise, perform and discharge the powers and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Bylaw No. 8 of the Commissioner's orders, the following clauses apply:

"Every person who shall erect a new domestic building shall cause the same to be built so that by part of the building shall be connected with the sewer, than existing or hereafter to be laid in such a manner that the sewer shall be at least 60 cms. above the surface of the adjoining street at the nearest point at which connection with the sewer can be made, and the sewer shall be laid in such a manner that it shall be at least 3 feet (90 cms.) above every portion of the ground, within a distance of 10 feet (3 meters) of the building, and at least 9 ft. (3 meters) above Town Hall Datum."



(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to property taxes is required to give notice of erection of a new building or occupation of building which has been granted 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 premises will be liable to be revised under Section 167 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.

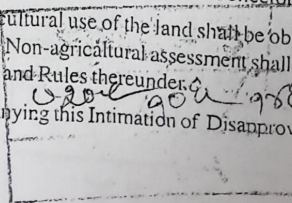
(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submit occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) 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 is fixed by the Collector, under the Land Revenue Code and Rules thereunder.

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



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Contd... (A).

- 4. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders, etc. and will not be leveled, rolled, consolidated and sloped towards road side, before starting the work.
- 5. That the specifications for layout/ D.O./or access roads/ development of setback land will not be obtained from E.E. Road (Construction) (City) before starting construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from E.E.(R.C.)/ E.E.(S.W.D.) of City before submitting building completion certificate.

That the structural engineer will not be appointed. Supervision memo as per Appendix-XI [Regulation 5(3) (ix)] will not be submitted by him.

That the structural design and calculations for the proposed work accounting for seismic analysis as per relevant I.S. Code and for existing building showing adequacy thereof to take up additional load alongwith bearing capacity of the soil strata will not be submitted before C.C.

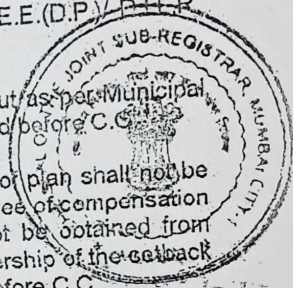
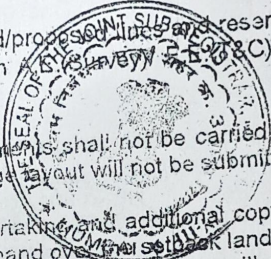
- 8. That the regular/sanctioned/proposed lines and reservation will not be got demarcated at site through (S. Survey) (E.E.(R.C.)/ E.E.(D.P.)/ P.H.R. before applying for C.C.
- 9. That the sanitary arrangements shall not be carried out as per Municipal Specifications, and drainage layout will not be submitted before C.C.
- 10. That the 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 before demanding C.C. and that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

11. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, to the occupiers, working labours and an Undertaking regarding no nuisance will not be submitted before C.C./starting the work.

12. That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

13. That the basement will not comply with the Basement Rules and Regulation and Registered Undertaking for not misusing the basement will not be submitted before C.C.

14. That the qualified/Registered Site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.



2028	वर्ग - 3
2394	0202/900 902

BPC2/D-5774

वर्ग - 3
0202/900 902

गावाचे नाव : गिरगवा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याचा बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,00,000.00
बा.भा. रु. 3,00,000.00

(2) भू-आपन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वपन/प्लॉट नं 710, जमिन व घरक्रमांक मणि मवन, न्यु सर्वे नं 7442 स्ट्रिट नं 81-83, पारशीवाडा लेन, सी.डी. नं 1700, चे क्षेत्र 53.70 चौ.गज, मूळजमिनी नं 215.72 चौ.गज व त्यावरील मणि मवन इमारत भाडेकरू असलेली निष्कत. एकूण बांधकाम क्षेत्र 564.13 चौ.गज

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) ओच्छवलाल नाथजीभाई अँड मणिगौरी ओच्छवलाल शेट चॅरिटेबल ट्रस्ट चे ट्रस्टी प्रफुल ओच्छवलाल शेट - ; घर/प्लॉट नं: घ्याम निवास, मुलामाईदेसाई रोड, गल्ली/रस्ता: - ; इमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: मु; तालुका: - ; पिन: 26; पॅन नम्बर: - ;
(2) ओच्छवलाल नाथजीभाई अँड मणिगौरी ओच्छवलाल शेट चॅरिटेबल ट्रस्ट चे ट्रस्टी प्रफुल ओच्छवलाल शेट - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; वरीलप्रमाणे; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(3) ओच्छवलाल नाथजीभाई अँड मणिगौरी ओच्छवलाल शेट चॅरिटेबल ट्रस्ट चे ट्रस्टी प्रफुल ओच्छवलाल शेट तरुलाल प्रफुल शेट - ; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(4) ओच्छवलाल नाथजीभाई अँड मणिगौरी ओच्छवलाल शेट चॅरिटेबल ट्रस्ट चे ट्रस्टी अनु जे शेट - ; घर/प्लॉट नं: वरतप्रमाणे; गल्ली/रस्ता: - ; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: - ;
(1) नरेश केशरीमल अहिरता - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; सिंधी लेन; इमारतीचे नाव: - ; इमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: 4; पॅन नम्बर: - ;

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक	करून दिल्याचा नोंदणीचा	06/11/2007
(8)		06/11/2007
(9) अनुक्रमांक, खंड व पृष्ठ		11271/2007
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क		रु 150000.00
(11) बाजारभावाप्रमाणे नोंदणी		रु 30000.00
(12) शेर		



बबई		
६३१५	४१	१०
२०१४		

खरी प्रत, बांना त्याचे ता. ११/११/०७ च्या अर्जातून
६६५०८ नमूद दिली तारीख १२/११/०७



सह दुय्यम निबंधक
मुंबई शहर १, १
बहदुरम निबंधक मुंबई शहर १

Page 1 of 1
१२०६ १३१ १२६

Summary I (GoshwaraBhag-1)

बुधवार, 16 जुलै 2014 5:21 म.नं.

दस्त गोषवारा भाग-1

ववइ1

५२/५२ IV

दस्त क्रमांक: 6315/2014

दस्त क्रमांक: ववइ1 /6315/2014

बाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. ववइ1 यांचे कार्यालयात

पावती:7687

पावती दिनांक: 16/07/2014

अ. क्रं. 6315 वर दि.16-07-2014

मादरकरणाराचे नाव: -- नरेश केमरीमल मेहता हे निओ विल्ड व डेव्हलपर तर्फे मालक

रोजी 5:08 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1080.00

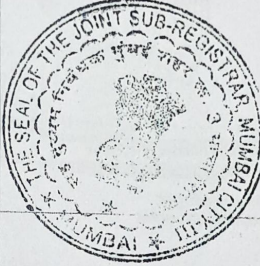
पृष्ठांची संख्या: 54

NK-07449

दस्त हजर करणाऱ्याची सही:

एकूण: 1180.00

दुय्यम निबंधक, मुंबई-1



दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

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

शिक्षा क्रं. 1 16 / 07 / 2014 05 : 08 : 51 PM ची वेळ: (मादरीकरण)

शिक्षा क्रं. 2 16 / 07 / 2014 05 : 09 : 07 PM ची वेळ: (फी)

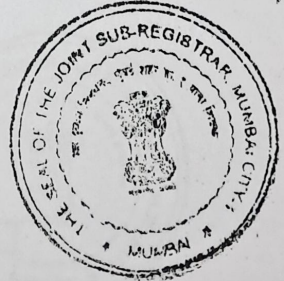
प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कार्यालयीन अर्थाने सादर केलेला आहे. *सदर दस्तऐवज सादर करताना व सोबत जोडलेल्या कागदपत्रांची संपूर्ण प्रत सादर करण्यात आली आहे. *सदर दस्तऐवज सादर करताना कायदेशीर बाबीसाठी दस्तऐवजात कोणत्याही प्रकारचा त्रुटी नसावा असे सादर करताना सादर करताना

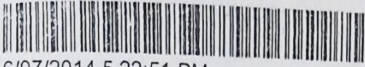
NK-07449

लिहून देणारे:

लिहून देणारे:



५२०९ / १३८ १२६



16/07/2014 5 22:51 PM

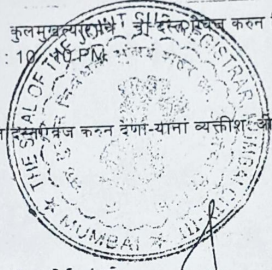
दस्त गोषवारा भाग-2

ववड1 92/48 IV
दस्त क्रमांक:6315/2014

दस्त क्रमांक :ववड1/6315/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- नरेश केमरीमल मेहता हे निओ विल्डर व डब्लूपर तर्फे मालक पत्ता:प्लॉट नं: शॉप नं. 9, माळा नं:-, इमारतीचे नाव:- स्वाक्षरी- ब्लॉक नं:-, रोड नं: मिथी लेन, सी.पी. टँक सर्कल जवळ, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:	कुलमुखत्यार देणार वय :-44 स्वाक्षरी:- NK. Mehta		
	नाव:गोमाराम के चौधरी पत्ता:प्लॉट नं: शॉप नं. 9, माळा नं:-, इमारतीचे नाव:- होल्डर ब्लॉक नं:-, रोड नं: मिथी लेन, सी.पी. टँक सर्कल जवळ, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-40 स्वाक्षरी:- 		



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यार देणारा व दस्तऐवज करून दिल्याचे कबुल करणान.
शिक्रा क्र.3 ची वेळ:16 / 07 / 2014 05 : 10 : 18 PM

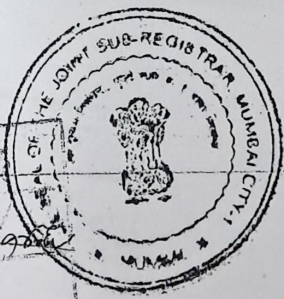
ओळख:- खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तींशी ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव वी के लक्ष्मण वय:43 पत्ता:215, इनां चेंबन, होमजी स्ट्रीट, फ्लॅट, मुंबई पिन कोड:400001	स्वाक्षरी:- 		
2	नाव:पवन. शर्मा वय:50 पत्ता:वरीलप्रमाणे पिन कोड:400001	स्वाक्षरी:- 		

शिक्रा क्र.4 ची वेळ:16 / 07 / 2014 05 : 10 : 53 PM

शिक्रा क्र.5 ची वेळ:16 / 07 / 2014 05 : 11 : 07 PM नोंदणी पुस्तक 4 मध्ये

दुय्यम निबंधक, मुंबई-1



990e 93e 922



घोषणापत्र

मी श्रीगणेश चव्हाण याद्वारे घोषित करतो कि
दुय्यम निबंधक गव्हर्नर २१६३-३ यांचे कार्यालयात ५५५५ श्रीगणेश चव्हाण
या शिर्षकाचा दस्त नांदणीसाठी सादर करण्यात आला आहे. श्री गव्हर्नर के.प्रदीप
गव्हर्नर व इ. यानी दि. १६/०७/१५ रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नांदणीस सादर केला आहे
/ निष्पापित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार
यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार
व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध

असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आढळून आल्यास, नांदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी
पात्र राहिन याची मला जबाब आहे.

२३/७/१५

गव्हर्नर



कुलमुखत्यारपत्रधारकाचे नाव व सही

