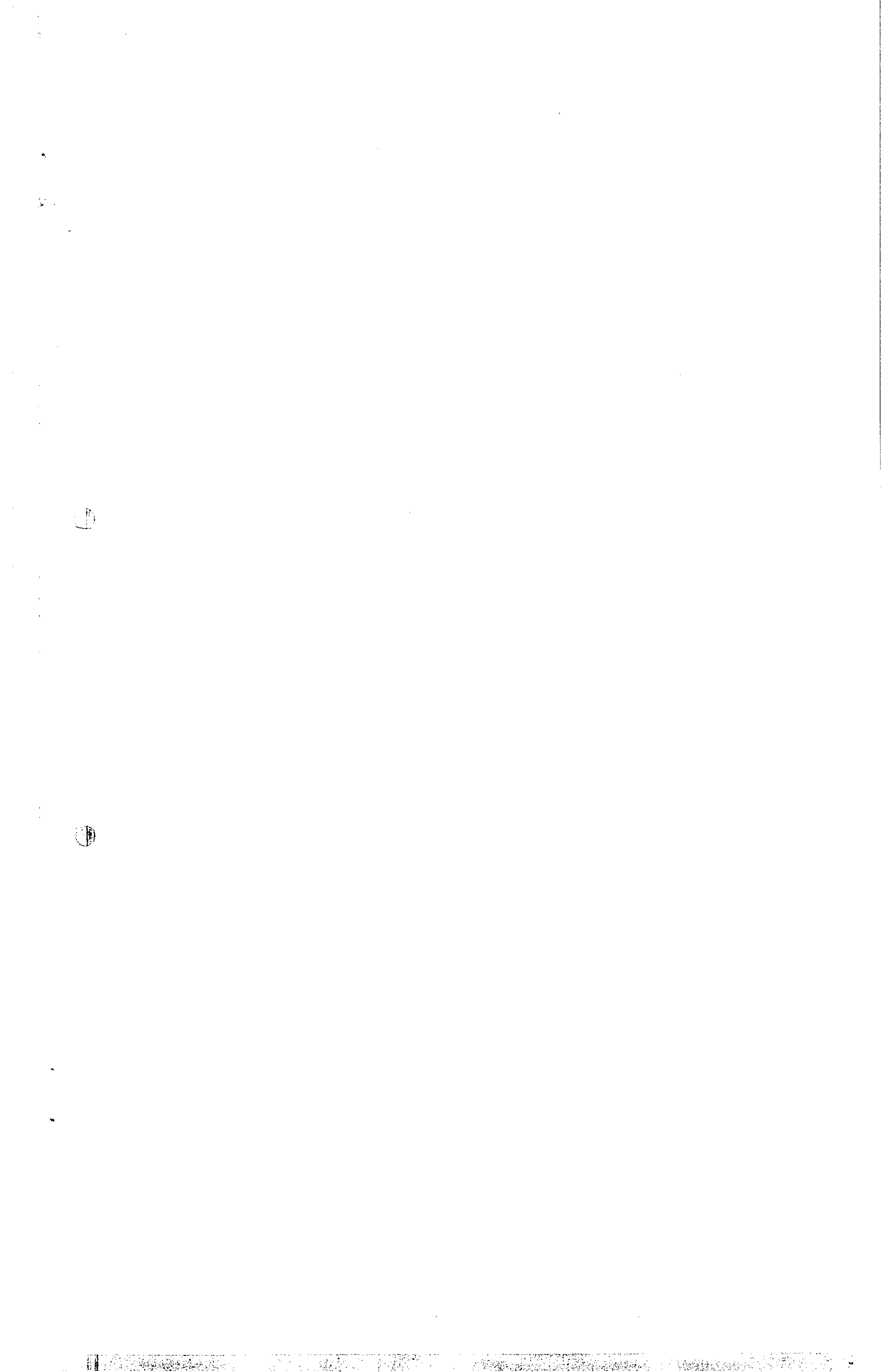


3A-192



# एसा अपना धर हो

गुण सौवभ से बहे, महकता, जहाँ जिवन सुखकव हो।  
कथनी कवनी बहे, एकसी नही जिवनमें आनव हो ॥१॥ एसा अपना धर हो

विनय विवेक की नवि हो, जिवनमें, प्रेम प्यार की छव हो,  
बहे मधुव व्यनहार बार्मी से, वचनों में अमृत हो।  
साहनशक्ति का हो आंगन, कदुता का न जहव हो ॥२॥ एसा अपना धर हो

उस धर में मजबूत जने, विद्वान् की ब्रज रीतव,  
कठिन धडी में बन जाये, ब्रज एक रुजे के साहव हो।  
खिडकी हो अनुशासन की, तो विघटन का न आवव हो ॥३॥ एसा अपना धर हो

मर्यादा की चाव दिवारी में, ब्रज मर्यादित हो,  
व्यास जीवन उच्च विचारों से, ब्रह्म प्रभुस्ति हो।  
बडे जने का हो आरु और छोटे पव भी महव हो ॥४॥ एसा अपना धर हो

सेवा और सहयोग का जिवनमें, हो स्वराज मुमुक्षु,  
चित्र नही चरित्र की पूजा जिव धर के अन्व हो।  
धर्म के ब्रह्मव बहे ब्रह्म ब्रज, पापों से जहाँ डव हो ॥५॥ एसा अपना धर हो

ब्रजच्छ आचरण की हो बहव, ब्रज प्रकाश हो पूवा,  
मोहि लुट्टी की ब्रिधि हो तो, काम बहे न अश्रुवा।  
गौतम से प्रभु फवमाते हैं, अब तो शीशवत धर हो ॥६॥ एसा अपना धर हो



Faint vertical text on the right edge of the page, possibly bleed-through from the reverse side.



391/11981

पावती

Original/Duplicate

Friday, May 31, 2024

नोंदणी क्र. :39म

6:49 PM

Regn.:39M

पावती क्र.: 12827 दिनांक: 31/05/2024

गावाचे नाव: घाटकोपर

दस्तऐवजाचा अनुक्रमांक: करल4-11981-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अवनी धवल गडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2500.00

पृष्ठांची संख्या: 125

एकूण:

रु. 32500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

7:08 PM ह्या वेळेस मिळेल.

सह दु.निबंधक कुर्ता - 4

बाजार मुल्य: रु.24119352.31 /-

मोबदला रु.25500000/-

भरलेले मुद्रांक शुल्क : रु. 1530000/-

सह दुय्यम निबंधक वर्ग-२  
कुर्ता-४, मंडई अमनार जिल्हा

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524315820762 दिनांक: 31/05/2024

बँकेचे नाव व पत्ता:

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

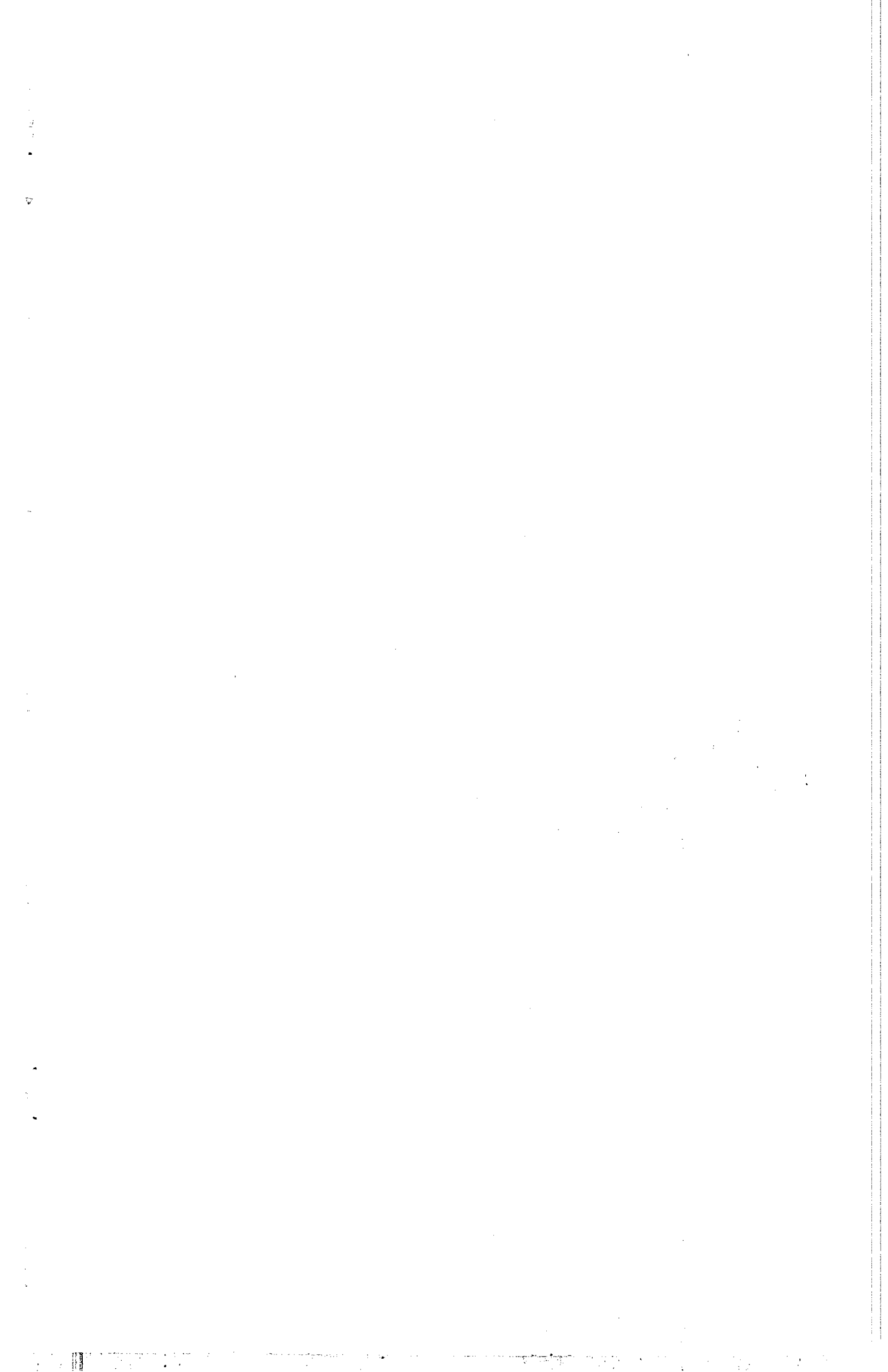
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524314612037 दिनांक: 31/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002654606202425M दिनांक: 31/05/2024

बँकेचे नाव व पत्ता:





31/05/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.ति. कुर्ल 4

दस्त क्रमांक : 11981/2024

नोंदणी :

Regn:63m

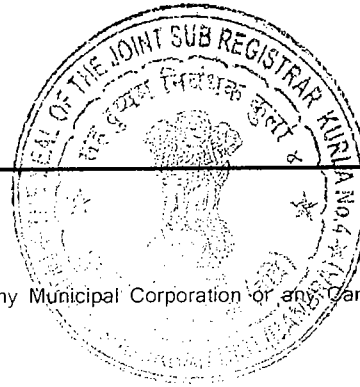
## गावाचे नाव : घाटकोपर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	25500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	24119352.31
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र. 192,19 वा मजला,ए विंग,बिल्डिंग नं 3,कल्पतरू औरा,एल बी एस मार्ग,घाटकोपर पश्चिम,मुंबई - 400086... क्षेत्र 78.32 चौ.मी. मोफा म्हणजेच 843 चौ.फुट(मोफा),74.89 चौ.मी. रेरा म्हणजेच 806 चौ.फुट रेरा व सोबत एनक्लोज बाल्कनी क्षेत्र 6.90 चौ.मी. म्हणजेच 74 चौ.फुट रेरा व सोबत 2 कार पार्किंग स्पेस व सोबत स्टीन्ट कार पार्किंग स्पेस नं. एसटी - 518 आणि एसटी - 510 ( C.T.S. Number : 168/ए/ए, 168ए/1-28, 168ए/31, 168ए/33, 168जी/(पार्ट) ; ) )
(5) क्षेत्रफळ	1) 843 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कल्पतरू लिमिटेड तर्फे ऑथोराईज सिग्नेटर सचिन गोंधळी . वय:-52; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: 91, कल्पतरू सिनर्जी, बॅन्ड हयात समोर, सांताक्रुझ पूर्व, मुंबई , ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुम्बई. पिन कोड:-400055 पॅन नं:-AAACK2108G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अवनी धवल गडा वय:-33; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: 1सी,-193-194, कल्पतरू औरा, एल बी एस मार्ग,आर सिटी मॉल जवळ, घाटकोपर पश्चिम,मुंबई, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुम्बई. पिन कोड -400086 पॅन नं:-CXEPG8354A 2): नाव:-धवल विनोद गडा वय:-34; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: 1सी,-193-194, कल्पतरू औरा, एल बी एस मार्ग,आर सिटी मॉल जवळ, घाटकोपर पश्चिम,मुंबई, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुम्बई. पिन कोड -400086. पॅन नं:-APLPG2113A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	11981/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1530000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

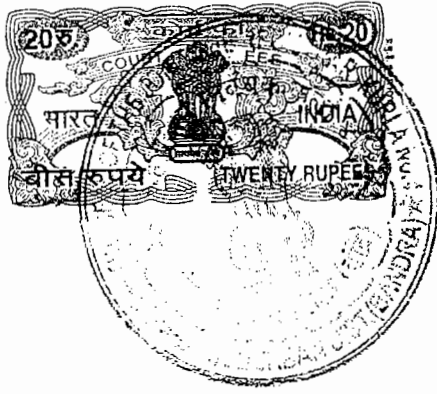
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Avnee Dhaval Gada	eChallan	03006172024052800592	MH002654606202425M	1530000.00	SD	0001595727202425	31/05/2024
2		DHC		0524315820762	500	RF	0524315820762D	31/05/2024
3		DHC		0524314612037	2000	RF	0524314612037D	31/05/2024
4	Avnee Dhaval Gada	eChallan		MH002654606202425M	30000	RF	0001595727202425	31/05/2024

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



सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा



Pre-Registration summary(नोंदणी पूर्व गोषवारा )

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीर )					
Valuation ID		202405319358		31 May 2024, 06:20:43 AM	
मूल्यांकन वर्ष		2024			
जिल्हा		मुंबई (शस्भण)			
मूल्य विभाग		102-वायुमंडल - क्लॉ			
या मूल्य विभाग		मुक्ता लाल बंगलू शर्यो पारंगीला पूर्विकदाल दर्शविलेला मिल्कती			
मूल्य अकर नू क्रमांक		वि शे एम अकर# 168			
वार्षिक मूल्य दर तक्रयानुसार मूल्यदर त.					
खला क्रमांक	नियामो रदर्भिता	कार्यांजन	दुकरां	अंत्यर्गांक	मंशुभापावो पदक
115370	218510	251280	273130	218510	चौमम भोश्य
बांधीर क्षेत्राओ मारिती					
बांधमाय शर (Built Up)-	94.01 चौमम भोश्य	मिल्कतीवा वाप-	नियामो रदर्भिता	मिल्कतीवा प्रकार-	वापार
बांधमापाव मारिकरण-	1-अण मो या	मिल्कतीव रन-	0 TO 2कं	बांधमायावा दर -	Rs. 30250/-
उदवाहन मूंनधा-	अण	पत्रला -	11th floor To 20th floor		
गनक मूल्य -					
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
मकला विशय दर वाद		= 110% a apply to rate= Rs.240361/-			
धरा-वायुमंडल मिल्कतीवा प्रति चौ भोश्य मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या रक्षिनीवा दर ) * धरा-वायुमंडल टक्कंकरती)+ खुल्या रक्षिनीवा दर )			
		= (( (240361-115370) * (100 / 100 ) )+115370 )			
		= Rs 240361/-			
A) धरन मिल्कतीवो मूल्य	= रक्षिनी प्रमाण मूल्य दर * मिल्कतीव क्षेत्र				
	= 240361 * 94.01				
	= Rs. 22596337.61 -				
E) रक्षिनी वाहन तक्रयवे अकर	27.88 चौमम भोश्य				
रक्षिनी वाहन तक्रयवे मूल्य	= 27.88 * ( 218510 * 25/100 )				
	= Rs 1523014.7 -				
Applicable Rules	= .10,4,16				
एकात्रित अंतिम मूल्य	मूल्य (मिल्कतीव मूल्य + करभावन मूल्य + धरनरक्षिनी मकला अकर मूल्य + नकासण मकलीव मूल्य + रक्षिनी मकलीव मूल्य + बांधीर वाहन तक्रयवे मूल्य + खुल्या रक्षिनीवेल वाहन तक्रयवे मूल्य + धरनरक्षिनीव मकलीव मूल्य + बांधीर वाहन तक्रयवे मूल्य + रक्षिनी मकलीव मूल्य + बांधीर वाहन तक्रयवे मूल्य + खुल्या रक्षिनीवेल वाहन तक्रयवे मूल्य				
	= A + B + C + D + E + F + G + H + I + J				
	= 22596337.61 + 0 + 0 + 0 + 1523014.7 + 0 + 0 + 0 + 0 + 0				
	= Rs. 24119352.31/-				

करल ४  
११९९१ १ १२५  
२०२४

सह दुय्यम रिबंधक वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा



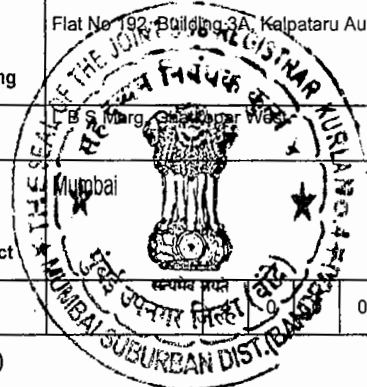




CHALLAN  
MTR Form Number-6



GRN	MH0026546C6202425M	BARCODE	Date 28/05/2024-12:56:59		Form ID 252
Department	Inspector General Of Registration		Payer Details 224		
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	2028		
		PAN No.(If Applicable)	CXEPG8354A		
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Full Name	Avnee Dhaval Gada		
Location	MUMBAI				
Year	2024-2025 One Time	Flat/Block No.	Flat No 192, Building 3A, Kalpataru Aura		
Account Head Details	Amount In Rs.	Premises/Building			
0030045501 Stamp Duty	1530000.00	Road/Street	B S Marg, Ghatkopar West		
0030063301 Registration Fee	30000.00	Area/Locality	Mumbai		
		Town/City/District	Mumbai Suburban Dist. (Mumbai)		
		PIN	0 8 6		
		Remarks (If Any)	PAN2=AAACK2108G~SecondPartyName=Kalpataru Limited~CA=25500000		
		Amount In	Fifteen Lakh Sixty Thousand Rupees Only		
Total	15,60,000.00	Words			
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	03006172024052800592	280524M810070	
Cheque/DD No.	Bank Date	RBI Date	28/05/2024-14:44:43	Not Verified with RBI	
Name of Bank	Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		



Department ID :

Mobile No. : 0000000000

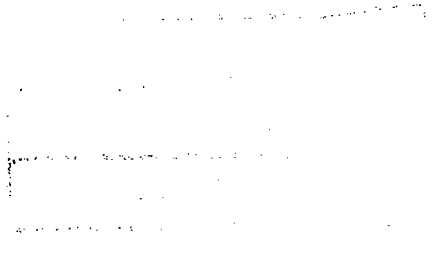
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तांसाठी लागू आहे. नोंदणी न करवयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Amee*

*Shankar*

*Aswathi*





**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 31<sup>st</sup> day of May, 2024

*[Handwritten signature]*  
AG

BETWEEN

**KALPATARU LIMITED**, (formerly known as "Kalpataru Homes Limited"), a company registered under the Companies Act, 1956, and having its Registered Office at 91, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai - 400055, hereinafter referred to as "the Developers" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title or assigns) of the **ONE PART:**

*[Handwritten signature]*

AND

29019	3	2024
2028		

*[Handwritten signature]*  
AG  
*[Handwritten signature]*

**Mrs. Avnee Dhaval Gada and Mr. Dhaval Vinod Gada**, Indian Inhabitants having their address **1C-193-194, Kalpataru Aura, LBS Marg, Near R-City Mall, Ghatkopar West, Mumbai - 400086, Maharashtra, India** hereinafter referred to as "the Purchasers (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors and permitted assigns) of the **OTHER PART.**

**In this Agreement:**

- (i) Unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them;
- (ii) The singular wherever used shall include plural and vice versa;
- (iii) The masculine gender used herein shall include the feminine gender, wherever applicable;
- (iv) The titles to the clauses are only for reference purpose and shall have no bearing on the contents of the clauses;
- (v) The recitals and Schedules written hereunder and the Exhibits annexed hereto form an integral part of this Agreement.



**WHEREAS:**

- (A) By virtue of diverse deeds, documents, and acts in Law, the Indian Oxygen & Acetylene Company Limited, presently known as BOC India Limited (hereinafter referred to as "the Owner") were well and sufficiently entitled to non-agricultural freehold land admeasuring about 1,06,482.10 square metres situated at Village Ghatkopar, Taluka Kurla, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situated at Lal Bahadur Shastri Marg, Ghatkopar (West), Mumbai -400 086 (hereinafter referred to as "the said entire property").
- (B) By a writing dated 10<sup>th</sup> March, 1994, executed by BOC India Limited in favour of Tropicana Properties Limited, out of the said entire property, the Owner granted development and/or redevelopment rights to the said Tropicana Properties Limited in respect of the land admeasuring 51,448 sq. metres bearing CTS Nos.168B,168C/1, 168D/34-44, 168D/46-53, 168E, 168E/45, 168E/55-75, 168F/ 1 and 168G (Part), for the consideration and on the terms and conditions stated therein.

*[Handwritten signature: Avnee]*

*[Handwritten signature: Dhaval]*

*[Handwritten signature]*

करल ४	
११६०१	By an Agreement for Development dated 1st October, 2003, the Owner has granted to the Developers exclusive irrevocable development/redevelopment rights, authorities and powers to develop a portion of the said entire property, admeasuring about 55,034.10 square metres which portion was bearing CTS Nos.168A, 168A/1-28, 168A/31-33 and 168G (part) for the consideration and on the terms and conditions therein contained. The Owner executed a Power of Attorney dated 1st October, 2003 in favour of the Developers. The aforesaid Agreement and the Power of Attorney are valid and subsisting.
२०२४	

(D) By an Agreement for Realignment dated 30<sup>th</sup> June, 2004 made between BOC India Limited therein called "the Owner" of the First Part, Tropicana Properties Limited therein called "Proprietor" of the Second Part and Kalpataru Homes Limited therein called "Kalpataru" of the Third Part, the parties thereto, inter-alia agreed to realign the common boundary line between the above mentioned respective lands of Tropicana and Kalpataru by adjusting and reallocating equal areas from and out of their respective lands as recorded therein. Pursuant to the Agreement for Realignment dated 30<sup>th</sup> June, 2004, Kalpataru Homes Limited and Tropicana Properties Limited have re-aligned the boundaries of their respective properties and have completed construction of common boundary wall and the description of the property which Kalpataru Homes Limited became entitled to develop and deal with after the aforesaid re-alignment is as described in the **FIRST SCHEDULE** hereunder written; (hereinafter referred to as "**said Land**").

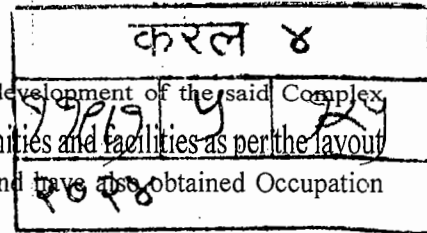
(E) The Competent Authority appointed under Urban Land (Ceiling & Regulation) Act, 1976 ("**ULCRA**") has granted requisite permission for development of the said Land.

(F) The Developers have accordingly developed the said Land by utilising its full potential, including the benefit of Floor Space Index ("**FSI**"), Development Rights ("**DR**") and/or Floor Area Ratio ("**FAR**") thereof and/or acquiring Transferable Development Rights ("**TDR**") in a phased manner by constructing thereon a residential Complex to be known as "**KALPATARU AURA**" (hereinafter referred to as the "**said Complex**") at present consisting of several multistoried buildings comprising flats, units and premises together with provision of parking spaces, open spaces, terraces etc. and other necessary amenities and facilities thereto in accordance with plans approved or revised or amended from time to time by the Municipal Corporation of Greater Mumbai (hereinafter referred to as "**Corporation**"), for the purpose of selling, leasing or otherwise transferring the same, or giving the same on leave and license basis, to prospective purchasers, lessees, licensees and other transferees, as the case may be, on the terms and conditions as they may deem fit. The Developers by themselves or through or with their nominee/s or associate or group concern/s are entitled to and propose to acquire and/or develop contiguous, adjoining or adjacent lands and properties and enter into such arrangement or agreement as they may deem fit with the holders thereof and amalgamate such lands and properties with the said land and/or subdivide the same and/or include the same in the scheme of development of the said Complex in the manner they may deem fit. In view of the aforesaid, reference to the said Land and the said Complex in this Agreement, shall be deemed to include the contiguous, adjacent and adjoining lands and properties and construction thereon wherever the context so permits or requires.

(G) The Ministry of Environment and Forests Government of India has granted the requisite environment clearance for development of the said Land.

(H) The Developers have constructed 3 (three) multi-storied residential buildings in multiple phases, namely Building No.1 (comprising of seven wings), Building No.2 (comprising of two wings), Building No.3 (comprising of nine wings), together with 02 (Two) basement and ground/ stilt level together with various infrastructure, amenities and facilities including multi-level/stacked/mechanical vehicle parking spaces thereon and limited common areas

and recreational facilities, in the Complex, Kalpataru Aura on a part or portion of the said Land.



- (I) The Developers duly completed the construction and development of the said Complex together with the parking spaces (garages), and other amenities and facilities as per the layout which is sanctioned and approved by the Corporation and have also obtained Occupation Certificates in phases.

- (J) Further, for all the buildings constructed in the said Complex, co-operative housing societies under the Maharashtra Co-operative Societies Act 1960 are formed and registered. Building No.1 comprising of FOUR Wings of the said Complex, a co-operative society bearing registration No. MUM/WN/HSG/TC/10458/2011-12/2012, under the name "Kalpataru Aura Bldg. No.1 A,B,C,D Co-Operative Housing Society Limited" comprising of THREE Wings of the said Complex, a co-operative society bearing registration No. MUM/WN/HSG/TC/10459/2011-12/2012, under the name "Kalpataru Aura Bldg. No. 1 E, F, G Co-Operative Housing Society Limited"; Building No.2 comprising of TWO Wings of the said Complex, a co-operative society bearing registration No. MUM/WN/HSG/TC/10457/2011-12/2011, under the name "Kalpataru Aura Bldg. No. 2 A & B Co-Operative Housing Society Limited"; Building No.3 comprising of FOUR Wings of the said Complex, a co-operative society bearing registration No. MUM/WN/HSG/TC/10700/2014-2015/2014, under the name "Kalpataru Aura Bldg. No. 3 F, G, H, I Co-Operative Housing Society Limited"; Building No.3 comprising of FIVE Wings of the said Complex, a co-operative society bearing registration No. MUM/WN/HSG/TC/10699/2014-2015/2014, under the name "Kalpataru Aura Bldg. No. 3 A, B, C, D, E Co-Operative Housing Society Limited"; are formed respectively. The aforesaid societies are collectively referred to as the "Societies".

- (K) The Developers have already sold most of the flats in the aforesaid buildings to prospective flat purchasers alongwith allotment of various car parking spaces on 'ownership basis' under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and Rules thereunder (except such of them which are or may be unsold and/ or retained by the Developers). The various flat purchasers and/ or their assignees from time to time are managing the affairs of the aforesaid Societies and the respective buildings in the said Complex. The Developers have also formed an Apex body of all societies namely Kalpataru Aura Co-operative Housing Societies Association Limited (bearing Registration No. MUM/WN/GNL(O) 11791/2020-2021 dated 29/01/2021 for the management, maintenance, regulation and control of all the common areas, amenities and facilities in the said Complex.

- (L) The Developers, in their discretion, chose to retain certain flats in various buildings of the said Complex in their inventory. Accordingly, the Developers had *inter alia* retained in their inventory **Flat No. 192** ("said Flat"), admeasuring **78.32 sq. mts.** (Carpet Area MOFA) equivalent to **843 sq. ft.** (Carpet Area MOFA), [**74.89 square mts.**(Carpet Area RERA) equivalent to **806 square feet** (Carpet Area RERA) and having enclosed balcony of **6.90 square mts.** (RERA) equivalent to **74 square feet** (RERA)] on the **19<sup>th</sup>** floor in "**A**" Wing of the building No. **3** ("said Building") together with exclusive use of **2 (Two)** Stilt car parking spaces bearing **ST-518** and **ST -510** in the said Complex (hereinafter referred to as the "**Car Parking Spaces**").

- (M) Pursuant thereto, the Developers executed a Declaration (for retention of premises constructed by Developers) dated 28<sup>th</sup> October 2014 which was duly registered with the Sub-Registrar of Assurances at Kurla bearing Serial No. KRL-1/ 10408/ 2014, whereby the Developers *inter alia* declared that the said Flat i.e. **Flat No. 192** on the **19<sup>th</sup>** floor in "**A**" Wing of the said Building No. **3** together with the said Car Parking Spaces are unsold/ retained as stock by the Developers and that the Developers have full right and absolute authority to deal with the same.

AG  
dh

करल ४		
१९९९	६	२५
२०२४		

Upon formation of the Kalpataru Aura Bldg. No. 3 A, B, C, D, E Co-Operative Housing Society Limited ("said Society"), in respect of the said Flat, the Developers was made a member of the Society and accordingly issued **10 (Ten)** fully paid-up shares of **Rs. 50/-** each bearing distinctive Nos. from **3901 to 3920** (both inclusive) under Share Certificate No. **367** dated 16<sup>th</sup> March, 2018 in the name of the Developers herein i.e., Kalpataru Ltd. ("said Shares"). For the sake of convenience, the said Flat, the said Car Parking Spaces and the said Shares are hereinafter collectively referred to as the "**said Premises**") and more particularly described in the **SECOND SCHEDULE** hereunder written. A copy of the Certificate No. 367 in respect of the said Shares is annexed hereto and marked as **Exhibit**

Therefore, the Developers herein in is seized and possessed of the said Premises i.e. residential unit bearing Flat No. **192** together with the said Car Parking Spaces bearing No. **ST-518** and **ST-510** in the said Complex together with the said Shares (as aforesaid). The Occupation Certificate dated **31<sup>st</sup> March 2012** bearing reference No. **CE/6383/BPES/AN**, issued by the Corporation in relation to said Building ("**said OC**") is procured by the Developers. A copy of the said OC is annexed hereto and marked as **Exhibit 'B'**.

- AG
- dh
- (P) The Purchaser/s herein have now expressed their desire to purchase the said Premises i.e. the residential unit/ flat No. 192 in the said Building No. **3**, Wing "**A**" in the said Complex, together with the said Car Parking Spaces bearing No. **ST-518** and **ST-510** in the said Complex together with the said Shares, the details whereof, the Purchaser/s have been made aware of and other necessary amenities and facilities thereto in accordance with plans approved or to be approved or revised or amended from time to time by the Corporation. The Floor Plan of the said Flat is hereto annexed and marked **Exhibit 'C'**.
- (Q) The Developers have constructed recreational facilities and amenities being a Club House on a portion of the said Land. The Club House ensures for the benefit of all the purchasers or allottees of flats, units and premises comprising the said Complex in common with all the present and future purchasers and transferees of flats, units and premises constructed in the said Complex.
- (R) The Developers hereby state to the Purchaser/s that by virtue of what is stated hereinabove and the said share certificate in respect of the said Shares, the Developers herein became the owner of, and well and sufficiently entitled to and in possession of, the said Premises. Therefore, the Developers have a good right, full power and absolute authority to enter into these presents and to sell, transfer and assign all their right, title and interest in the said Premises in favour of the Purchaser/s. The Developers alone are the legal and beneficial owners of the said Premises.
- (S) Copy of the Certificate of Title issued by Federal & Rashmikant, Advocates, Solicitors and Notary along with two corrigendums certifying the nature of title to the said land is hereto annexed and marked **Exhibit 'D', Exhibit 'D-1' and Exhibit 'D-2'** respectively. The Purchasers have demanded from the Developers and the Developers have provided inspection to the Purchasers of the documents of title, certificate of title and the two corrigendum's of Federal & Rashmikant, Advocates Solicitors and Notary, property register cards, building plans approved by the Corporation, occupancy certificate and other documents relating to the said Land and the said Premises under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "**MOFA**") and the rules made thereunder, which is hereby acknowledged and confirmed by the Purchasers Further, the Purchasers hereby confirms and acknowledges that Purchasers are fully satisfied to the title of the Developers in respect of the said Land and the said Premises



(T) The Developers have also completed the construction and development of recreational facilities, amenities, swimming pool, Club-House in the said Complex and said club house is equipped with recreational facilities on the said land and/or the said complex herein after referred to as (**Club House**) and Purchasers have taken the inspection of the Club House and other amenities, an recreational facilities provided by the developers in the said Complex and are fully satisfied with the same. The Purchaser/s have further physically inspected and verified the said flat and declare that they are fully and completely satisfied with conditions of the said flat, fittings and fixtures installed therein and have no complaint of any nature whatsoever. It is further expressly clarified, agreed and accepted between the parties that once the possession of the said Flat is handed over to the Purchasers, the Developers shall not be liable or responsible for any defects or to carry out any work in the said Flat and it will be sole and absolute liability and responsibility of the Purchasers to carry out the necessary repair and other works in the said Flat at the entire cost, risk and liability of the Purchasers alone.

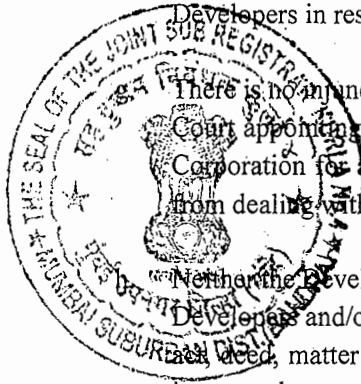
(U) The Purchasers are aware of the fact that the development of the said Complex was in phases. It is an express, essential, vital and integral term and condition of this agreement that the Developers shall transfer to the Apex Body, as Developers may determine in its sole and unfettered discretion, by executing the Deed/s of Transfer/ Conveyance in favour of the Apex Body as described in this Agreement.

(V) The Developers are hereby desirous of selling, transferring and otherwise disposing off the said Premises on what is popularly known as 'ownership basis' and in the course of negotiations and discussions, the Developers have further informed to the Purchaser/s as under:

- a. The said Flat is mortgaged to Vistra ITCL (India) Limited ("**Lender**") pursuant to the Deed of Mortgage dated 17<sup>th</sup> June 2022 duly registered with office of the Sub-Registrar of Assurances bearing registration Serial No. BBE5 8314 of 2022 ("**Mortgage**"). The Developers hereby represent that save and except the said Mortgage, the title of the Developers to the said Premises is free, clear and marketable and free from all other encumbrances including any easement, claim, inheritance, other mortgages, charge, lien and that no other person or persons (except the said Lender) has/ have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Premises by way of sale, lien, easement, demand, trust, tenancy, lease or otherwise;
- b. The Developers have obtained a NOC dated 6<sup>th</sup> May 2024 from the Lender for sell and transfer of the said Flat and a copy of said NOC is given by Developers to the Purchasers.
- c. The Developers have paid and provided the copy of society maintenance bill, property tax bill and receipt issued by the said Society for the said Flat and once the possession of said Flat is handed to the Purchasers, all maintenance charges, property tax and all other dues and charges etc. shall be paid by the Purchasers to the society, apex body and or the appropriate concerned authority as the case, may be.
- d. The Developers have further agreed to get the release executed and registered in respect of the said Flat from the Lender within 45 days from the date of handover of possession of the said Flat to the Purchasers.
- e. The Developers have good right, full power and absolute authority to enter into these presents and to sell and transfer the said Premises to the Purchasers. The Developers have not done any act, deed or omission whereby the right to hold the said Shares of the said Society and/ or the right to hold, use, enjoy, occupy and possess the said Premises, is or can be forfeited, extinguished or made void or voidable or whereby the

करल ४	
११०८१	Developers might be prevented from selling, transferring and assigning the said Premises in favour of the Purchasers as hereby envisaged;
२०२४	

I. No Notices or proceedings under the Income-tax Act, 1961 or the Wealth Tax Act are either initiated and/ or pending against the Developers in respect of the said Premises and that the Developers alone, at all times, shall be liable for the arrears, dues, if any, payable as also enquiries, if any, initiated by the taxation authorities against the Developers in respect of the said Premises.



There is no injunction or any other prohibitory order or any attachment order from any Court appointing Court Receiver, Tribunal, Collector, Revenue Authority, Municipal Corporation for any taxation or other dues disentitling or restraining the Developers from dealing with the said Premises or entering into these presents;

Neither the Developers nor anyone lawfully claiming by, from, under or in trust for the Developers and/or on behalf of the Developers has done and/or caused to be done any act, deed, matter or thing whereby or by reason whereof the Developers' right, title, interest, share and/or benefit in respect of the said Premises and/ or any part thereof is prejudiced or adversely affected or extinguished in any manner whatsoever;

- i. Neither the Developers nor anyone on behalf of the Developers has/ have entered into any commitment or arrangement or understanding of any nature with any other person or party creating any right, interest or encumbrances of any nature in respect of the said Premises and/or any part thereof. Further, neither the Developers nor any one on behalf of the Developers (a) has/have entered into any agreement and/or arrangement, oral or in writing for sale and transfer of the said Premises and/or (b) has/have accepted any token money or deposit or any other consideration under any name or nature whatsoever from any person or persons and/or (c) has/have executed any power of attorney authorizing anyone to sell and / or otherwise deal with the said Premises;
- j. Save and except the said Mortgage in favour of the said Lender, no other loans and/or advances have been obtained from any person or persons, banks, financial institutions or any other third party by pledging and/or mortgaging the said Premises and/or any part thereof as collateral security thereof. As on date of execution, save and except the said Mortgage, there is no subsisting mortgage/ charge on the said Premises. Further, till the completion of the sale transaction contemplated herein, the Developers shall not create or cause to be created any form of third party rights of any nature whatsoever.
- k. The Developers has obtained No Objection Certificate (NOC) bearing No. N/0274 dated **2<sup>nd</sup> May, 2024** from the said Society for sell and transfer of the said Premises to the Purchaser. A copy of the NOC is annexed hereto and marked as **Exhibit "E"**

(W) Having fully understood the said disclosure made by the Developers, the Purchaser/s have expressed desire to purchase and acquire, the said Premises i.e., residential Unit No. 192, admeasuring 78.32 sq. mts. (Carpet Area MOFA) equivalent to 843 sq. ft. (Carpet Area MOFA) [74.89 square mts..(Carpet Area RERA) equivalent to 806 square feet (Carpet Area RERA) and having enclosed balcony of 6.90 square mts.. (RERA) equivalent to 74 square feet (RERA)] on the 19<sup>th</sup> floor in "A" Wing of the building No. 3 for the consideration and on the terms and conditions herein contained together with allotment and exclusive use of 2 (Two) Stilt car parking spaces bearing no. ST-518 and ST-510 in the said Complex.

(X) Pursuant to the discussions and negotiations between the Parties hereto, the Purchaser/s, have agreed to purchase and acquire from the Developers and accordingly, the Developers hereby agree to sell, transfer and assign all their right, title and interest in the said Premises, free from all encumbrances and claims of any nature whatsoever at and for the consideration of **Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only)**, (subject to deduction of

1% TDS as per Income Tax Act) out of which the Purchaser/s herein have, on or before the execution of these presents, paid to the Lender's escrow account indicated by the Developers an amount of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** on execution of these presents (the payment and receipt whereof the Developers doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser/s forever) as and by way of Earnest Money/ Advance and the Purchaser/s further agrees to pay the balance amount of the total consideration in terms of these presents.

- (Y) The Purchasers have communicated to the Developers that the Purchasers shall apply for a Home Loan for an amount of **Rs. 2,12,45,000/- (Rupees Two Crores Twelve Lakhs Forty Five Thousand Only)** from a bank/ financial institution ("said Bank") for payment of the aforesaid balance consideration, to which the Developers have agreed. The Developers have provided/furnished all the documents/ papers to the Purchasers as requested by the Purchasers, for expeditious disbursement of home loan and the Purchasers further confirms that no further documents or papers are needed/ required by the said Bank of the purchasers and said Bank are satisfied with the same, it is further agreed and confirmed by the Purchasers that they shall ensure that their Bank /NBFC disburse the above loan amount of **Rs. 2,12,45,000/- (Rupees Two Crores Twelve Lakhs Forty Five Thousand Only)** within 30 ( thirty) days from the date of registration of this Agreement without any delay or demur. However, after the registration of this Agreement and payment of entire sale consideration by the Purchasers, the Parties hereto agree to forward the following original documents to the said Bank at the earliest:

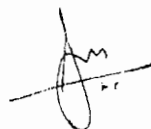
- a. The original of the present Agreement for Sale.
- b. Original payment receipt/s.
- c. Original NOC issued by the Society.
- d. Photocopy of NOC issued by Lender of Developers.
- e. Photocopy of Deed of Reconveyance from Indostar Capital Finance Ltd.
- f. Original Share Certificate in respect of the said Flat.
- g. Original Demand Letter from the Developers.
- h. Original Declaration Deed dated 28<sup>th</sup> October 2014.

- (Z) Under the provisions of the MOFA, the Parties hereto are required to execute an Agreement for Sale and register the same under the provisions of the Registration Act, 1908;

- (AA) The parties herein agree to reduce into writing the terms and conditions of the foregoing sale transaction as under:

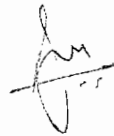
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The recitals mentioned hereinabove form an integral part of this Agreement for Sale as if the same were set out and incorporated in the operative part and accordingly in the interpretation hereof, this Agreement shall be read and construed in its entirety.
2. The Purchasers hereby agree to purchase and acquire from the Developers and the Developers hereby agree to sell to the Purchaser/s, on "ownership" basis, a said Flat i.e. unit no. **192** on the **19<sup>th</sup>** floor in Wing No. **"A"** of the Building No. **3** (hereinafter referred to as "**said Building**") in the said Complex (hereinafter referred to as "**said Flat**") having carpet area of about **78.32** square metres (Carpet Area MOFA) equivalent to **843** square feet (Carpet Area MOFA), [**74.89** square mts..(Carpet Area RERA) equivalent to **806** square feet (Carpet Area RERA) and having enclosed balcony of **6.90** square mts..(RERA) equivalent to **74** square feet (RERA)] shown on the typical floor plan thereof, hereto annexed to **Exhibit 'C'** together with exclusive use of **2 (Two)** Stilt car parking spaces bearing no. **ST-518** and **ST-510** in the said complex (hereinafter referred to as "**said Car Parking Spaces**") along with **10 (Ten)** fully paid-up shares of **Rs. 50/-** each bearing distinctive Nos. from **3901** to **3920**



AG





AG

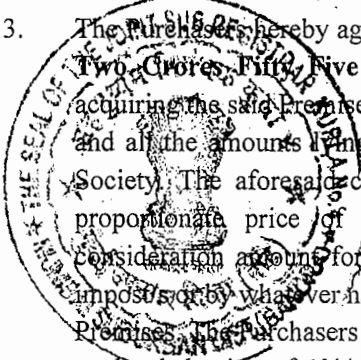


करल ४
9921 (both inclusive) under Share Certificate No. 367 issued by the said Society (hereinafter referred to as "said Shares"), wherever the context so permits, the said Flat, the said Car
2028 Parking Spaces and the said Shares are hereinafter collectively referred to as "said Premises". The plan depicting various areas of the said Flat is hereto annexed as <b>Exhibit 'F'</b> . The list of amenities pertaining to the said Flat are set out in <b>Exhibit 'G'</b> hereto. The nature, extent and description of the common, limited, restricted amenities, areas and common facilities are set out in <b>Exhibit 'H'</b> hereto.

Sm

AG

dh



3. The Purchaser/s hereby agree to pay to the Developers, a sum of **Rs. 2,55,00,000/- (Rupees Two Crores Fifty Five Lakhs Only)** as lump sum consideration for purchasing and acquiring the said Premises from the Developers together with any benefit arising therefrom and all the amounts lying to the credit of Developers in the book of account of the said Society. The aforesaid consideration amount for the said Premises is exclusive of the proportionate price of the common areas, amenities and facilities. The aforesaid consideration amount for the said Premises is exclusive of any tax/es, levy/ies, cess/es, impost/s or by whatever name called charged, imposed, levied, payable in respect of the said Premises. The Purchaser/s shall pay the said consideration amount to the Developers, subject to the deduction of 1% TDS under the provisions of Income Tax Act, in the following manner:-

Sm

AG

dh

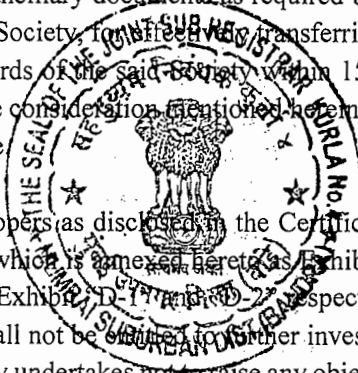
- (i) **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** on or before the execution hereof paid to the Lender's escrow account indicated by the Developers (*the payment and receipt whereof the Developers doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser/s forever*) as and by way of Earnest Money;
- (ii) The Purchaser/s shall pay the Sale Consideration to the Developers in the manner set out herein, upon deduction of application TDS as per the Income Tax laws at the rate mentioned under Section 194-IA of Income Tax Act, 1961. The Purchaser/s have agreed to furnish the TDS certificate to the Developers for an amount of **Rs. 2,55,000/- (Rupees Two Lakh Fifty Five Thousand Only)** on or before handing over possession of the said flat.
- (iii) The balance consideration amount of **Rs. 2,12,45,000/- (Rupees Two Crores Twelve Lakhs Forty Five Thousand Only)** shall be paid by the Purchaser/s and/or from the said Bank on behalf of the Purchaser/s, as the case may be, to the Developers within a period of 30 ( thirty) days from the date of registration i.e. on or before 25<sup>th</sup> June 2024.
- (iv) Time for payment of entire sale consideration and other amounts/ dues or charges under this agreement shall be the essence of the contract and it is further agreed between the parties that any delay or default in payment of sale consideration and /or any other amounts/ dues under this agreement shall be paid by the Purchaser/s to the Developers without any delay, demur, objection or protest together with interest thereon @ 12% per annum for such delayed period.
- (v) The Purchaser/s unconditionally agree and undertake to handover the original TDS certificate to the Developers before taking the possession of the said Flat.
- (vi) It is clearly agreed and accepted by the Purchaser/s that Developers will be liable and responsible to handover possession of the said Premises within 15 days of after receipt of full and final sale consideration from purchaser/s in respect of the said Premises.

4. The Parties hereto have already submitted the Form 20(1) and Form 20(2) to the said Society as per the bye-laws of the Society expressing their intention to initiate the sale transaction as

contemplated herein. The Purchasers therefore agree to purchase and acquire from the Developers all their right, title and interest in the said Premises i.e. the said Flat No. 192 on the 19<sup>th</sup> floor in Wing No. "A" of the said Building No. 3 in the said Complex having carpet area of about 78.32 square metres (Carpet Area MOFA) equivalent to 843 square feet (Carpet Area MOFA), [74.89 square mts. (Carpet Area RERA) equivalent to 806 square feet (Carpet Area RERA) and having enclosed balcony of 6.90 square mts. (RERA) equivalent to 74 square feet (RERA)] together with the said Car Parking Spaces and Shares of the said Society to the name of the Purchasers

5. The Developers will sign all the transfer forms and ancillary documents as required by law and the Purchasers shall submit the same to the said Society for transferring the said Premises to the name of Purchaser/s in the records of the said Society within 15 days day upon receipt of full/complete payment of the sale consideration mentioned herein at the entire, cost, risk and expenses of the Purchasers alone.
6. The Purchasers have accepted the title of the Developers as disclosed in the Certificate of Title issued by the Advocate of the Developers and which is annexed hereto as Exhibit 'D' and Two Corrigendum's thereto, annexed hereto as Exhibit 'D-1' and 'D-2' respectively. The Purchasers have accepted the title as it is and shall not be entitled to further investigate the title of the said Land and said Premises and hereby undertakes not to raise any objections or requisitions in respect thereof or dispute the same in any manner.
7. The Developers declare that the Developers have duly observed and performed all the rules and regulations and bye-laws of the said Society and have paid/ shall continue to pay up to the date of handover of the possession of the said Flat, their share/ contribution of the municipal taxes, electricity, maintenance and other charges and outgoings payable by the Developers to the said Society and/or other authorities (statutory or otherwise) and/ or various utility service providers in respect of the said Premises. and that the Developers shall at all times be liable to bear and pay within 7 ( seven) days of demand, all such amounts towards arrears or dues of the municipal taxes, electricity, maintenance and other charges and outgoings if any payable by them, as may be lawfully claimed and/or demanded in respect of the said Premises, for the period prior to the execution of this Agreement for Sale.
8. The Developers assure and confirm that upon completion of the transaction as contemplated in this Agreement, all the amounts paid and or deposited with the said Society and/ or standing to the credit of the Developers in the account of the said Society with regard to the said Premises shall stand transferred and ensure for the benefit of the Purchasers and Developers shall not have any claim or right in the said sum in the account of the said Society. The Developers confirm that within 15 days after receipt of full amount of sale consideration (as contemplated herein) all the right, title and interest of the Developers in the said Premises shall stand transferred to the name of the Purchasers and the Developers shall have no right, title, interest or claim over the said Premises or any part thereof.
9. The Developers agrees to pay all outgoings in respect of the said Premises including all rates, taxes, charges for consumption of electricity etc. and the maintenance charges of the said Society and all other dues and charges payable to the said Society and/ or to the relevant government/ semi-government authority or the concerned entity up to the date of handover of possession. The Purchasers shall be liable to bear and pay to the said Society, Apex Body in respect of the said Premises from the date Developers handed over the possession of the said Flat, their share of the outgoings, maintenance charges, property taxes, non-agricultural taxes, rates, taxes, cesses, assessments, insurance premia, parking charges, generator, gas bank and sewage treatment plant, costs of painting the said Building, costs, charges and expenses of cleaning and lighting the passages, landings, staircases and common areas, gardens, open spaces and other parts of the said Building, the said Complex and the Club House, operation and maintenance and repairs of lifts, water pumps, lights, costs of water, power and utility charges, equipments and other services, salaries of all staff including

अनुच्छेद 8  
पृष्ठ 3



*[Handwritten signature]*

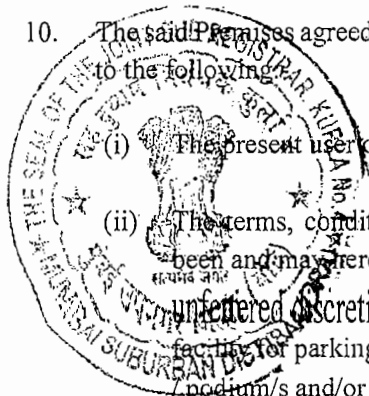
AG

*[Handwritten signature]*

करल ४	
99049	manager, chowkidars, sweepers, liftmen and gardeners, cost of management and maintenance of common areas, amenities and facilities of the said Complex and such other expenses as are necessary or incidental for maintenance and upkeep of the said Building, the said Complex and the Club House and other charges and levies of like nature, payable in respect of the said Premises, the said Building, the Club House, the said Land and the said Complex, to all government, semi-government, local and public and/or private bodies and authorities, including the PMC, Corporation, the Collector and the Developers.
२०२४	

manager, chowkidars, sweepers, liftmen and gardeners, cost of management and maintenance of common areas, amenities and facilities of the said Complex and such other expenses as are necessary or incidental for maintenance and upkeep of the said Building, the said Complex and the Club House and other charges and levies of like nature, payable in respect of the said Premises, the said Building, the Club House, the said Land and the said Complex, to all government, semi-government, local and public and/or private bodies and authorities, including the PMC, Corporation, the Collector and the Developers.

10. The said Premises agreed to be sold by the Developers to the Purchasers are expressly subject to the following:



(i) The present user of the said Flat is residential;

(ii) The terms, conditions, covenants, stipulations, provisions and restrictions as have been and may hereafter be specified and required by the Developers in their sole and unfettered discretion, for the more beneficial and optimum use and enjoyment of the facilities for parking of vehicles in the said Complex including in the open and/or stilt/s podium/s and/or basement/s in the said Complex for holders, users, allottees thereof on the terms and conditions as the Developers may, in their sole discretion, think fit. The parking spaces to be located on the said land and in the said Complex will ensure for the benefit of all purchasers, lessees, users of flats, units and premises constructed or to be constructed on the said Land and the said Complex. The Developers are entitled to allow use, allot, earmark, transfer, grant rights in respect of unallotted/unsold flats/ apartments unallotted parking spaces in the said Complex at such location as they may think fit in favour of such person/s as they may in their sole discretion decide, including to holders, users, allottees thereof, irrespective of the building/s in which the flats, units or premises may be located in the said Complex and on the terms and conditions as the Developers may think fit and the Purchasers for themselves and as members of the Corporate Body/s and/or Apex Body hereby agree, undertake and covenant not to (i) raise any objection to the aforesaid use, allotment, /sell and transfer of unsold/ unallotted flats/ apartments, earmarking, grant of rights in respect of the un-allotted parking spaces

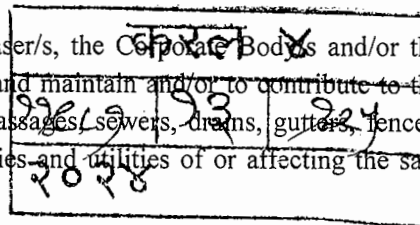
(iii) All schemes and resolutions affecting or pertaining to the said Land or any parts thereof, made or to be made by the Developers and/or any Government, Semi-Government, local or public or private body or authority, as also all the terms, conditions, covenants, provisions, stipulations and restrictions contained in all the orders, sanctions, permissions and approvals granted and/or given and to be granted and/or given by such bodies and authorities in respect of the said land and the development thereof;

(iv) All the terms, conditions, covenants, stipulations and provisions contained in all the agreements, deeds, documents and writings executed or to be executed by and between the Developers and their predecessors-in-title of the said Land and between the Developers and owners or occupiers of contiguous, adjoining or adjacent lands;

(v) The terms, conditions, covenants, stipulations, provisions and restrictions as have been and may hereafter be specified and required by the Developers in their sole and unfettered discretion, for the more beneficial and optimum use and enjoyment of the said Land and the said Complex, by the Developers, including all or any of the common and/or limited common areas, amenities and facilities in and relating to the same;

(vi) All easements and quasi and reputed easements and other rights, interests and benefits, if any, affecting and/or for the benefit of the said Land and/or the owners and occupiers of any contiguous, adjoining or adjacent lands and the liability,

responsibility and obligation of the Purchaser/s, the Corporate Body and/or the Apex Body, as the case may be, to repair and maintain and/or to contribute to the repairs and maintenance of roads, ways, passages, sewers, drains, gutters, fences, boundary walls and other amenities, facilities and utilities of or affecting the said Land and the said Complex.



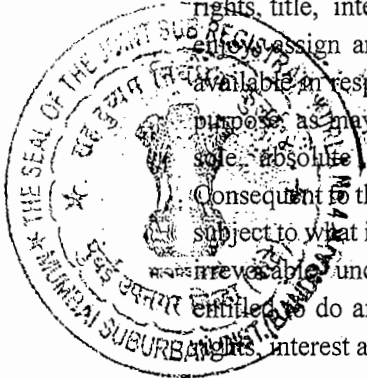
- (vii) The express right, authority and entitlement of the Developers to sell, encumber and/or grant over, upon and/or in respect of the unsold/ retained units/ flats/ un allotted car parking spaces in the said Building and/or the said Complex or any portion/s thereof, all rights, interests, benefits, privileges and easements in favour of any person/ s whatsoever, including the owners and occupiers of any adjoining or adjacent properties, on such terms, conditions and provisions as may be required by any Government, Semi Government, local or public or private body or authority.
- (viii) All the terms, conditions, covenants, stipulations and provisions contained in the agreement/s, various permissions, special rights and privileges and building/ s agreement/s made or executed or to be executed in respect of the flats/ units and premises comprising the said building, the said Land and the said Complex and all terms, conditions, covenants, stipulations and provisions stipulated or to be stipulated by the Developers in respect of the parking spaces, special rights and privileges, common areas and facilities and amenities provided and to be provided for the benefit of the said Building and/or the said Complex
11. A) The Purchaser/s hereby declare and confirm that they are aware and that the Developers have prior to the execution hereof specifically informed them that the Developers have acquired the said Land together with development rights, benefits and potential in respect thereof for valuable consideration and therefore, the same absolutely and exclusively belongs to and are vested in the Developers. Such development rights, benefits and potential include the right to use, consume, enjoy, sell, assign and/or transfer the entire developmental potential available in respect of and/or arising out of the said land in any manner and for any purpose, as may be permitted by law, as the Developers desire and deem fit in their sole, absolute and unfettered discretion, subject to what is permissible in law. Consequent to the aforesaid, it is hereby expressly clarified, agreed and understood that subject to what is permissible in law, the Developers shall have the exclusive, absolute, irrevocable, unconditional and unrestricted right to and in respect of and shall be entitled to do and carry out, the following:
- (i) The Developers shall be entitled to use the entire development potential of the said Land on any account or due to any reason whatsoever, including on account of handing over to the Corporation and/or any other Government or local body or authority, any part/s thereof affected by set-back and/or amenity space requirements and/or regulations and/or affected by any reservation, acquisition and/or requisition and/or due to any change in law, rules or regulations.
- (ii) The Developers shall have the absolute, exclusive and full right, authority and unfettered discretion to use, utilize, sell and consume the aforesaid developmental potential as may be permitted by law for such consideration and on such terms, conditions and provisions, as the Developers may desire and deem fit and proper in their sole and unfettered discretion;
- (iii) Under the Development Control and Regulations for Greater Mumbai, 1991 and now under Development Control and Promotion Regulations for Greater Mumbai - 2034, it is permissible for the Developers to acquire Certificate/s of Development Right/s in respect of land and/or properties and/or the said building by utilising such development rights. The Developers shall have the absolute, exclusive and full right,



करल ४	
११२९	१४
२०२४	

authority and unfettered discretion to acquire Certificate/s of Development Right/s in respect of land and/or properties and/or the said building.

(iv) It has been further expressly, unconditionally and irrevocably agreed, undertaken, confirmed and declared by the Purchasers that neither the Purchasers, nor society, nor apex bodies of the said societies, associations have any right, titles, interest, claim, demand or dispute of any nature whatsoever on the balance/ remaining development rights, title, interest, claim, benefits and potential including the right to use, consume, ~~entire~~ assign and/or transfer the entire balance/ remaining developmental potential available in respect of and/or arising out of the said Land in any manner and for any purpose, as may be permitted by law, as the Developers desire and deem fit in their sole, absolute and unfettered discretion, subject to what is permissible in law. Consequently to the aforesaid, it is hereby expressly clarified, agreed and understood that subject to what is permissible in law, the Developers shall have the exclusive, absolute, irrevocable, unconditional and unrestricted right to and in respect of and shall be entitled to do anything on the said Land or any part thereof without prejudicing the rights, interest and title of the Purchasers.



(B) The Purchaser/s expressly recognize, confirm, agree and consent in respect of the Developers' rights, benefits and interests as aforesaid, and to what is mentioned hereinabove in this clause, and the Purchaser/s, the said Society/ Apex Body shall not raise any objection or dispute in respect thereof.

(C) The Deed of Transfer shall contain the necessary terms, conditions, covenants and provisions in respect of what is mentioned in this clause, as may be desired and deemed fit by the Developers in their sole and unfettered discretion.

(D) The Developers have not yet executed a Deed of Transfer/ Deed of Conveyance in favour of the Apex Body.

12. The purchasers and allottees of flats, premises, units, areas and parking spaces which are a part of the unsold portion of the Developers' entitlement and/or part/s thereof and/ or any flat purchasers, their association or trust who are not already members of the Corporate Body/s and/or the Apex Body, if the Developers so desire and deem fit, shall be admitted as and made members of the Corporate Body/s and/or the Apex Body (if already not a member), as the case may be, with the same rights, benefits and interests and subject to the same conditions, duties, liabilities and obligations as the Purchaser/s herein and all other members thereof shall have and be subject to and they shall be so admitted as and made members thereof and/or without them or the Developers being made subject or liable to any separate, special, new or additional condition/s and/or without them or the Developers being required to pay any separate, special, additional or extra amount or consideration whatsoever for the same, whether by way of transfer fees and/or charges, premium, donation or otherwise, and the Corporate Body/s, the Apex Body and the Purchaser/s herein shall not raise any objection or dispute whatsoever to or in respect of the same.
13. The Deed/s of Transfer shall contain the necessary terms, conditions, covenants and provisions in respect of what is mentioned hereinabove, as may be desired and deemed fit by the Developers in their sole and unfettered discretion.
14. Subject to what is specifically mentioned herein in this regard, the Purchaser/s shall be deemed to have taken full, complete and detailed inspection of and approved of the said Premises in all respects and the same shall be deemed to have been completed in all respects in accordance with the terms and conditions of this Agreement and consequently, the Purchaser/s shall have no claim or demand against the Developers in that regard, including in respect of title to the said Premises and any finishing, fixtures, fittings, amenities, specifications or any other items of work in the said Premises including its present conditions



and the Developers is hereby discharged from their liabilities, responsibilities and obligations with regard to the same.

करल ४		
११२६९	१५	१०/११

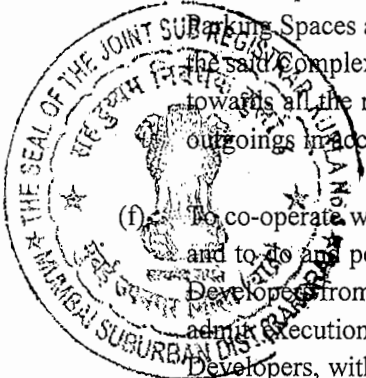
15. The Purchaser/s shall use the said Flat or permit the same to be used only for the purposes allowed by the concerned authorities and shall use the said Car Parking Spaces or permit the same to be used only for the purpose of keeping and parking the Purchaser/s' own light motor vehicle. The Purchaser/s shall park their light motor vehicle only at their designated place and not elsewhere in the said Complex. The Purchaser/s shall not use or permit to be used the said Premises or any part thereof for any illegal or immoral purpose.

16. The Purchaser/s with the intention to bind all persons into whose hands the said Premises may come, hereby agrees, undertakes and covenants with the Developers as follows:-

- (a) To maintain the said Premises at the Purchasers' own costs and expenses in good and tenable repair and condition from the date the possession of the said Premises is handed over to the Purchaser/s and shall not do or suffer or permit to be done anything in or to the said building in which the said Flat is situated, to the staircases, landings, lobbies, passages, lifts or other common areas, amenities and facilities thereir or pertaining thereto, which may be against the rules, regulations or bye-laws of the said Society, the Apex Body or the Developers or the concerned government, local or public or private bodies or authorities, or change, alter or make any addition in or to the said Flat or to any part of the said Building in which the said Flat is situated and in the event, of the Purchaser/s contravening any of the aforesaid provisions, the Purchaser/s shall be responsible and liable for the consequences thereof;
- (b) To carry out at their own costs and expenses, all internal repairs to the said Flat and maintain the same in the same condition, state and order in which the same was delivered by the Developers to the Purchaser/s and the Purchaser/s shall not do or suffer or permit to be done anything in or to the said Flat or in or to the said Building, which may be against the rules, regulations and bye laws of the said Society, the Apex Body or the Developers or the concerned government, local or public or private bodies or authorities and in the event of the Purchaser/s doing or committing any act, deed or thing in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the Developers, said Society, the Apex Body and/or the concerned government, local or public or private bodies or authorities;
- (c) To pay and clear to the said Society, apex body all dues, charges, deposits society maintenance charges, outgoing charges as may be demanded by them in respect of the said Premises and to also pay and clear all utility charges, electricity charges, gas, telephone charges and other services which are used and availed by the Purchaser/s from the date of possession received by Purchaser/s from the Developers.
- (d) To bear and pay proportionately or otherwise, as may be required, all present, future, new, revised increases in the property taxes, municipal taxes in the rents, rates, taxes, cesses, assessments, water charges, insurance premia and other levies, if any, which are imposed by or payable to the concerned government, local or public or private bodies or authorities, the insurance company and/or any other persons in respect of the said Building and/or the said Land and/or structures thereon and/or the said Complex. However, if any such increases are imposed on account of or arise due to any change made or permitted to be made in the use of the said Flat by the Purchaser/s, i.e. user other than the user stipulated herein, then the Purchaser/s shall be solely liable to bear and pay the entire amount of such increase/s;
- (e) To observe, perform and comply with all the rules, regulations and bye-laws those which the said Society and the Apex Body have adopted or framed at its/their inception

करल ४	
११८७	१६
२०२४	

and the additions, alterations or amendments thereto that may be made from time to time, including those for protection and maintenance of the said Building and structures in the said Complex and the flats, units and other premises therein and for the observance, performance and compliance of the building rules, regulations and bye-laws for the time being of the concerned government, local and public or private bodies and authorities. The Purchaser/s shall also observe, perform and comply with all the stipulations, terms and conditions laid down by the Developers, said Society and the Apex Body regarding the occupation and use of the said Flat and the said Car Parking Spaces and regarding the use of all common areas, amenities and facilities in the said Complex and the Purchaser/s shall pay and contribute regularly and punctually towards all the rents, rates, taxes, cesses, assessments, levies, expenses and all other outgoings in accordance with the terms and conditions of this Agreement;



- (f) To co-operate with and give and render all assistance and facilities to the Developers and to do and perform all acts, deeds, things and matters, as may be required by the Developers from time to time and at all times hereafter, including to sign, execute and admit execution of all necessary writings, documents as may be required by the Developers, within 7 (seven) days of the Developers intimation thereof and to attend the Developers office in this regard, for the purpose of exercising, enjoying and effectuating the Developers authorities, powers, rights, benefits and interests in respect of and/or relating to the said Land and/or the said Complex, including as mentioned in this Agreement and for enforcing and putting into complete effect the terms, conditions and provisions of this Agreement and all related or incidental documents and writings and so as to enable the Developers to carry out and complete the development of the said Land or the said Complex and the contiguous, adjacent and adjoining lands in the manner that may be desired and deemed fit and as may be permitted under law;
- (g) To carry out permissible alterations in the said Flat only after approval and submission of plans and specifications thereof to the said Society and/or the Apex Body and obtaining their prior written approval in respect thereof;
- (h) To paint, repair, water proof and refurbish the said Building, the said Complex and the Club House every 3 (three) years and do all other acts and things for the upkeep and maintenance thereof and to bear and pay the proportionate costs, charges and expenses thereof as the Society may in their sole and unfettered discretion determine and to extend all cooperation, assistance and facilities for the same;
- (i) To install air-conditioner/s only in the space/s provided in the said Flat for the same. If the Purchaser/s desires to install split air-conditioner/unit/s or air-conditioner/s of a type which or any part, unit or component of which will protrude/project substantially outside the said Flat, or be required to be affixed/installed outside the said Flat, then the Purchaser/s shall install/ affix the same only after obtaining the prior written permission of the said Society and the Apex Body to do so and shall strictly observe and comply with all the terms and conditions, if any, which may be imposed by the Corporate Body/s and the Apex Body in respect of the same;
- (j) To permit, until the Deed/s of Transfer is executed, the Developers, their architects, engineers, surveyors, contractors, agents and employees, with or without workmen and others, at all reasonable times, to enter into and upon the said Flat or any part thereof, to view and examine the state and condition thereof and/or for the purpose of carrying out the service, repairs, upkeep, cleaning and maintenance of the said building or any part thereof, including all drains, pipes, cables, wires, gutters and other fixtures, fittings, utilities, conveniences, amenities and facilities belonging, serving or appurtenant thereto, as also for the purpose of making, laying, installing and/or affixing additional, new and other fixtures, fittings, utilities, conveniences, amenities,

facilities and services in, through, over or outside the said Flat for the benefit of the said Building or the said Complex;

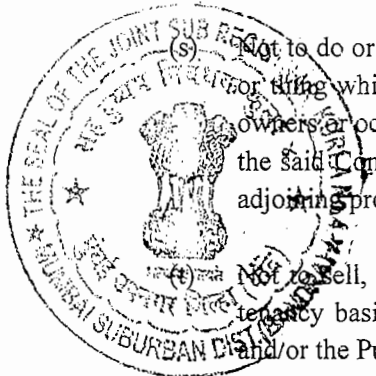
करल ४		
११२९	१०	१५
१२०४		

- (k) Not to store in the said Flat/ said Premises any goods, objects or materials which are of hazardous, combustible or dangerous nature, or are so heavy as to damage the construction or structure of the said building in which the said Flat is situated, or the storing of which goods, objects or materials is objected to or prohibited by the said Society, the Apex Body or the Developers or the concerned government, local or public or private bodies or authorities and shall not carry or cause or permit to be carried heavy packages to upper floors which may damage or is likely to damage the lifts or the entrances, staircases, common passages or any other structure of part of the said Building in which the said Flat is situated and in case any damage is caused to the lifts and/or to the said Building or any part thereof and/or to the said Premises, on account of any negligence or default of the Purchaser/s or their servants, agents, contractors, workmen, employees, visitors or guests, the Purchaser/s alone shall be liable and responsible for all the consequences of the same and the Purchaser/s shall be liable and responsible to pay the damages for the loss caused or suffered;
- (l) Not to do or carry out any painting, decoration or other work of or outside the said Flat/ said Premises, without the prior written permission of the said Society, and/or the Apex Body;
- (m) Not to affix/install any sign, name or display boards, or any hoardings or neon lights in or about the said Building and/or in any part of the said Complex, without the prior written permission of the Developers, the said Society and/or the Apex Body;
- (n) Not to demolish or cause or permit to be demolished the said Premises or any part thereof, nor at any time make or cause or permit to be made any additions or alterations of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation or outside colour scheme of the said Building in which the said Flat is situated and the Purchaser/s shall keep the portion, sewers, drains and pipes in the said Flat and appurtenances thereto in good and tenantable repair, order and condition and in particular, so as to support, shelter and protect the other parts of the said Building in which the said Flat is situated and shall not chisel or in any other manner cause any damage to the columns, beams, walls, slabs, flooring or RCC parts or other structural members in the said Flat, without the prior written permission of the Developers and the said Society and/or the Apex Body and wherever necessary, without the prior written permission of the concerned government, local or public or private bodies and authorities;
- (o) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/balconies or other open space/s (if any) forming a part of or appurtenant to the said Flat as also the said parking space. If the Purchaser/s desires to affix/install grills to the windows of the said Flat, or grill/s or safety door/s to the main door/s of the said Flat, then the Purchaser/s shall obtain the prior written permission of the said Society and/or the Apex Body to do so and shall ensure that the designs and position thereof are strictly in accordance with the designs, specifications and permission given by the said Society/or and the Apex Body in that regard;
- (p) Not to hang clothes, garments or any other thing from the windows, balcony/ balconies or terrace/s of or appurtenant to the said Flat;
- (q) Not to do or permit or suffer to be done any act, deed, matter or thing which may render void or voidable any insurance of the said land and/or the said building and/or the other structures on the said land or any part/s thereof, or whereby or by reason whereof any increased premium shall become payable in respect of the insurance and

करल ४	
११६९	१८
२०२४	

the Purchaser/s shall reimburse the additional premium which may be charged or become payable or which may be claimed by the insurance company, if the same is directly or indirectly attributable or due to any violation or breach of the aforesaid condition on the part of the Purchaser/s;

- (r) Not to throw dirt, rubbish, rags, garbage or other refuse, or permit the same to be thrown from the said Flat/ said Premises in the compound or any portion of the said land, the said building in which the said Flat is situated and the said Complex;



(s) Not to do or perform, or cause/permit to be done or performed, any act, deed, matter or thing which may or is likely to cause nuisance, disturbance or annoyance to the owners or occupiers of any other flats, premises, units, areas and/or parking spaces in the said Complex and /or to the owners or occupiers of any adjacent, contiguous or adjoining properties;

(t) Not to sell, transfer, assign, give on leave and licence, caretaker, paying guest or tenancy basis or induct any person/s into or part with the said Flat/ said Premises and/or the Purchaser/s' right, interest or benefit under this Agreement or part with the possession of the said Flat/ said Premises until full and final payment of entire sale consideration and other amount is paid to the Developers and have received possession of the said flat from Developers.

- (u) Not to construct/erect any brick or masonry wall/partition in the said Flat/ said Premises or to make any other structural additions or alterations of a temporary or permanent nature therein; and
- (v) Not to demand partition of the Purchaser/s' interest in the said Land, it being expressly agreed, understood and confirmed by the Purchaser/s that their interest therein is impartible, and not to demand any sub-division of the said Land or the said Complex or any part thereof.

It is expressly clarified, agreed and understood that strict observance, performance and compliance of the terms, conditions, covenants, stipulations and provisions of this clause shall be of the essence of this Agreement.

17. The said Building shall forever be known as "Kalpataru Aura Building No. 3-A". The name of the said Complex shall always be known as "Kalpataru Aura". This covenant shall at all times be binding upon the successors-in-title of the Developers and/or the Purchaser/s including the said Society and other societies in the said Complex and/or the Apex Body.
18. (A) The Purchaser/s along with the other purchasers of flats, premises and parking spaces in the said Building and in the said Complex, including the flats, units, premises, Jain temple space and parking spaces etc. and the Developers' unsold flats, premises and unallotted parking spaces shall join in becoming members of the respective societies including the said Society and/ or the Apex Body (as the case may be) as the Developers may decide in their sole, absolute and unfettered discretion and the Purchaser/s shall co-operate with the Developers and shall sign and execute application forms and other writings for registration and/or membership and other papers, writings and documents necessary for such membership with the such societies including the said Society and the Apex Body and for becoming a member thereof.
- (B) The terms, conditions, covenants, stipulations and provisions of this Agreement and all deeds, documents, instruments and writings related or incidental to this Agreement, executed or to be executed by and between the parties hereto, shall be binding upon the said Societies and the Apex Body. The said Society and the Apex Body shall, if required under law, pass the necessary resolutions confirming the terms, conditions, covenants, stipulations and

provisions of this Agreement and all deeds, documents, instruments and writings related/incidental to this Agreement (executed or to be executed by and between the parties hereto), or such of them as the Developers may require and agree and undertake to be bound by the same and the Purchaser/s shall vote in favour of such resolutions.

करल ४  
2028

19. (A) The Developers shall transfer to the said Society and/or the Apex Body, as the case may be and as may be decided and deemed fit by the Developers in their sole and unfettered discretion, the said Building together with earmarked portion of the said land and/or any part/s thereof by executing the necessary Deed/s of Conveyance, Lease, Sub Lease, Assignment, Licence and/or Transfer (hereinbefore and hereinafter referred to as "Deed/s of Transfer"), or to the extent as may be permitted by the concerned authorities in favour of the said Society and/or the Apex Body, as the case may be, only after the entire construction and development of the said Complex and upon the Developers selling or disposing of all the flats, units, premises and parking spaces constructed or provided in the said Complex and upon the Developers receiving the entire payment towards the consideration, deposits, outgoings or otherwise due and payable to them under all the agreements of sale executed with all the purchasers or allottees of all the flats, units, premises and parking spaces in the said Complex. The Deed/s of Transfer in respect of the structure/s comprising the Club House and recreational facilities shall be executed in favour of the society and the said Complex including the said Society or Apex Body, as the case may be, only after the entire construction and development of the said Complex, the adjoining, contiguous and adjacent lands and properties being completed in all respects as envisaged by the Developers. The Deed/s of Transfer and all other deeds, documents and writings relating or incidental to this Agreement, or to be executed pursuant to the same shall be prepared and engrossed by the Advocates of the Developers and the same shall be in accordance with the terms, conditions, covenants, stipulations and provisions of this Agreement and shall be in such form and shall contain such terms, conditions, covenants, stipulations and provisions including those contained in this Agreement as may be decided and determined by the Developers in their sole, absolute and unfettered discretion, including the following:

- (i) Covenants which shall run with the land and which shall be binding upon the Purchaser/s and their heirs, executors, legal representatives, successors, transferees and assigns, as the case may be, and on the said Society and the Apex Body;
- (ii) Covenant/s for right of way/access, if any, given and granted or to be given and granted to and in favour of the owner/s and/or occupier/s of any contiguous or adjacent or adjoining lands and properties and/or any other person/s, over or through the said land or any part thereof;
- (iii) Specific and/or general indemnities in favour of the Developers;
- (iv) Declaration/s and confirmation/s of and from the Purchaser/s, the Corporate Body/s and the Apex Body that :-
  - (a) they shall not be entitled to or claim any easement or right of light or air, which would restrict or interfere with in any manner whatsoever, the free and unobstructed use and enjoyment of any portion of the said land and the adjacent, contiguous and adjoining lands and properties by the Developers, for the purpose of development thereof and/or any other lawful purpose;
  - (b) the access and use of light and air to and for the said Premises, the said Building and other building/s /structure/s in the said Complex, for and over any portion of the said land and/or the adjacent, contiguous and adjoining lands is enjoyed under the express consent and permission of the Developers;

करल ४		
११८९	२०	(९)
२०२४		

the Developers sole and absolute authority to provide and allot facility for unallotted parking of light motor vehicles in the said Complex including in the still/s/podium/s and/or basement/s in the said Complex for holders, users, allottees and customers thereof on the terms and conditions as the Developers may, in their sole discretion, think fit; the Developers entitlement to allow use of, earmark grant rights in respect of the unallotted parking spaces at such location as they may think fit.



The Purchaser/s are aware of and inspected copies of the documents and writings relating to environment clearance for development of the said Land and has agreed and undertaken to adhere to, observe and comply with the terms and conditions contained in the said documents and writing not only as Purchaser/s of the said Premises, but also as well as a member/s of said Society and/or Apex Body.

(B) It is hereby expressly clarified, agreed and understood that the Purchaser/s, the said Society and the Apex Body shall not raise any objection or dispute and/or claim any compensation, if the area permitted to be conveyed or transferred by the authorities is at variance with or is less than the area of the said Land as stated in this Agreement, whether the same is consequent upon the set back line, amenity space, if any, and the reserved portions of the said Land being handed over and transferred to the Corporation and/or other Government or local bodies or authorities, or any other such reason whatsoever.

20. All costs, charges and expenses payable in respect of this Agreement and all deeds, documents, instruments and writings incidental or related to the same, or to be executed in pursuance hereof, including the Deed/s of Transfer and other deeds, documents and writings including the costs, charges and expenses for preparing and engrossing the same, the professional fees or charges payable to the Developers Advocates and other professionals in respect thereof and towards stamp duty and registration fees/charges payable in respect thereof, shall be borne and paid exclusively by the Purchaser/s and/or by the purchasers and allottees of the other flats, units, premises and parking spaces in the said Complex and /or by the Societies and/or by the Apex Body, as the case may be and within such time as may be specified by the Developers in that behalf. The Developers shall not bear or pay the same or contribute towards the same. Further, the control of the Developers and their rights, interests, benefits, powers, authorities and discretions, shall always be paramount and supreme as regards the sale and disposal of all the unsold or unallotted flats, units, premises, areas and unallotted parking spaces in the said Complex and the building/s.
21. The Developers will be entitled to apply for and obtain reduction in and the refund of the municipal and other taxes, cesses, assessments and levies on account of the vacancy of the unallotted/unsold flats, units, premises and parking spaces, if the Developers are liable to pay or have paid the same in respect of the flats, units, premises and/or parking spaces which are not allotted, sold and disposed of. If any refund of any such taxes, cesses, assessments or other levies is made by the Corporation or any other Government, local or public body or authority to the Societies and/or to the Apex Body in respect of such unsold or unallotted flats, units, premises and/or parking spaces, then the Societies and/or the Apex Body (as the case may be) shall forthwith and without making any claim or demand or raising any objection or dispute whatsoever in respect thereof, pay over the same to the Developers, whether the Developers have demanded the same or not.
22. (A) It is hereby expressly agreed, clarified and understood that so long as it does not prejudice the rights created in favour of the Purchaser/s under this Agreement in respect of the said Flat, the Developers shall be absolutely, irrevocably and unconditionally entitled to and have the right to create charges or liens on, encumber, mortgage, sell, assign, transfer, dispose of, or otherwise deal with in any manner howsoever all or any of the unsold flats and/ or unallotted parking spaces and/or claims including development rights in respect of the said

Land or any part or parts thereof, without any notice to the Purchaser/s, subject to the applicable provisions of law. The Developers undertake to clear the aforesaid encumbrances if any, prior to the execution and registration of the Deed/s of Transfer

99019 29 227		
30	38	

(B) The mortgagee/s, charge holder/s, lender/s and/or other person/s in whose favour the Developers have created or given any security in respect of any unsold or unallotted flats, premises, units and parking spaces in the said Complex, shall by himself or themselves or jointly with the Developers and if and as may be so desired and deemed fit by them and/or the Developers in this regard, be admitted as and made members of the Societies and the Apex Body (as the case may be), without them or the Developers being made subject or liable to any separate, special, new or additional condition/s and without them or the Developers being required to pay any separate, special, additional or extra amount of consideration whatsoever for the same (whether by way of transfer fees, charges, premium, donation or otherwise) and the Purchaser/s herein, the Corporate Body and the Apex Body, shall not raise any objection or dispute whatsoever to or in respect of the same.

23. The Developers hereby agree that before handing over possession of the said Flat to the Purchaser/s and in any event before execution and registration of the Deed/s of Transfer they shall make good the title to the said Premises, if any, including ~~any right, title, interest or claim of any person/s in, to or upon the said Premises~~ and shall as far as practicable, ensure that the said Premises is, subject to what is mentioned herein, free from all encumbrances and that the Developers have reasonably clear and marketable title to the said Premises.

24. (A) Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Land or any part thereof in favour of the Purchaser/s. So far as the Purchasers' rights, interest and benefits are concerned, the nature and scope of this Agreement is limited to the said Flat. The Purchaser/s shall not have any claim, save and except, in respect of the said Premises hereby agreed to be sold to them and all right, title and interest in the parking spaces, common areas, amenities and facilities, including all open spaces, lobbies, staircases, lifts, common entrances, passages/ corridors, terraces, recreation spaces /areas and Club House, will remain the property of the Developers until the execution and registration of the Deed/s of Transfer, and thereafter the Societies and/or the Apex Body (as the case may be) shall hold the said land and all the common areas, amenities and facilities pertaining thereto, expressly subject to the rights, interests and benefits of the Developers under this Agreement and under the Deed/s of Transfer and as may otherwise be reserved by the Developers.

(B) The common areas, amenities and facilities in the said Complex shall be used in a reasonable manner and only for the purposes for which the same are intended and provided and the same shall be used in accordance with the rules and regulations as may be framed in this regard by the Developers until execution and registration of the Deed/s of Transfer and thereafter by the Societies and/or the Apex Body (as the case may be).

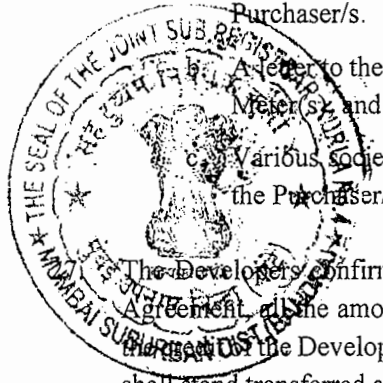
25. The Purchaser/s expressly recognize, confirm, agree and consent to the Developers' rights, benefits and interests as aforesaid and to what is mentioned in this Agreement and the Purchaser/s, the said Society and the Apex Body shall not raise any interference, dispute or objection whatsoever to or in respect of the same and the Purchaser/s shall be bound and liable to render all assistance and facilities to and co-operate with the Developers in respect thereof, as may be required by the Developers from time to time and the Purchaser/s shall do and perform all acts, deeds and things, including sign and execute all documents and writings, in this regard, as may be required by the Developers and as may be permissible in law. It is expressly clarified, agreed and understood that strict compliance of the terms, conditions, covenants, stipulations and provisions of this Agreement on the part of the Purchaser/s, the said Society and the Apex Body, shall be of the essence of the contract and that on the basis of the Purchaser/s, the said Society and the Apex Body agreeing and undertaking to strictly

करल-४		
११९८९	२२	२५
२०२६	It has been expressly agreed and undertaken between the parties that:	

comply with and observe the terms, conditions, covenants, stipulations and provisions of this Agreement, the Developers have entered into this Agreement.

It has been expressly agreed and undertaken between the parties that:

- a. Immediately after receipt of total sale consideration/ full and final sale price and other amounts as mentioned in the agreement from the Purchaser/s, the Developers will sign a Possession Letter and handover of possession of the said flat to the Purchaser/s.



A letter to the concerned authority/ utility company for change of name in Electric Meter(s), and

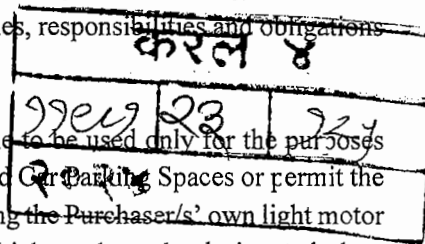
Various Society share transfer forms and other documents as may be required by the Purchaser/s;

The Developers confirms that upon completion of the transaction as contemplated in this Agreement, all the amounts paid and or deposited with the said Society and/ or standing to the credit of the Developers in the account of the said Society with regard to the said Premises shall stand transferred and ensure for the benefit of the Purchaser/s and Developers shall not have any claim or right in the said sum in the account of the said Society.

28. The Developers confirms that simultaneously upon receipt of full amount of sale consideration (as contemplated herein) all the right, title and interest of the Developers in the said Premises shall stand transferred to the name of the Purchaser/s and the Developers shall have no right, title, interest or claim over the said Premises or any part thereof.
29. The Developers agrees to pay all outgoing in respect of the said Premises including all rates, taxes, charges for consumption of electricity etc. and the maintenance charges of the said Society and all other dues and charges payable to the said Society and/ or to the relevant government/ semi-government authority or the concerned entity up to the date of handing over possession of the said Premises by the Developers to the Purchaser/s. Thereafter, the Purchaser/s shall bear and pay all such outgoing, dues and charges, including maintenance charges to the said Society.
30. The Purchaser/s shall be liable to bear and pay to the said Society in respect of the said Flat from the date Developers handed over the possession of the said Flat, their proportionate share of the outgoing, maintenance charges, property taxes, rates, taxes, cesses, assessments, parking charges, generator and other costs, charges and expenses of maintaining and cleaning the passages, landings, staircases and common areas, gardens, open spaces and other parts of the said Building, the said Complex and the Club House, operation and maintenance and repairs of lifts, water pumps, lights, costs of water, power and utility charges, equipments and other services, salaries of all staff including manager, chowkidars, sweepers, liftmen and gardeners, cost of management and maintenance of common areas, amenities and facilities of the said Complex and such other expenses as are necessary or incidental for maintenance and upkeep of the said Building, the said Complex and the Club House and other charges and levies of like nature, proportionately payable in respect of the said Premises, the said Building, the Club House and the said Complex, to the said Society as well as all government, semi-government, local and public and/or private bodies and authorities, including the Corporation.
31. Subject to what is specifically mentioned herein in this regard, upon the Purchaser/s taking and/or accepting possession of the said Flat, the Purchaser/s shall be deemed to have taken full, complete and detailed inspection of and approved of the said Premises in all respects and the same shall be deemed to have been completed in all respects in accordance with the terms and conditions of this Agreement and consequently, the Purchaser/s shall have no claim or demand against the Developers in that regard, including in respect of any finishing,



fixtures, fittings, amenities, specifications or any other items of work in the said Premises and the Developers shall be discharged from their liabilities, responsibilities and obligations with regard to the same.



32. The Purchaser/s shall use the said Flat or permit the same to be used only for the purposes allowed by the concerned authorities and shall use the said Car Parking Spaces or permit the same to be used only for the purpose of keeping and parking the Purchaser/s' own light motor vehicles. The Purchaser/s shall park their light motor vehicles only at the designated place and not elsewhere in the said Complex. The Purchaser/s shall not use or permit to be used the said Premises or any part thereof for any illegal or immoral purpose.

33. The Developers declare and confirm that after the sale and transfer of all the right, title and interest in the said Premises to the Purchaser/s herein, the Developers shall not have any right, title or interest in the said Premises or any part thereof or any claim on the benefit arising therefrom and only the Purchaser/s will be entitled to the said premises and any benefit arising therefrom.



34. The Developers, upon complete payment of the sale consideration, agrees and undertakes to execute further deeds, documents, and writing as and when required by the Purchaser/s for effectively transferring all the right, title and interest in the said Premises to the name of the Purchaser/s in the record of the said Society and/ or other government or statutory records and/ or utility transfers etc. at the entire cost, risk and expenses of the Purchaser/s alone.

35. Termination:  
It is expressly, unconditionally and irrevocably agreed, accepted, confirmed and declared between the parties that;

a) Due to any reason whatsoever, if Purchasers fail, neglect or delay in payment of the balance sale consideration of **Rs. 2,12,45,000/- (Rupees Two Crores Twelve Lakhs Forty Five Thousand Only)** within a period of 30 (thirty) days of registration of this Agreement, then Purchasers shall be liable and responsible to pay the balance sale consideration in next 10 days together with interest thereon @12% p.a. for delayed period and despite this, if purchasers don't pay the balance sale consideration together with interest thereon within the aforesaid extended period, then this agreement shall stand terminated (at the option of the Developers) , whereupon, all the terms of this agreement shall become null and void and purchasers shall not have any right, title, claim, demand or authority under this Agreement. The parties have further agreed that on termination of this Agreement, within a period of 30 (thirty) days, the Developers will refund (without interest) the amount paid by the Purchasers under this Agreement. It is further agreed and declared between the parties that on termination of this Agreement, the Developers shall have sole and absolute right, entitlement and authority to deal and dispose off the said Premises with any third party at sole discretion of the Developers alone without any notice or reference to the Purchasers. It is further clarified and agreed between the parties that in case of cancellation/ termination of this agreement, the Developers will refund (without interest) the amount to the Purchasers subject to the Purchasers signing/ executing and registering deed of cancellation and all such documents as may be required by the Developers and the Purchasers agree and undertake to do the same without any delay, objection or dispute of any nature whatsoever.

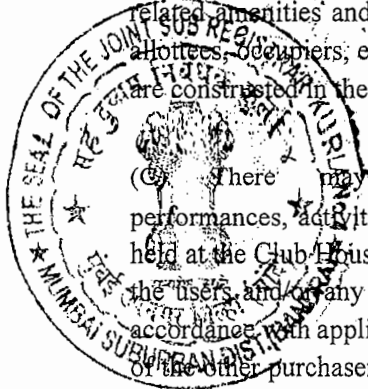
36. (A) The Developers have provided a recreation area comprising of amenities and facilities such as swimming pool, health club and garden on a portion of the said Land and/or the said Complex (hereinbefore and hereinafter collectively referred to as "Club House"). The Club House and related recreational areas and facilities thereto shall be available to and used and enjoyed by the Purchasers in common with all the past, present and future purchasers, allottees, purchasers, occupiers, etc. of the flats and premises in building/s/structure/s in the said Complex. The Developers may, if they so desire and deem fit and proper, provide additional facilities and amenities in respect of the aforesaid Club House to be located on the

AG

करल ४		
११९९	२४	२५
२०२४		

said Land or the contiguous, adjacent or adjoining lands for such use as the Developers may deem fit.

(B) The use, benefit and enjoyment of the Club House and all related amenities and facilities thereto shall not be limited only to the Purchaser/s and the other purchasers/allottees of flats and premises in the said Building and the other building/s/structure/s in the said Complex and/or the Apex Body in respect thereof, and accordingly such purchasers/allottees shall always use and enjoy the Club House and all the related amenities and facilities thereto in common with all present and future purchasers, allottees, occupiers, etc., of flats and premises in the said Complex and in the buildings that are constructed in the said Complex.



(C) There may be recreational, social and other related events, performances, activities, parties, gatherings, etc. (hereinafter referred to as "the Events"), held at the Club House and in the amenities and facilities thereto during the day or night, by the users and/or any of the other societies or Apex Body related to the said Complex in accordance with applicable law, regulations and formalities. Neither the Purchaser/s, nor any of the other purchasers or allottees of flats, premises in the building/s/structure/s in the said Complex either by the Purchaser/s for themselves and as a member of the said Society and/or the Apex Body shall be entitled to raise any disputes, differences, or objections in and/or hinder, restrict, obstruct or interfere with the Events, and/or the aforesaid access and right of way to the Club House and related amenities and facilities thereto.

(D) The Club House shall be maintained by the said Apex Body and/ or the Developers or such person/s as they may deem fit until execution and registration of the Deed/s of Transfer. The Purchaser/s undertake to become a member of any constituent body to run, manage and maintain the Club House, and to subscribe to the membership thereof and abide by all terms, conditions, stipulations, rules, regulations and bye-laws in respect of the Club House and its use and enjoyment thereof, as may be framed from time to time by the said Society and/ or the Apex Body and to pay and discharge all dues and outgoings both of a capital and recurring nature in this behalf.

(E) The Purchaser/s confirm and agree that they have fully read and understood the aforesaid terms and conditions pertaining to the Club House and all the related amenities and facilities thereto and has made a conscious decision to purchase the said Premises with full knowledge and notice of the same. The Purchaser/s accordingly agree to peaceably and quietly use and enjoy the Club House in common with the other flat purchasers and upon the terms and conditions recorded and contained in this Agreement.

37. Time for payment of all amounts payable by the Purchaser/s are of the essence of the contract. It is hereby expressly clarified, agreed and understood that if for any reason whatsoever the Purchaser/s commit any delay and/or default in payment of any of their dues, then in such event, in addition to the Purchaser/s' liability to pay interest as mentioned hereinabove, the Purchaser/s shall also be liable to pay and reimburse to the Developers, all the costs, charges and expenses whatsoever, including in respect of any litigation, which are borne, paid and/or incurred by the Developers for the purpose of enforcing any of their claims, rights and/or benefits under this Agreement and/or for enforcing obligations, payments of and recovering from the Purchaser/s, any amount/s or due/s whatsoever payable by the Purchaser/s under this Agreement. The Developers shall have first and paramount charge and lien on the said Premises in respect of any amount whatsoever payable by the Purchaser/s to the Developers under this Agreement.
38. All costs, charges and expenses payable in respect of this Agreement and all deeds, documents, instruments and writings incidental or related to the same, or to be executed in pursuance hereof, including the Deed/s of Transfer and other deeds, documents and writings including the costs, charges and expenses for preparing and engrossing the same, the

professional fees or charges payable to the Developers, Advocates and other professionals in respect thereof and towards stamp duty and registration fees/charges payable in respect thereof, shall be borne and paid exclusively by the Purchaser/s and/or by the purchasers and allottees of the other flats, units, premises and parking spaces in the said Complex and/or by the said Society and/or by the Apex Body, as the case may be and within such time as may be specified by the Developers in that behalf. The Developers shall not bear or pay the same or contribute towards the same.

39. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said land or any part thereof in favour of the Purchaser/s. So far as the Purchaser's rights, interest and benefits are concerned, the nature and scope of this Agreement is limited to the said Premises. The Purchaser/s shall not have any claim, save and except, in respect of the said Premises hereby agreed to be sold to them and all right, title and interest in the parking spaces, common areas, amenities and facilities, including all open spaces, lobbies, staircases, lifts, common entrances, passages/corridors, terraces, recreation spaces /areas and Club House, will remain the property of the Developers until the execution and registration of the Deed/s of Transfer and thereafter the Apex Body shall hold the said Land and all the common areas, amenities and facilities pertaining thereto, expressly subject to the rights, interests and benefits of the Developers under this Agreement and under the Deed/s of Transfer and as may otherwise be reserved by the Developers.

40. The common areas, amenities and facilities in the said Complex shall be used in a reasonable manner and only for the purposes for which the same are intended and provided and the same shall be used in accordance with the rules and regulations as may be framed in this regard by the Developers, Societies/ Apex Body until execution and registration of the Deed/s of Transfer and thereafter Apex Body.

41. All notices, intimations, letters and other communications to be served on the Purchaser/s as contemplated by this Agreement, shall be deemed to have been duly, effectively and sufficiently served, if sent to the Purchaser/s by Registered Post A.D., Under Certificate of Posting or hand delivery, to the address of the Purchaser/s mentioned below and the Purchaser/s undertake to inform the Developers of any change in the following address:

**Name: (1) Mrs. Avnee Dhaval Gada and (2) Mr. Dhaval Vinod Gada**

**Address:** 1C-193-194, Kalpataru Aura,  
LBS Marg, Opp R-City Mall,  
Ghatkopar (W), Mumbai 400 086

42. Any delay tolerated or indulgence shown by the Developers in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance or giving of time to the Purchaser/s by the Developers, shall not be treated/construed as a waiver on the part of the Developers of any breach, violation, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement by the Purchaser/s, nor shall the same in any manner prejudice the rights of the Developers.

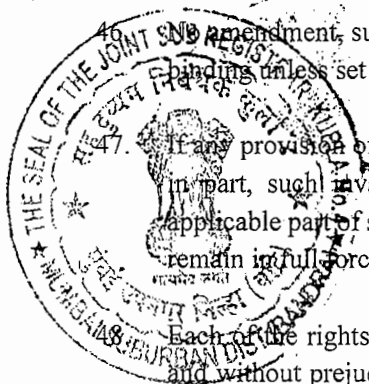
43. The Parties hereby agrees to use their best efforts to complete the transaction envisaged in this Agreement.

44. Any disputes or differences that may arise between the Parties hereto out of or in connection with the interpretation of any of the terms of this Agreement shall be settled through consultation and conciliation process by mutual discussions among the Parties. If the disputes cannot be amicably settled between the Parties within one month after a request to settle the dispute amicably has been made to the other Party, the dispute or difference shall be referred for resolution by arbitration to a single/ sole arbitrator. The arbitration proceedings shall be

करल ४	
११८७	२६
२०२४	

conducted under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The arbitration shall be held at Mumbai and the proceedings shall be conducted in English language.

45. This Agreement and all questions of its interpretation shall be construed in accordance with the laws of the Republic of India and shall be subject to the exclusive jurisdiction of the court at Mumbai only, without regard to its principles of conflicts of Laws.



No amendment, supplement, modification or clarification to this agreement shall be valid or binding unless set forth in writing and duly executed by all of the parties to this Agreement.

If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and all other provisions of this Agreement shall continue to remain in full force and effect.

Each of the rights of the Parties hereto under this Agreement are independent, cumulative and without prejudice to all other rights available to such Parties, and the exercise or non-exercise or the failure or delay by a Party in exercising any right, power or privilege under this Agreement, shall not prejudice or constitute a waiver of any other right of the Party or otherwise operate as a waiver thereof nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

49. The Purchaser/s alone shall pay the entire stamp duty and registration fees/charges payable on and in respect of this Agreement and all incidental/related deeds, documents, instruments and writings, if any, including their proportionate share thereof payable on the Deed/s of Transfer relating to the said Complex and the Club House. The Purchaser/s shall immediately after the execution of this Agreement (and within the time prescribed in this regard under the Registration Act, 1908) and at their own costs and expenses, present and lodge the original of this Agreement for registration with the Sub-Registrar of Assurances having jurisdiction and admit execution of the same, and within 7 (seven) days thereafter inform the Developers in writing of the serial number under which and the date on which this Agreement is so lodged, and thereupon the Developers will attend the concerned Sub-Registrar's Office and admit execution thereof. It is expressly clarified and agreed that the written intimation to be given by the Purchaser/s to the Developers under this clause, shall be given not less than 15 (fifteen) working days prior to the expiry of the time limit prescribed for registration of documents under the Registration Act, 1908. If the Purchaser/s fail or neglect to present and lodge this Agreement for registration and admit execution of the same, or intimate the Developers as aforesaid, for any reason whatsoever, the Developers will not be liable or responsible for the non-registration of this Agreement and the consequences arising therefrom, nor shall the Developers be liable to pay any penalty for their late attendance to complete the registration formalities.
50. Each of the Parties shall pay their respective taxes, legal, accounting and other professional advisory fees, costs and expenses incurred in connection with the purchase and sale of the said Premises, the preparation, execution and delivery of this Agreement and any other costs and expenses incurred in connection with this Agreement shall be borne and paid by the Purchaser/s alone envisaged herein.
51. The construction of the said building No. 3A situated in the complex known as "Kalpataru Aura" have been completed on 31<sup>st</sup> March 2012 as per the Occupation Certificate issued by MCGM.
52. The Developers and Purchaser/s shall equally pay the transfer charges payable to the said Society i.e. 50% each.

53. Developers state that it is assessed to Income Tax and the Permanent Account Number allotted to it is AAACK2108G. The Purchaser/s state that it is assessed to Income Tax and the Permanent Account Number allotted to Mrs. Avneet Dhaval Gada is CXEPG8354A and Mr. Dhaval Vinod Gada is APLPG2113A.

करल ४	२०	२०२४
-------	----	------

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

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO:**

(Description of "the said Land")

ALL THOSE pieces or parcels of non-agricultural freehold lands as per the property Register Cards altogether admeasuring about 55,034.10 square metres or thereabouts bearing C.T.S.Nos.168A/A, 168A/1-28, 168A/31, 168A/33 and 168G (Part) of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District, in the Registration District and Sub District of Mumbai Suburban, situated at Lal Bahadur Shastri Marg, Ghatkopar, Greater Mumbai and bounded as follows: -

- On or towards the North: Partly by the property bearing C.T.S. No.167E of Village Ghatkopar, and partly by L.B.S. Marg;
- On or towards the South: Partly by the property bearing C.T.S No. 168A/B of Village Ghatkopar, and partly by the property bearing C.T.S. No.168G of Village Ghatkopar and partly by boundary of Central Railway;
- On or towards the East : Partly by the boundary of the Central Railway & partly by the boundary of Village Vikhroli;
- On or towards the West : Partly by the Lal Bahadur Shastri Marg and partly by the properties bearing C.T.S.No.168A/B and 168C/1 of Village Gharkopar.

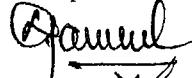
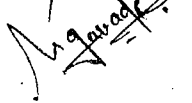
**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Description of "said Premises")

All the piece and parcel of residential flat, being no.192 on the 19<sup>th</sup> floor in Wing No. "A" of the Building No.3 (hereinafter referred to as "said building") in the said Complex known as "KALPATARU AURA" having carpet area of about 78.32 square metres (Carpet Area MOFA) equivalent to 843 square feet (Carpet Area MOFA) [74.89 square mts..(Carpet Area RERA) equivalent to 806 square feet (Carpet Area RERA) and having enclosed balcony of 6.90 square mts.. (RERA) equivalent to 74 square feet (RERA)] together with 2 (Two) Stilt car parking spaces bearing no. ST-518 and ST-510 in the said complex together with 10 (Ten) fully paid-up shares of Rs. 50/- each bearing distinctive Nos. from 3901 to 3920 (both inclusive) under Share Certificate No. 367 issued by the said Society more particularly lying and being on the said Land bearing bearing C.T.S.Nos.168A/A, 168A/1-28, 168A/31, 168A/33 and 168G (Part) of Village Ghatkopar, described hereinabove.

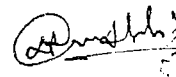
AG

SIGNED AND DELIVERED  
 by the withnnamed Developers,  
 Kalpataru Limited  
 in the presence of.....

- 1) 
- 2) 

करल ४		
१९६९	२६	२५
२०२४		

) For Kalpataru Limited

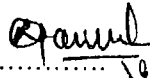
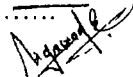
) 

) Director/Constituted Attorney



Name Mr. Sachin Gondhali  
 Photograph/Left Thumb Impression

SIGNED AND DELIVERED  
 by the withnnamed Purchaser/s,  
 1. Mrs. Avnee Dhaval Gada  
 2. Mr. Dhaval Vinod Gada

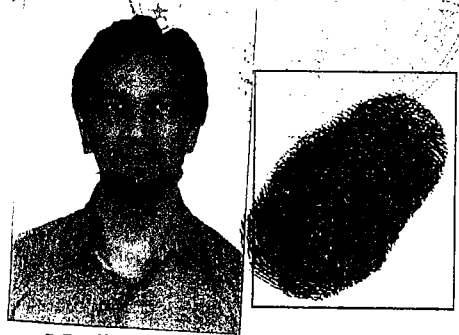
in the presence of.....  
  




Mrs. Avnee Dhaval Gada  
 Photograph/Left Thumb Impression

) 

) 



Mr. Dhaval Vinod Gada  
 Photograph/Left Thumb Impression

**RECEIPT**

Received till the day and year first hereinabove )  
written from the withinnamed Purchasers a total sum )  
of **Rs. 40,00,000/- (Rupees Forty Lakhs Only)** by )  
cash /cheque/draft/ pay order no. )  
\_\_\_\_\_ dated )  
\_\_\_\_\_ being the amount of earnest )  
money or deposit payable by him/her/them) to us )  
under this Agreement. )

In presence of:

1. *[Signature]*
2. *[Signature]*

*[Signature]*

*[Signature]*

करल ४		
११८१	२६	१२१
२०२४		



Rs. 40,00,000/-

We say received:  
**For Kalpataru Limited**

*[Signature]*

Authorized Signatory  
(Developers)

करल ४		
११८८	३०	१२५
२०२४		

**Exhibit "A"**  
Share Certificate



**Kalpataru Aura Bldg. No. 3 A,B,C,D,E, Co-op. Housing Society Ltd.**

C. T. S. No. 168 AA, 168 A1 to 28, 168 A31, 168 A33 & 168 G (Part) at L.B.S. Marg, Chakopar (W), Mumbai 400 086.  
(Registered under the Maharashtra Co-operative Societies Act, 1960)  
Regn No. MDM/VN/HSC/TC/10639/2014-15 DTD. 21/10/2014.

**COPY FOR SOCIETY RECORD**

**SHARE CERTIFICATE**

Authorised Share Capital-Rs. 4,00,000/- Divided into 8,000 Shares of Rs. 50/- each.

Share Certificate No. 357 Member's Register No.: 367

This is to certify that Shri. Smt. M/S. KALPATARU LTD


of flat No. 192 of Tower 3A named Scarlet is the Registered Holder of Ten


Fully paid up Shares of Rs. 50/- each bearing Distinctive Numbers: from 3901 to 3920 (both inclusive) in


Kalpataru Aura Bldg. No. 3 A, B, C, D, E, Co-op. Housing Society Ltd.

Subject to the Bye-Laws of the said Society. Given under the Common Seal of the said Society at Mumbai.

12/11/2018

Hon. Secretary 

Hon. Treasurer 





**Exhibit "B"**  
Occupation Certificate

करल ४		
११०९	३९	३५
२०२४		

**BRIHANMUMBAI MAHANAGARPALIKA**  
No. CE/6383/BPESIAN : 31 MAR 2012

To,  
M/s. Kalpataru Ltd.  
101, Kalpataru Synergy,  
Opp. Grand Hyatt, Vakola,  
Santacruz (E), Mumbai.

**Sub:** Full Occupation permission for residential building No.3 having wings comprising of 2 basements + stilts + 20 upper floors on plot bearing CTS No. 168A/A, 168A/1 to 28, 168A/31, 168A/33 & 168G (PL) of Village Ghatkopar, Ghatkopar (W), Mumbai.

Sir,

The full development work of residential building No.3 having wings comprising of 2 basements + stilts + 20 upper floors on plot bearing CTS No. 168A/A to 28, 168A/31, 168A/33 & 168G (PL) of Village Ghatkopar, Ghatkopar (W) is completed under the supervision of Architect Shri. Atul Madantlal Gulati, having License No. CA/86/10206, Licensed Structural Engineer, Shri Girish Draid of Sterling Eng. Services Pvt. Ltd., having License No.-STR/D/59 and Licensed Site Supervisor, Shri. Harjeet Singh Bhui, having License No. B/176/SS-1, may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*Sd/-*  
Executive Engineer  
(Building Proposals)(E.S.)-II

✓ Copy forwarded for information to the Architect

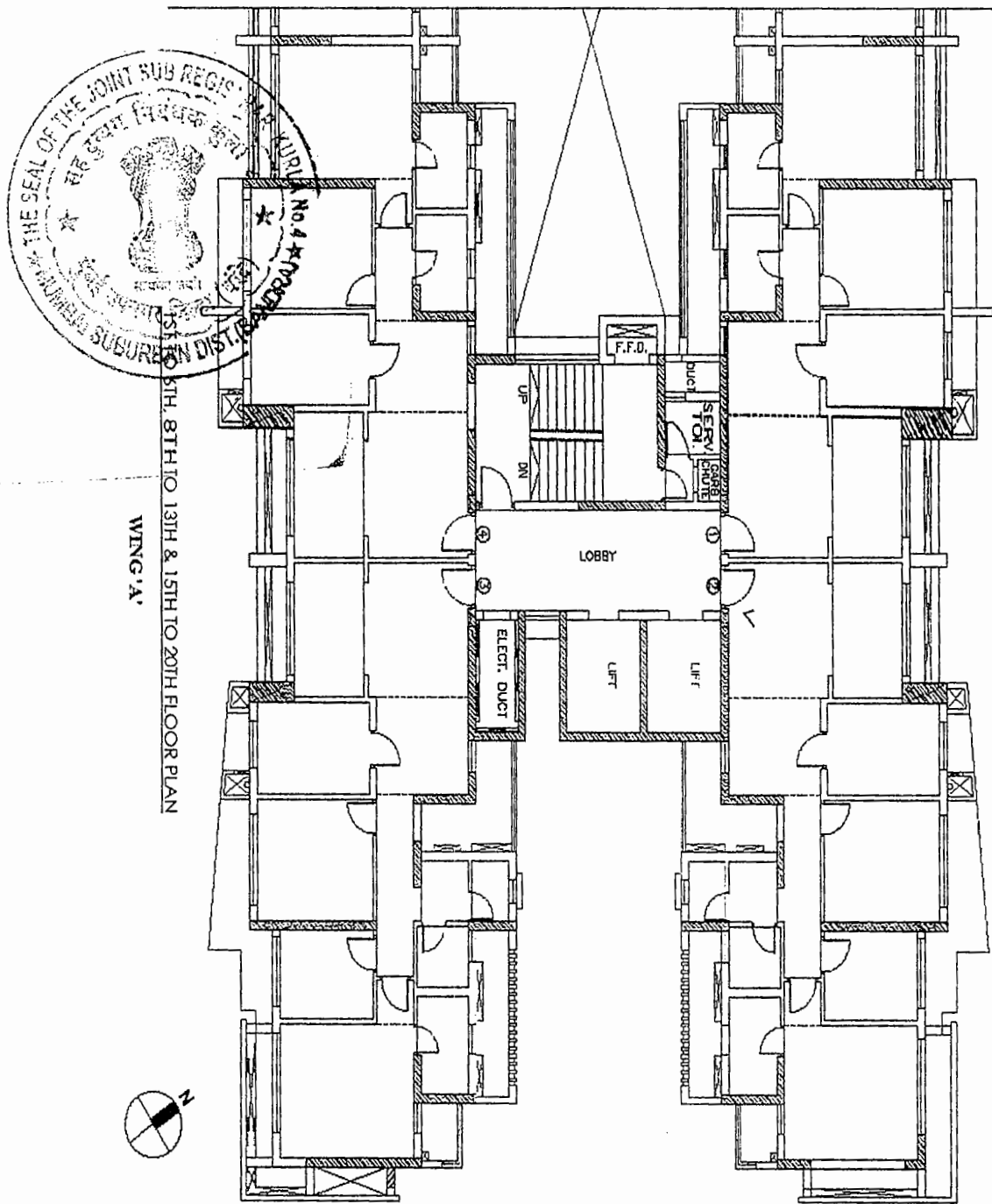
Shri. Atul M. Gulati

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S.)-II



करल ४		
११९८	३२	१२५
२०२४		

**Exhibit "C"**  
Typical Floor Plan



Not to Scale

Apartment no. 192 on 19<sup>th</sup> floor in Wing 'A' of Building no. 3, of the complex 'Kalpataru Aura'

*[Handwritten Signature]*

AG

*[Handwritten Signature]*

**Exhibit "D"**  
Title Certificate

करल ४		
११८९	३३	१२५
२०२४		

Federal & Rashmikant (Regd.)  
ADVOCATES, SOLICITORS & NOTARY\*

M. S. Federal\* In reply please quote  
C. Rashmikant  
S. R. Dakshini (Mrs)  
R. D. Dastur  
S. M. Dadhich/S. S. Katambi

Seksaria Chambers  
1st Floor, Office Nos. 101-104,  
139, Nagindas Master Road,  
Opp. Commerce House Court,  
Mumbai - 400 023



**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that on behalf of our clients, Kalpataru Homes Limited, we have caused searches to be taken in the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nalpur, in the offices of Collector of Mumbai and Registrar of Companies. We have also issued Public Notices in Mumbai Samachar on 11<sup>th</sup> September, 2003 and Economics Times on 12<sup>th</sup> September, 2003 and have also perused the title deeds in respect of land bearing CTS Nos. 168A, 168A/1 to 2B, 168A/31, 168A/33 and 168G (Part) of Village Ghatkopar, Taluka Kurla, Mumbai (hereinafter referred to as "the said property") situated at Lal Bahadur Shastri Marg, belonging to BOC India Ltd. (formerly known as Indian Oxygen Co. Ltd.) hereinafter referred to as "the Company") and have to state as under.

1. By a Conveyance dated 27<sup>th</sup> August, 1947 registered with the Sub-Registrar of Assurances at Bombay under Serial No. 4469 on 1<sup>st</sup> December, 1947 made between Hirachand Hirji Khetsey therein called the Vendor of the one part and The Indian Oxygen & Acetylene Co. Ltd. therein called the Purchasers of the other part, the Vendor therein conveyed and transferred unto the Purchasers therein all that piece or parcel of land or ground situated at Ghatkopar, Taluka Saisei admeasuring 46,164 Sq. yards or thereabouts bearing Survey Nos. 202 Hissa No. 1 (Part), 203 Hissa No. 1 (Part), 204 (Part), 207 (Part) and 209 Hissa No. 1 (Part) more particularly described in the first Schedule thereunder written for the consideration, covenants, terms and conditions therein recorded.

करल ४		
११०८१	३४	१८५
२०२४		



2. By a Conveyance dated 20<sup>th</sup> November, 1947 registered with the Sub-Registrar of Assurances at Bombay under Serial No.5764 on 6<sup>th</sup> December, 1947 made between Kaluram Seshmaji, Bhikhamchand Kaluramji, Odamal Pannaji, Gulabchand Pannaji, Kundanmal Hajarnmal and Badambai therein called the Vendors of the first part; Hirachand Hirji Khelsey therein called the Confirming Party of the second part and The Indian Oxygen & Acetylene Co. Ltd. therein called the Purchasers of the third part, the Vendors therein at the request of the Confirming Party therein, conveyed and transferred unto the Purchasers therein, all that piece or parcel of land situate lying and being at Ghatkopar, Taluka South Saisette admeasuring 4441 Sq. yards bearing Survey No.208 (Part) and 209 Hissa No.2 (Part) more particularly described in the first Schedule thereunder written for the consideration, covenants and on the terms and conditions therein recorded.
3. By a Conveyance dated 8<sup>th</sup> March, 1951 registered with the Sub Registrar of Assurances at Bombay under Serial No.1432 on 7<sup>th</sup> May, 1951, made between the Industrial Development and Investment Co. Limited therein called First Vendor of the first part, Vadilal Chaturbhuj Gandhi therein called the Second Vendor of the second part and The Indian Oxygen & Acetylene Co. Ltd. therein called the Purchasers of the third part, the first Vendor therein conveyed and transferred unto the Purchasers therein several pieces of land admeasuring in aggregate 18236 sq. yards or thereabouts (according to the Government record 16 acres 37.5 Guntas or thereabouts) bearing Survey No.80,81 (Part), 82 (Part), 191 Hissa No.5 (Part), 198 (Part), 199 Hissa No.1 (Part), 200, 201 Hissa No.1 (Part), 201 Hissa No.2, 201 Hissa No.3 (Part), 201 Hissa No.4 (Part), 202 Hissa No.1 (Part), 202 Hissa No.2, 202 Hissa No.3 (Part), 203, Hissa No.1 (Part), 203 Hissa No.2 (Part), 207 (Part), 208 (Part), 209 Hissa No.1 (Part) and 209 Hissa No.2 (Part) situate at Village Ghatkopar, Taluka South Saisette, more particularly described in the first Schedule thereunder written and the Second Vendor therein also conveyed and transferred unto the Purchasers therein land admeasuring 5 sq. yards, bearing Survey No.193 Hissa No.2 (Part) as more particularly described in the Second Schedule thereunder written also situate at Village Ghatkopar, Taluka South Saisette for the consideration, covenants, terms and conditions therein recorded.
4. The Company is thus the Owner of or otherwise well and sufficiently entitled to all those pieces or parcels of non-agricultural freehold lands bearing CTS Nos.168A, 168A/1-28, 168A/31-33, 168B, 168C/1, 168D/34-44, 168D/46-53, 168E, 168E/45, 168E/55-75, 168F/1 & 168G of Village Ghatkopar, Taluka Kurla

करल ४		
११८९	३५	२५
२०२४		

admeasuring in aggregate 1,06,282.10 sq. metres or thereabouts and hereinafter referred to as "the Larger Property".

5. By an Order bearing No.ULC/N-14/MC/DC/GAD/D-351 dated 20<sup>th</sup> February, 1986, the Joint Director of Industries and Ex-officio Deputy Secretary of the Government, General Administration Department exempted land amounting to 71,462 sq. metres under Section 2D(i) of the Urban Land (Ceiling and Regulation) Act, 1976 (ULC) from the provisions of Chapter III of the said ULC Act subject to the conditions stated therein.

6. By a writing dated 10<sup>th</sup> March, 1994, executed by BOC India Limited in favour of Tropicana Property Limited, out of the Larger property, the company transferred development and/or redevelopment rights to the said Tropicana Property Limited in respect of the land admeasuring 51,448 sq. metres (being CTS Nos. 168B, 168C/1, 168D/34-44, 168D/46-53, 168E, 168E/45, 168E/55-73, 168F/1 and 168G (Part), for the consideration and on the terms and conditions stated therein.

7. The name of the Indian Oxygen & Acetylene Co. Ltd. was changed to Indian Oxygen Ltd. vide Order No.2B (94)-CL(IX)57 dated 20<sup>th</sup> January, 1958. The name of Indian Oxygen Limited was further changed to IOL Limited by the letter of Registrar of Companies, West Bengal, bearing No.NCR/CN/8184/89, dated 18<sup>th</sup> September, 1989 and a fresh Certificate of Incorporation dated 3<sup>rd</sup> August, 1989 was issued by the Registrar of Companies. Thereafter, the name of IOL Limited was further changed to BOC India Limited vide Registrar of Companies Letter bearing No.NCR/CN/8/84/95 dated 6<sup>th</sup> February, 1995 and the Registrar of Companies issued a fresh Certificate of Incorporation dated 6<sup>th</sup> February, 1995.

8. By an Order No.CLIR-1099-25-Q/2/H.O.III-A dated 22<sup>nd</sup> February, 1999, the Commissioner of Labour, Government of Maharashtra inter alia allowed the application of BOC India Limited seeking permission of closure of their Undertaking under Section 25 (O) of the Industrial Disputes Act, 1947 subject to the conditions stated therein.

9. The Indian Oxygen Employees Union and others filed a Review Application against the Order dated 22<sup>nd</sup> February, 1999 passed by the Labour Commissioner, pursuant to which the Industrial Tribunal by its Award dated 5<sup>th</sup> January, 2001 set aside the said Order dated 22<sup>nd</sup> January, 1999 passed by the Labour Commissioner, Government of Maharashtra.



करल		
११९	३६	२५
२०२४		१०.

Aggrieved by the Award dated 8<sup>th</sup> January, 2001 of the Industrial Tribunal, the Company filed a Writ Petition in the Hon'ble High Court of Bombay being Writ Petition No.856 of 2001. By an Order dated 13<sup>th</sup> February, 2003, the Hon'ble Bombay High Court passed an Order in terms of the Consent Terms, on payment of the amounts, to the workers in full and final settlement of their disputes, as stated in the said Order.



The Additional Collector and Competent Authority, ULC, vide their letter bearing No. CA/UC/D-11/22/5575 dated 14<sup>th</sup> February, 1995 read with two Corrigendum thereto both dated 21<sup>st</sup> April, 2004 issued under Section 22 of the Urban Land Ceiling and Regulation Act, 1976 inter alia confirmed that there is no surplus vacant land and for redevelopment of land admeasuring 55,034.10 sq. mtrs. out of the larger property, as stated therein.

One M/s. Runwal Developers Pvt. Ltd. filed a suit in the High Court, Bombay being Suit No.2713 of 2003 against BOC India Ltd. and Ors. Inter-alia for a declaration that the purported Agreement dated 10<sup>th</sup> August, 2003 between the Company and the said M/s. Runwal Developers Pvt. Ltd. was void, subsisting and binding, decree for specific performance and other reliefs as prayed therein. The said Runwal Developers took out a Chamber Summons No.1255 of 2003 inter-alia for impleading Kalpataru Homes Ltd. as party Defendant, for injunction, appointment of Court Receiver and other reliefs as prayed therein. By an order dated 11<sup>th</sup> September, 2003, His Lordship the Hon'ble Justice Kakade made the said Chamber Summons absolute in terms of Prayer (a) and directed the parties to maintain status quo. Being aggrieved by the said order of status quo, two separate appeals were filed one by Kalpataru Homes Ltd. and another by BOC India Ltd. against the said Order dated 11<sup>th</sup> September, 2003. By a common order dated 15<sup>th</sup> September, 2003 in the said two appeals, the Order of Status-quo was set aside. Both the two appeals and the said suit are pending before the Hon'ble High Court. However, no orders, whatsoever, have been passed restraining the development on the said larger property or any part or portion thereof.

13. The said Runwal Developers also filed a Notice of Lispendens dated 28<sup>th</sup> August, 2003 registered with Sub-Registrar of Assurances at Chembur under Sr. No.BDR-3/6443/2003 on 28<sup>th</sup> August, 2003 in respect of land bearing CTS Nos.168, 168/1 to 76, Plot No.8.
14. By an Agreement for Development dated 1<sup>st</sup> October, 2003 registered with the Sub-Registrar of Assurances at Kurta under Serial No.BDR-3/7411/03 made between BOC India Limited therein called the Owner of the one part and

करल ४		
100	30	224
100/30/224		

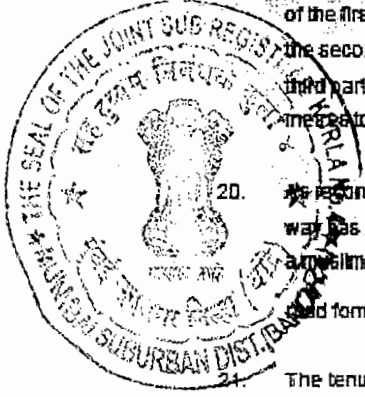
Kalpataru Homes Limited therein called the Developers of the one part, the Owner therein granted exclusive irrevocable development and/or redevelopment rights, authorities and powers to develop in respect of a portion of the Larger Property i.e. the non-agricultural freehold land bearing CTS No. 168A/1-28, 168A/31-33 and 168G(Part) of the Village Ghatkopar, Taluka Kuria, admeasuring 55,034.10 sq. metres more particularly described in the second schedule thereunder written (being the same as described in the First Schedule hereunder written and hereinafter referred to as "the said Property") for the consideration and on the terms and conditions therein recorded.

15. The Company granted to Kalpataru Homes Limited, a Power of Attorney dated 1<sup>st</sup> October, 2003 registered with the Sub-Registrar of Assurances at Kuria under Serial No. BDR-37413/03 on 1<sup>st</sup> October, 2003 granting authority/powers for development/redevelopment of the said property and for sale, lease and of the constructed premises on the said property.
16. By an Agreement for Realignment dated 30<sup>th</sup> June, 2004 made between BOC India Limited therein called "the Owner" of the first part, Tropicana Properties Limited therein called "Tropicana" of the second part and Kalpataru Homes Limited therein called "Kalpataru" of the third party, the parties thereto inter alia agreed to realign the common boundary line between Tropicana and Kalpataru by adjusting and reallocating equal areas from and out of their respective lands as recorded therein.
17. Pursuant to the Agreement for Re-alignment dated 30<sup>th</sup> June, 2004; Kalpataru Homes Ltd. and Tropicana Properties Ltd. have re-aligned their boundaries of their respective properties by demolition of structures and construction of common boundary wall and the description of the said property after re-alignment is as described in the Second Schedule hereunder written.
18. By an Indenture of Mortgage dated 15<sup>th</sup> July, 2005 registered with the Sub-Registrar of Assurances at Kuria under Serial No. BDR-315219/2005 on 18<sup>th</sup> July, 2005 made between BOC India Limited therein called "the Owner" of the first part, Kalpataru Homes Limited therein called "the Developers" of the second part and Standard Chartered Bank therein called "the Bank" of the third part, the Owner and the Developers therein granted, conveyed, transferred, assured and assigned unto the Bank therein property admeasuring 46,537.05 sq. metres or thereabouts subject to redemption as therein contained, to secure the repayment of Rs. 100 crores advanced by the Bank to the Developers for development of the said property.



करल ४		
११८७	३८	१२५
२०२४		

19. By a Deed of Modification dated 8<sup>th</sup> November, 2005 registered with the Sub Registrar of Assurances at Kuria under Serial No.BDR-3/7691/2005 on 14<sup>th</sup> November, 2005 made between BOC India Limited therein called "the Owner" of the first part and Kalpataru Homes Limited therein called "the Developers" of the second part and Standard Chartered Bank therein called "the Bank" of the third part, the area of the property mortgaged was modified from 46,537.05 sq. metres to 51,855.57 sq. metres as stated therein.



20. As recorded in the Development Agreement dated 1<sup>st</sup> October, 2003 a right of way has been granted by the Company through the said property for accessing a muslim cemetery along the North to North - East boundary by a private internal road forming part of land bearing CTS No.168A/1.

21. The tenure of the said property shown in the CTS extract is "C".

22. It appears from the search taken, that certain portions of the larger property viz. land bearing CTS No.168A/B and CTS Nos.168A to F are reserved for railways.

23. The Municipal Corporate of Greater Mumbai has from time to time, issued Intimation of Disapproval (IOD) bearing No.CE/6288/BPES/AN dated 9<sup>th</sup> January, 2006, No.CE/6382/BPES/AN dated 17<sup>th</sup> November, 2006 and No.CE/6383/BPES/AN dated 22<sup>nd</sup> December, 2006, in respect of the development on the said property.

24. The Municipal Corporation of Greater Mumbai has issued its Commencement Certificate bearing CS/6288/BPES/AN dated 22<sup>nd</sup> February, 2006 and CS/6382/BPES/AN dated 13<sup>th</sup> December, 2006, for development of the said property.

25. Subject to what is stated hereinabove, in our opinion the title of BOC India Limited to the said property described in Second Schedule hereunder written is clear and marketable and the said Kalpataru Homes Limited are entitled to develop and/or deal with the said property and construction thereon.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :  
(Description of the said property)

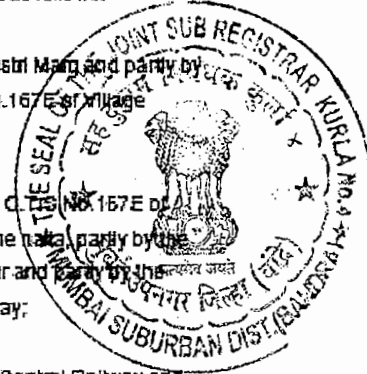
All those pieces or parcels of non-agricultural freehold lands as per the Property Register Cards admeasuring about 55,034.10 square metres, bearing C.T.S.Nos.168A, 168A/1-28, 168A/31-33 and 168G (Part) of Village Ghatkopar, Taluka Kuria, Mumbai Suburban District, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, situated at Lal Bahadur Shastri



करल ४		
११८५	३६	१५
२०२४		

Marg, Ghatkopar, Greater Mumbai, shown delineated in green colour boundary line on the plan hereto annexed, being a portion of the entire property described in the First Schedule hereinabove written, and bounded as follows: -

- On or towards the North: Partly by the Lal Bahadur Shastri Marg and partly by the property bearing C.T.S.No.167E of Village Ghatkopar;
- On or towards the East: Partly by the property bearing C.T.S.No.167E of Village Ghatkopar, partly by the naka, partly by the boundary of Village Ghatkopar and partly by the boundary of the Central Railway;
- On or towards the South: Partly by the boundary of the Central Railway and partly by the property bearing C.T.S.No.168B of Village Ghatkopar, and
- On or towards the West: Partly by the Lal Bahadur Shastri Marg and partly by the properties bearing C.T.S.No.168B and 168C/1 of Village Ghatkopar.



THE SECOND SCHEDULE HEREINABOVE REFERRED TO :  
(The said Property on realignment)

ALL THOSE pieces or parcels of non-agricultural freehold lands as per the Property Register Cards altogether admeasuring about 55,034.10 square metres or thereabouts, bearing C.T.S.Nos.168A/A, 168A/1-28, 168A/31, 168A/33 and 168G (Part) of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, situated at Lal Bahadur Shastri Marg, Ghatkopar, Greater Mumbai, shown delineated in green colour boundary line on the Plan Annexure "B" hereto and bounded as follows: -

- On or towards the North: Partly by the property bearing C.T.S.No.167E of Village Ghatkopar, and partly by L.B.S. Marg;
- On or towards the South: Partly by the property bearing C.T.S.No.168A/B of Village Ghatkopar, partly by the property bearing C.T.S.No.168G of Village Ghatkopar and partly by boundary of Central Railway;

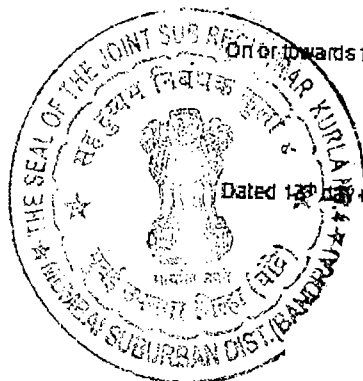
करल ४		
११६८१	४०	१५५
२०२४		

On or towards the East:

Partly by the boundary of the Central Railway and partly by the boundary of Village Vikhroli;

On or towards the West:

Partly by the Lal Bahadur Shastri Marg and partly by the properties bearing C.T.S.No. 168A/B and 168C/1 of Village Ghatkopar.



Dated 13<sup>th</sup> day of January, 2007.

For FEDERAL AND RASHMIKANT  
Sd/-  
PARTNER

Exhibit "D-1"  
Title Certificate

करल ४		
११६९	४९	२५
२०२४		

**Federal & Rashmikant (Regd.)**

ADVOCATES, SOLICITORS & NOTARY\*

M. S. Federal\*  
C. Rashmikant  
S. R. Dakshini (Mrs)  
R. D. Dastur  
S. M. Dadhich  
S. S. Kalambi

In reply please quote

Sekaria Chambers,  
1st Floor, Office Nos. 101-104  
139, Nagindas Master Road,  
Opp. Commerce House, Fort,  
Mumbai - 400 023.



TO WHOMSOEVER IT MAY CONCERN  
CORRIGENDUM

Re: In the matter of Title Certificate bearing Ref. No. SD/316/07  
dated 13<sup>th</sup> January, 2007.

This has reference to the above Title Certificate and have to record that certain errors have crept in the First and Second schedule to the above Title Certificate which are rectified as under:

1. In the First Schedule the following sentence to be deleted:  
"shown delineated in green colour boundary line on the plan annexed hereto being portion of the entire property described in the First Schedule hereinabove written".
2. In the Second Schedule the following sentence to be deleted:  
"shown delineated in green colour boundary line on the plan Annexure "B" hereto".

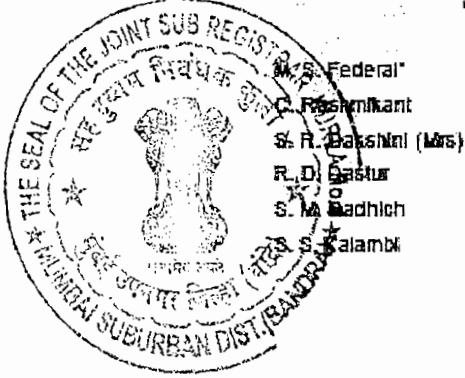
Dated this 25<sup>th</sup> day of February, 2007.

Yours faithfully,  
For FEDERAL AND RASHMIKANT  
Sd/-  
PARTNER

करल ४		
११९८१	४२	१८१
२०२४		

**Exhibit "D-2"**  
Title Certificate

**Federal & Rashmikant (Regd.)**  
ADVOCATES, SOLICITORS & NOTARY\*



In reply please quote

Seksaria Chambers,  
1st Floor, Office Nos. 101-104,  
139, Naghdas Master Road,  
Opp. Commerce House, Fort,  
Mumbai - 400 023.

**TO WHOMSOEVER IT MAY CONCERN**

This is further to our Title Certificate bearing Ref. No.SD/316/07 dated 13th January, 2007 and Corrigendum thereto bearing Ref. No.SD/1149/07 dated 20th February, 2007 and have to state as under:

1. We have now come across the Development Plan Remarks issued by the office of the Chief Engineer (Development Plan), Municipal Head Office, vide his letter bearing No.Ch.EJ/473/0PES, dated 19th September, 2003, inter-alia, states that the land bearing C.T.S. Nos. 168A, 168B, 168C/1, 168D, 168E, 168F/1, and 168G of Village Ghatkopar, shown bounded black on the plan enclosed therewith, is partly reserved for the public purpose of recreation ground as shown washed green thereon, and for 15.25 mtrs. wide railway reservation, and for widening, if any, of the existing roads. The said letter also states that the above land is situated in a Special Industrial Zone (F-3). On the plan annexed to the said letter, the 15.24 mts. wide Railway Reservation has been shown in brown wash only on CTS No. 168G and not the entire land.

In view of the aforesaid, Clause No.22 of our Title Certificate dated 13th January, 2007 shall be read accordingly.

Dated this 10th day of March, 2007.

For Federal & Rashmikant  
Sd/-  
Partner

**Exhibit "E"**  
Society NDC

करल ४		
११६५	०३	१२५
२०२४		

KALPATARU AURA BLDG.NO. 3ABCDE CO-OP. HOUSING SOCIETY LTD  
REGN. No: MUM/WN/HSG/TC/10699/2014-15 OTD-21/10/2014  
Bldg.No.3D, Gr.Floor, Opp. R City Mall, L.B.S Marg, Ghatkoper (W), Mumbai-400 086  
Tel : 022-25176628 / Email : kalpatardspoffice@gmail.com

N/0274

Date: 02/05/2024

**To whomsoever it may concern**

**Sub: No Objection Certificate (NOC) for Sale of Property**

Dear Sir/Madam,

This is to confirm that Kalpataru Aura Bldg. No. 3ABCDE CHS Ltd is registered under No. MUM/WN/HSG/TC/10699/2014-15 dated 21<sup>st</sup> October 2014. The deed conveying / transferring the land and the said building to the society has yet executed and will be done in due course. Society follows the Maharashtra Laws of 2014 approved by the Dy. Registrar, Co-op HSG.

As per the society records M/S Kalpataru Ltd is bonafide member of the society and owner of flat no. 192 of Tower 3A named M/s. Kalpataru Limited and holding share certificate no.367 of 10 shares of Rs 50 each bearing distinctive number from 3901 to 3920 (both inclusive). We have received a request from the above-mentioned member for the sale of their property.


We confirm that the society have no objection for the sale of flat no. 3A/192. This is as per your letter dated 07/02/2024 and as per order NO.J.KRA.UPNI/N-VIK.154-B-27(3)/ADESH/722/2024 of Sub registrar dated 30<sup>th</sup> April 2024.

This NOC is issued solely for the purpose of facilitating the sale transaction and does not absolve the parties involved from complying with any legal or statutory requirements.

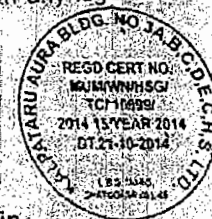
for Kalpataru Aura Bldg. No. 3ABCDE CHS. Ltd.

  
Kishor Jain  
Hon. Chairman

  
Ankit Mehta  
Member

  
Rashmi Jain  
Member

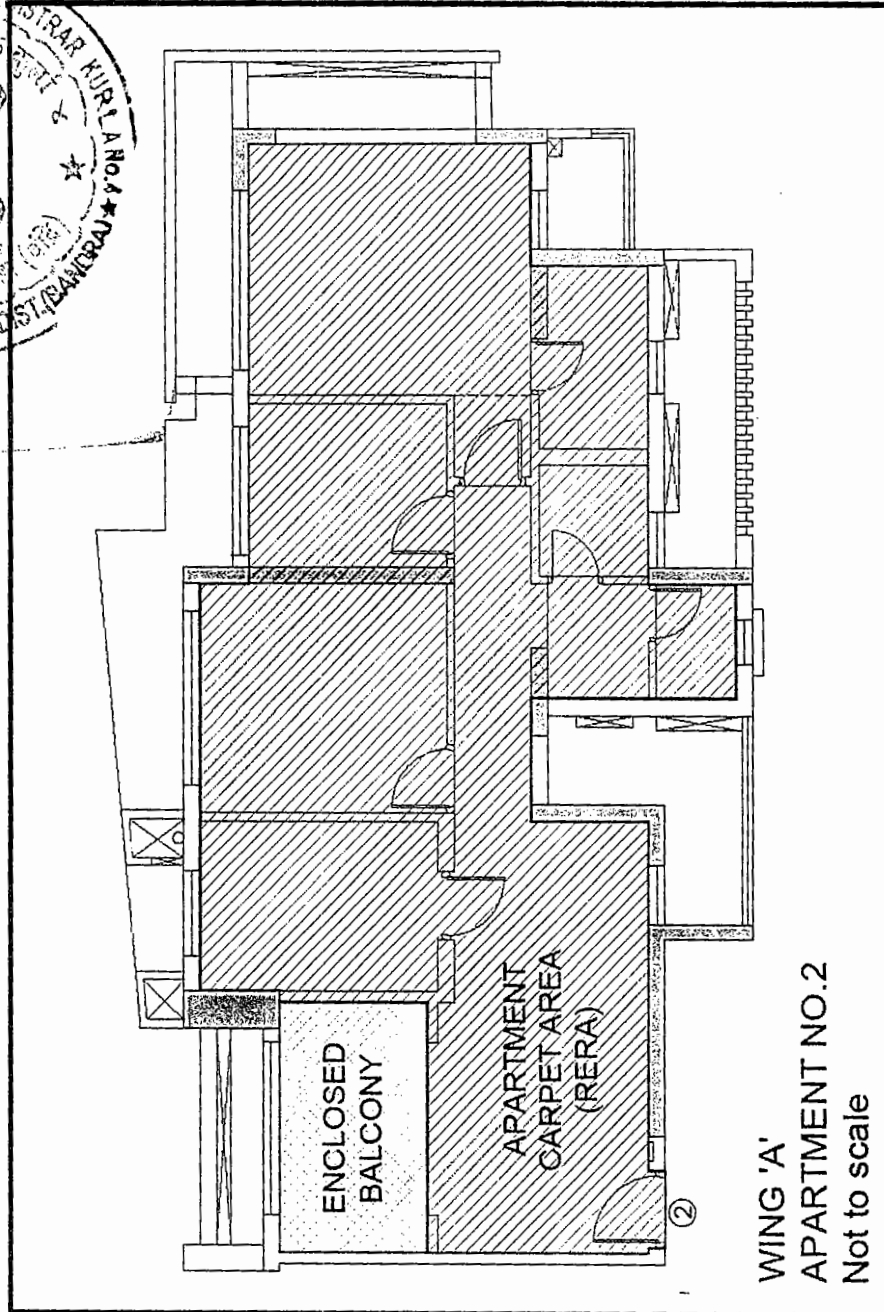
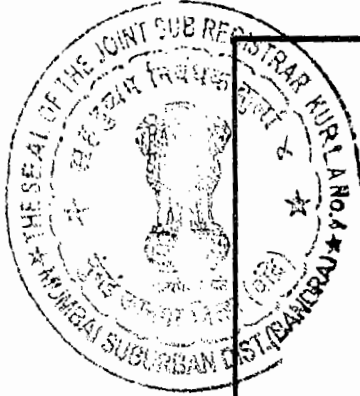
Administrative Board Administrative Board Administrative Board



करल ४		
११२८१	४४	१२१
२०२४		

**Exhibit "F"**

Plan depicting various areas of the Flat



WING 'A'  
 APARTMENT NO.2  
 Not to scale

Not to Scale

Apartment no. 192 on 19<sup>th</sup> floor in Wing 'A' of Building no. 3, of the complex 'Kalpataru Aura'

*[Handwritten signature]*

AGE

*[Handwritten signature]*

Exhibit "G"  
Flat Amenities

करल ४		
११९	४५	१५५
२०२४		

**GENERAL:**

- Well designed entrance lobby.
- Lift in each wing.
- Modern security systems.
- Servants' toilet.
- Air conditioner in living and bedroom
- Agglomerated marble in living/dining and common bedroom.
- Interroom system.
- Superior quality paint on internal walls.
- Anodized aluminium sliding windows.

**KITCHEN:**

- Granite flooring.
- Granite platform with stainless steel sink with drainboard.
- Ceramic tile dado above kitchen platform.
- Additional service platform.
- Modular kitchen.
- Exhaust fan.

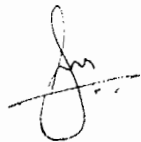
**ELECTRICALS:**

- Concealed copper wiring.
- Miniature circuit breakers.
- Telephone points and Cable TV point in the living room and bedrooms.

**BATHROOMS / TOILETS:**

- Granite / Marble Tiles flooring.
- Ceramic tiles dado upto door height.
- Storage water heater / geyser.
- Concealed plumbing.
- Superior quality sanitary fixtures and CP fittings.
- Exhaust fan.

The above information is indicative of the proposed development and is issued in good faith for guidance only. Subject to the approval of the authorities or in the interest of continuing improvement, the Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation.



AG



करल ४		
११६९	४६	१२५
२०२४		

**Exhibit "H"**  
Common Areas & Facilities

The nature, extent and description of the common / limited restricted amenities, areas and common facilities are broadly:



1) Entrance foyers, lobbies, stairs, lift, lift well, lift machine room (if any) and drive-

2) The common toilet, common terrace, but excluding car parking spaces and private terrace / open space area/s specifically allotted to any Allottee/s.

3) Installation of central services, such as lift, power, water, drainage, sewerage, sewerage treatment plant, light, TV cable, telephone lines, intercom lines, gas lines etc.

4) The water tanks (overhead / underground / suction) pump room, and in general all apparatus and installations of and incidental to the aforesaid and existing for common use.

5) All other parts of the building necessary or convenient to its existence, maintenance and safety, or normally in common use.

The above information is indicative of the proposed development and is issued in good faith for guidance only. Subject to the approval of the authorities or in the interest of continuing improvement, the Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation.



मालमत्ता पत्रक

हातकोपर नालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर करल जिल्हा मुखई उपनगर जिल्हा

शासनाली दिवसी आकारणीवी कला भाद्रयाचा तपशील आणत ल्याव्या कर तपसिगांची नियत वेळ)

११८९ ४०० १२५

२०२४ [र.रु.३००८.६१]

विनशेतीसार रु. २८५०८०

२४४६७.३	क	६३९९८०
+६८२४५.७ न.पू.का.		१२९२.४०
१६८/२९,१६८/३०,५४ व ७६		मुदत १/८/७९ पासून पुढील आदेशापर्यंत
चे क्षेत्र		[२०२३]१० दि.३१/७/९२पर्यंत
सामिल		२४५०८०
१२७१२.०		१२९२.४०
-५१७३६.० नविन		मुदत १/८/७९ पासून पुढील आदेशापर्यंत
मि.म.उपडलेने		[२०२३]१० दि.३१/७/९२पर्यंत
		२४५०८०
४०१७७.०		१२९२.४०
+२४००१.५ १६८ब,		मुदत १/८/७९ पासून पुढील आदेशापर्यंत
१६८अ/३२ सामीलकरणाने		[२०२३]१० दि.३१/७/९२पर्यंत
		२४५०८०
५४१७८.५		१२९२.४०
-११४३७.० नविन मि.प.		मुदत १/८/७९ पासून पुढील आदेशापर्यंत
उपडली		[२०२३]१० दि.३१/७/९२पर्यंत
४२५४२.५		२४५०८०



घ्याधिकार

काचा एक धारक

नार

र मार

र रोरे

क्र.सं.	व्यवहार	खंड क्रमांक	नविन धारक (धो) पदेदार (९) किंवा धार (का)	सामाकन
२६/१०/१९८२	सुधारीत विनशेती आदेश	-	मा.उपनिपाणिव अधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.LND/१९७२ दि.२९/१२/८१ अन्वये सुधारीत विनशेती आदेशा साठी नोंद घेतली क्षेत्र २७८२६.९ चौ.मीटर आकार रूपये ५८९४० मुदत दि.१/८/७९ पासून पुढील आदेशापर्यंत	सही - २६/१०/८२ न.भू.अ.घाटकोपर
२८/१०/१९८२	सुधारीत विनशेती आदेश	-	मा.उपनिपाणिव अधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.LND/१९०९ दि.३१/१२/८१ अन्वये सुधारीत विनशेती आदेशाची नोंद क्षेत्र ३००८६९ चौ.मी.आकार रूप.६३९९८० मुदत १/८/७९ पासून पुढील आदेशापर्यंत	सही - २८/१०/८२ न.भू.अ.घाटकोपर
२८/१०/१९८२	सुधारीत विनशेती आदेश	-	मा.उप निपाणिव अधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.LND/१६४८ दि. ३१/१२/८१ अन्वये सुधारीत विनशेती आदेशाची नोंद क्षेत्र २५९२ चौ.मी.आकार रूप.१२९२.०० मुदत १/८/७९ पासून पुढील आदेशापर्यंत	सही - २८/१०/८२ न.भू.अ.घाटकोपर
०३/०१/१९८६	सह विनशेती याच आदेशा न.पू.का. १६८ अ १६८/१ ते ७६	-	मा.उपनिपाणिव अधिकारी मुंबई उपनगर जिल्हा यांचेकडील क्र.दि.एल.एन.पी.मन.डी/जे १९०२ दि.३/६/८६ चे आदेशा-वये विनशेती	सही - ३/७/८६ न.भू.अ.घाटकोपर

करल ४  
११०९ ४८ १२५  
२०२४

मालमत्ता पत्रक

गा/सोमि **घाटकोपर** जिल्हा/न.भू.सा.का. -- **न.भू.अ.घाटकोपर** जिल्हा -- **मुंबई उपनगर जिल्हा**  
 र पत्रिका/नं. ११०९ ४८ १२५ घाटकोपर न.भू.अ.घाटकोपर रसनात्मक दिलेल्या जाचकालाची स्थिती चौक (याचा तपशील मागि त्याच्या फेर तपासणीची निर. ति घेतल)

नाम	खंड क्रमांक	नविन धारक (या) पट्टेदार (य) किंवा पार (या)	समाप्तता
०४/०९/१९९० ख.सु. मा.र.नि.कंपनी प.प.माल वाचकदाल पत्र क्र. NCR/CN/२९८४ दि.१२/९/९० ने व मान.पु.क्र.७ मुंबई कदाल आदेश दि.४/९/९० ने दि.इडिवन ऑक्सीजन लि.चे नांव कमी व आय ओ.मल.लिमीटेड असे नाव दाखल केले सामील नंबर १६८/१ ते १६८/४७६		साय नॉय घेतली क्षेत्र १२०२८ चौ.मी.आम्बर रफकम रूपये १०,४९७ मुफत २१/७/१९९३ पर्यंत आय.ओ.एल.लिमीटेड धा.	बही- १/९/९० न.भू.अ.घाटकोपर
५/०३/१९९१ मा.उपविभागीय अधिकाारी मु.उ.मु.वाचकदाल DLN/LND A.E/१९०२/३६/८८ दि.२५.९.९० अन्वये १२०३.०८ चौ.मी. क्षेत्रावर सुधारित विनयेची साय द.सा.र.क्र.११०६.८० दि.१०/७/९१ ते २१/७/९१ पर्यंत नॉय घेतली घांत न.पु.क्र. १६८/१ ते ७६ सामील			बही- ५/३/९१ न.भू.अ.घाटकोपर
२२/०९/१९९५ मा.जिल्हाधिकारी मु.उपनगर वाचकदाल एकिकरण व पोट विभाजन आदेश क्र.सी/कस/७/९५/५०/१/एकिकरण/पो.दि. एस.आर.२३५२ दि.२५/७/९५ व मान.पु.अ.क्र.७ वाचकदाल आदेश क्र.न.पु.अ.७/पो.दि.घाटकोपर/९५ दि.२२/९/९५ अन्वये न.पु.क्र. १६८/२९,१६८/३०,१६८/५४, व १६८/७६ हो एकूण क्षेत्र ६८२४.५७ चौ.मी.क्षेत्र न.पु.क्र.१६८ मध्ये सामील झाले केले व न.पु.क्र. १६८ चे क्षेत्र ९२७३३.० चौ.मी.कवयम केले.			बही- २२/९/९५ न.भू.अ.घाटकोपर
२२/०९/१९९५ मा.जिल्हाधिकारी मु.उपनगर वाचकदाल एकिकरण व पोट विभाजन आदेश क्र.सी/कस/७/९५/५०/१/एकिकरण/पो.दि. एस.आर.२३५२ दि.२५/७/९५ व मान.पु.अ.क्र.७ वाचकदाल आदेश क्र.न.पु.अ.७/पो.दि.घाटकोपर/९५ दि.२२/९/९५ अन्वये न.पु.क्र. १६८ मध्ये घडलेले पोटविभाजने मोजणे वेगळे भूखंडाचे क्रमिक न.पु.क्र.६५ व ६६ व ग चे एकूण क्षेत्र ५१७३६.० चौ.मी.वज्र करून न.पु.क्र.१६८ चे क्षेत्र ४०९७७.० चौ.मी.कवयम केले व मूळ न.पु.क्र. १६८ च्या १६८अ असा दाखल केला व वजा केलेल्या भूखंडाच्या नविन स्वतंत्र मिळकत भविष्य उगजल्या असता			बही- २२/९/९५ न.भू.अ.घाटकोपर
०३/१०/१९९५ अर्ज धार.नि.ओ.फेने व कलकता वाचकदाल प्रतिपत्र दि.१०/९/९७ चे न.पु.अ.क्र.७ मुंबई कदाल आदेश दि.३/१०/९७ अन्वये आय.ओ.एल हे नाव कमी चौ.मी.असे नाव दाखल केले सामील न.पु.क्र.१६८ व ते १६८ ग पोट क्रमांक सह		(ध) वी.ओ.पी इंडिया लिमिटेड	बही- ३/१०/९७ न.भू.अ.घाटकोपर
०४/०३/१९९९ मा.अधिसक भूमी अधिलेख मुंबई उपनगर जिल्हा वाचकदाल क्र.न.पु.अ.घाटकोपर मिळकत पत्रिका पुनर्लेखन/१८ खात्रा दि.३०/६/९८ अन्वये व न.पु.अ.घाटकोपर वाचकदाल आदेश दि. ४/३/९९ अन्वये न.पु.क्र. १६८ अ ची मिळकत पत्रिकेचे पुनर्लेखन करून गौरीन फाई नं.४८२५ न.पु.क्र १६८ व ची नविन मिळकत पत्रिकी उघडली व म.सर्वट नं २५६१ घेतले नॉय नॉदी म.सर्वट नं.४८२५ वर घेऊन म.सर्वट नं.३५६१ ची मिळकत पत्रिका रद्द केली असे.			बही- ४/३/९९ न.भू.अ.घाटकोपर

मालमत्ता पत्रक

नगर प्रमाण कमाल का. प्ला. नं.	घाटकोपर	तालिका/न.भू.मा.का. - न.भू.अ.घाटकोपर	करल ४	मुंबई उपनगर जिल्हा
१६८अ/अ			२०२४	

दिनांक	व्यवहारीक	धंडे क्रमांक	नविन धारक (धा) पुढेदार (प) किंवा धार (धा)	साक्षात्करण
०६/०८/२००५	<p>मा. जिल्हाधिकारी मुंबई उपनगर गांचेकडील आदेश क्र. सी/कावा २ सी/पो.वि/एस.आर.जे. ५८८ दि. २/११/२००५ नं. आदेशानुसार व सामिलीकरण/पोटविभाजन मो.नं. १९३/४-६-०५ नुसार न.बू.क्र. १६८अ चे ४०९७७.० चौ.मी. मध्ये न.बू.क्र. १६८ब क्षेत्र ११४२७.०० चौ.मी. व न.बू.क्र. १६८अ/३२ चे २५६४.५ चौ.मी. सामील करून १६८अ चे ५४९७८.५ चौ.मी. क्षेत्र कायम केले या क्षेत्रामध्ये पोटविभाजनाने न.बू.क्र. १६८अ/ब क्षेत्र ११४२७.० चौ.मी. घणा कर व क्षेत्राधी स्वतंत्र मिल्कत पत्रिका उपयुक्त धरक व सत्ताधिकार युक्त मिल्कत पत्रिकाप्रमाणे दाखल केले. नविन मिल्कत पत्रिकेचे क्षेत्र घणा जात उपरित ४२५४१.५ चौ.मी. एवढे क्षेत्र न.बू.क्र. १६८अ सय कायम करून न.बू.क्र. १६८अ सय क्षेत्र बदल करून १६८अ/अ असा दाखल केला सामिलीकरणाने न.बू.क्र. १६८ब, १६८अ/३२ या मिल्कत पत्रिका रद्द केले.</p>			<p>रेफर क्र.०१ प्रमाणे सही - ६/८/२००५ न.भू.अ.घाटकोपर.</p>

वेपारसणी करणार -

खरीदकाल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

५२३/०९ अज आल्याची दाखल ०९/०९/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९  
२४०२ अज करणार सयार दाखल ५/११/०९

प्रमाण पत्र  
मिल्कत मिल्कत प्रमाणित प्रतीपद दाखल  
क्र. ४३५३३-२ चौ. मी.  
अधारी जेच्या किंसे हजार पोचो शे क्षेत्राधी सयार  
पीटर हे मूळ मिल्कत पत्रिकार नसूद केलेल्या (४३/२) मा.अ  
वेपारच्या वेकान भनणतरी काची केले जाते.  
अधीशक, मुंबई जिल्हा  
मुंबई उपनगर जिल्हा  
मुंबई.

करल ४		
११८९	५०	१२५
२०२४		



Faint, illegible text, likely a stamp or signature area, located on the right side of the page. The text is too light to transcribe accurately but appears to be a formal declaration or signature block.

Faint text at the bottom left of the page, possibly a reference number or administrative code.

Faint text at the bottom right of the page, possibly a date or page number.

मालमत्ता पत्रक

भाग/माल: घाटकोपर तालुका/न.भू.मा.क्र. नं.-न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा  
 नगर पंचायत शिट नंबर प्लॉट नंबर क्षेत्र धरणीधर शासनाला दिलेल्या आकाराचा किंवा मादद्याचा तपशील आणि त्याचा फेर तपासणी निकत येऊ

१६८अ/१ १६८अ/१ करण ४  
 ५७२.८ क ११००/५१ वि.नं.१६८/११

सुविधाधिकार इंडियन ऑकसीजन कंपनीच्या बाबूला असलेल्या खानगी मार्गातून मुसलमान स्मरान भूमिकाडे जाण्याचा हक्क आहे.  
 २०२४

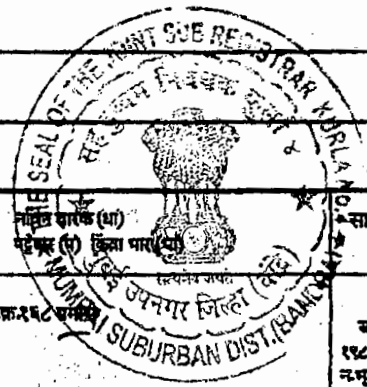
हक्काचा मूळ धारक वध [बी इंडियन ऑकसीजन लिमिटेड-खोदीने]

पट्टेदार -

द्वार पार -

द्वार रोड -

दिनांक	व्यवहार	खंड क्रमांक	सुविधाधिकार (धा) पट्टेदार (ध) किंवा पार (धा) मुंबई उपनगर जिल्हा (वि.नं.)	सामांकन
२८/१०/१९८२	सु.वि.न.सोती आवेश	-	न.भू.क्र.१६८/११	सी- १९८२-१०-२८ न.भू.अ. घाटकोपर
०१/०७/१९८६	वि.सो.खारा आवेश न.भू.क्र.१६८/१ व १६८/२ ते ७ सह	-	न.भू.क्र.१६८/११	सी- १९८६-०७-०३ न.भू.अ. घाटकोपर
०४/०४/१९९०	स्व.सु. न.भू.क्र.१६८/११ प्रमाणे नांव बाखल केले	-	(धा) आव ओ एल लिमिटेड	सी- १९९०-०४-०४ न.भू.अ. घाटकोपर
२३/०४/१९९५	मा.न.भू.अ.७ मुंबई वाचेकडील आवेश क्र.न.भू.अ.७/वि.घाटकोपर/१५ दि. २२-९-९५ अन्वये न.भू.क्र.१६८/१ ते १६८/२८, १६८/२९ ते १६८/३२ सा १६८अ/१ ते १६८अ/२८, १६८अ/२९ ते १६८अ/३२ असा खेज बायलस.	-		सी- १९९५-०४-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र.१६८/११ प्रमाणे नांव बाखल केले समील न.भू.क्र. १६८व ते १६८ग पोटा क्रमांकांसह	-	धा. बी.ओ.सी. इंडिया लिमिटेड	सी- १९९७-१०-०२ न.भू.अ. घाटकोपर
०४/०३/१९९९	म.अधिकाक भूमि अधिलेख मुंबई उपनगर जिल्हा वाचेकडील क्र. न.भू.अ./घाटकोपर/मिळकत पत्रिका पुनर्लेखन/१८ बांध दि.२०.५.९८ अन्वये व न.भू.अ.घाटकोपर वाचेकडील आवेश दि.३३.३.९९ अन्वये न.भू.क्र.१६८अ/१ बी मिळकत पत्रिकेचे पुनर्लेखन करून मसाले क्र.३८२६ न.भू.क्र.१६८अ/१ ची नवीन मिळकत पत्रिका उपडली व म.अ.क्र.३५६२ वरील खर्च नोंदी व.अ.नं.४८१५ वर घेऊन म.अ.क्र.३५६२ ची मिळकत पत्रिका रद्द केली आहे.	-		सी- १९९९-०३-०४ न.भू.अ. घाटकोपर



करल ४		
११८१९	५२	२५
२०२४		

मालमत्ता पत्रक

गा/मोजे - घाटकोपर तालुका/न.मु.सा.का. - न.मु.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा  
 घटक/सं. - १५८७५ धारणा/सं. - ५२ शासनाची प्रकृत्या अंतर्गत/या नव्या भाड्याची तपसली आणि त्याच्या फेर तपसलीची नक्सा घेऊ  
 रकम/ - १२८७५  
 तपसली करणारा खरी नक्सा  
 न.मु.अ.घाटकोपर  
 मुंबई उपनगर जिल्हा

हा या कायद्याच्या अंतर्गत तपसली करणाराच्या वताच्याची सत्य प्रतिस्पर्धा आहे व या तपसली करणाराच्या केलेले क्षेत्र ५७२-६ (अकराव्या)

मूणजे पाचशे बाघावर पूर्ण किंवा आठ दहाशे मात्र -  
 (अकरा) हे मूळ अर्थित्याचे न पडतांना केलेले क्षेत्र  
 बरोबर आहे.  
 वर उल्लेख केल्याप्रमाणे ज्या किंवा अर्थित्या किंवा अर्थित्या पत्रिकेवरून ही प्रमाणित प्रत दिव्यात आली आहे तपसली करणाराच्या क्षेत्रात मुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नव्याने ११७०.१०६  
 नव्याने तयार तारीख ११७०.१०६  
 तयार करणारा सहाय्य  
 तपसली करणारा खरी  
 नव्याने दिल्याची तारीख ११७०.१०६  
 खरी प्रत

वपर सुभाषन बाळिकारी  
 घाटकोपर

तयार सुभाषन आंध्यावले  
 घाटकोपर

मालमत्ता पत्रका

विभाग/पोर्जे घाटकोपर

न.भू.अ.न.भू.अ.क. - न.भू.अ.घाटकोपर

जिल्हा -



नाम-सूचक क्रमांक/स. प्लॉ. नं. शिट नंबर प्लॉट नंबर धन धारणा/प्रकार शमनाला विलंबा सुकरणा/वि.सू.मो.द्वारा तपशील आणि त्याच्या फेर सुधारणासुर (नियत घेते)

१६८७/२ १६८७/२ १५०८.२ फ

२०२४

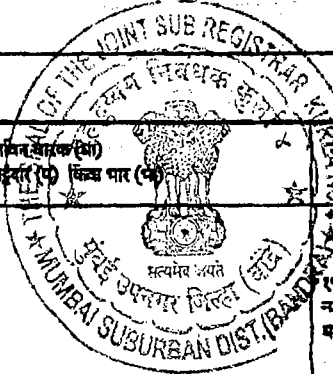
सुविधाधिकार

विक्रीचा मुक्त धारक सर्व [सी.ओ.सी.व्ही.एल. लिमिटेड-खरेदीने]

फुटार

प्लॉट पार

प्लॉट नोंद



दिनांक	धारदार	खंड क्रमांक	नियत धारक (बी) फुटार (बी) किंवा पार (बी)	सुधारकन
०८/१०/१९८२	सु.वि.अ.देता न.भू.क. १६८ प्रमाणे			सी. - १९८२-१०-२८ न.भू.अ. घाटकोपर
०२/०७/१९८६	बी.ओ.एस.ए. न.भू.क. १६८ प्रमाणे न.भू.क. १६८/२ व १६८/३ व ६६ सफ			सी. - १९८६-०७-०३ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.सु. न.भू.क. १६८ प्रमाणे नॉव साखल केन्ने.		(घ) अ.व. अ.ए.ए. लिमिटेड	सी. - १९९०-०९-०४ न.भू.अ. घाटकोपर
२३/०९/१९९५	सौज बहल न.भू.क. १६८/७/१ प्रमाणे			सी. - १९९५-०९-२३ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क. १६८ अ प्रमाणे नॉव साखल केन्ने खणिल न.भू.क. १६८ व १६८ ग फोटेकग्रांकासह		घ. बी.ओ.सी.व्ही.ए. लिमिटेड	सी. - १९९७-१०-०३ न.भू.अ. घाटकोपर

पासगी करणार -

खरी नकल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११८८१	५४	१२५
२०२४		



मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)

क्षरी प्रत

नगर प्रमाणन अधिकारी  
 पाटकोट

मूल्य - १५०६२.७०  
 मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)  
 मूल्यांकन कर (१९०१०६)

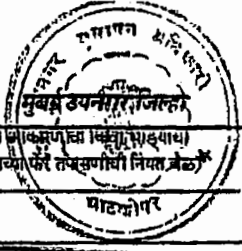
वर उल्लेख केल्याप्रमाण ज्या निष्पत्तीच्या मिळाल्या प्रमाणे ही प्रमाणित प्रत देण्यात आली आहे त्या मूल्यांकन कर (१९०१०६) मध्ये सुद्धातीपासून भाजतागायत कोणताही बदल झालेला नाही.

नगर प्रमाणन अधिकारी  
 पाटकोट



मालमत्ता पत्रक

विभाग/श्रीने	घाटकोपर	नामुका/न.भू.मा.का. -- न.भू.अ.घाटकोपर	जिल्हा --	मुंबई उपनगर जिल्हा
नसत फूमन फर्मक/च. फा. नं.	घाट नंबर	प्लॉट नंबर	क्षेत्र	धारणाधिकार
१६८अ/३	१६८अ/३		यो.पी.	शासनाला दिलेल्या काकापत्रात (कॅम्प/प्र/इ/या) तपशील आणि त्याच्यावर तपसणीची नियमावली
		१०७५.६	क	घाटकोपर



सुविधाधिकार	—	करल ४
हक्कनाम मूळ धारक वर्ष	[दि.बंदिवन ऑवसीनन] [लिमिटेड खरदीने]	११८९ ५५ १२५ २०२४

पट्टेदार —

द्वार भार —

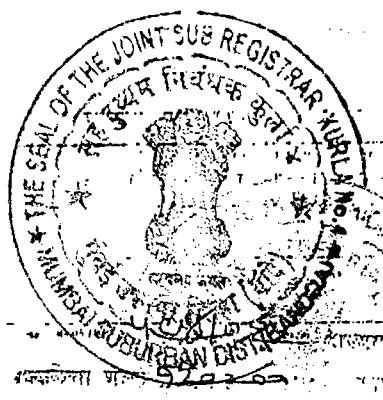
द्वार रती —

दिनांक	व्यवहार	खंड क्रमांक	नसत फूमन फर्मक/च. फा. नं.	धारणाधिकार
२८/१०/१९८२	सु.दि.शे.आदेश न.भू.क्र.१६८ प्रमाणे	—	—	श्री - १९८२-१०-२८ न.भू.अ. घाटकोपर
०४/०७/१९८६	बी.शे.साय आदेश न.भू.क्र. १६८/३ व १६८/४ ते ७६ सह न.भू.क्र. १६८ प्रमाणे	—	—	श्री - १९८६-०७-०४ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.शु. न.भू.क्र.१६८ प्रमाणे नांव दाखल केले.	—	(या) आव ओ.एल लिमिटेड	श्री - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	शे.नाबखल न.भू.क्र. १६८अ/१ प्रमाणे	—	—	श्री - १९९५-०९-२३ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव दाखल केले समिल न.भू.क्र.१६८ व १०१६८ प्लॉट क्रमांकांसह	—	श्री. बी.ओ.सी.बंदिवा लिमिटेड	श्री - १९९७-१०-०३ न.भू.अ. घाटकोपर



तपसणी करणारा - श्री नवकला - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११०५	५६	१२५
२०२४		



मालिका क्र. ११०५/५६/१२५  
 मालिका क्र. ११०५/५६/१२५  
 मालिका क्र. ११०५/५६/१२५  
 मालिका क्र. ११०५/५६/१२५  
 मालिका क्र. ११०५/५६/१२५

१२५ - हा मालिका क्र. ११०५/५६/१२५ मधील निवृत्त पदाधिकारी  
 उताऱ्याची संख्या ११०५/५६/१२५ मधील निवृत्त पदाधिकारी तसेच  
 केल्ले क्षेत्र ११०५/५६/१२५ मधील निवृत्त पदाधिकारी (मालिका क्र.)  
 म्हणजे प्रक. एन. १२ पंचायत प्रकाशनाचे मालिका क्र. ११०५/५६/१२५  
 (बदारी) हे मूळ दस्तऐवजाकडून पदाधिकारी केल्ले क्षेत्र ११०५/५६/१२५  
 बरोबर आहे.

वर दिलेले केल्याप्रमाणे जगा. चिठ्ठ्याकडून मिळवता येतील  
 ही प्रमाणित प्रत देण्यात आली आहे त्याप्रमाणे मूळ केल्ले क्षेत्र  
 मूळवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी  
 नगर भूमापन अधिकारी

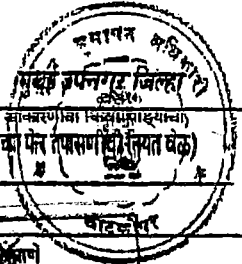
क्र. क्र.	पदाधिकारी	पदाधिकारी	पदाधिकारी
१			
२			
३			
४			
५			
६			
७			
८			
९			
१०			

मालमत्ता पत्रक

विभाग/मोर्चे घाटकोपर

तालुक/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा --



नगर घुमन शिट नंबर प्लॉट नंबर खेत धारणाधकदार शासनाच्या विलंबित्या जाकरणीचा निवडणुकीच्या तपशील आणि त्याचा फेन तपसणी (हेरिगनयत चेक)

१६८३/४ १६८३/४

१०९.२ क

कर रकम - १६८३

सुविधाधिकार

११८९ ५० १२१

हक्काच्या फूट धारक वार्ड

[दि.इंडियन ऑक्सिजन लिमिटेड-खरेदीने]

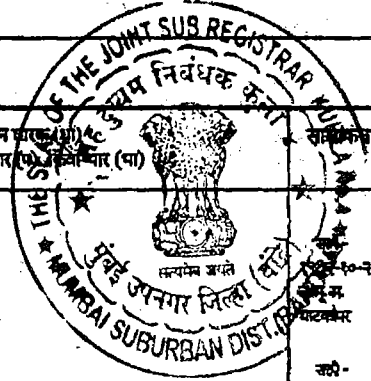
२०२४

पट्टेदार

क्षेत्र भाग

क्षेत्र नोंद

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पट्टेदार (या) किंवा धार (या)	सर्वेक्षण क्रमांक
२८/१०/१९८२	सु.निनसेती आदेश न.पू.क्र.१६८ प्रमाणे			
०४/०७/१९८६	बी.जे.साठ आदेश न.पू.क्र.१६८/४ व १६८/५ ते ७६ सह न.पू.क्र.१६८ प्रमाणे			
०४/०७/१९९०	स्व.सु. न.पू.क्र. १६८ प्रमाणे नाव बायल केले.		(धा) आव असेपल लिमिटेड	
२२/१२/१९९५	सोपबदल न.पू.क्र.१६८/३१ प्रमाणे			
०३/१०/१९९७	नपू.क्र. १६८ अ प्रमाणे नाव बायल केले समाप्त नपू.क्र.१६८ व ते १६८ ग पोटक्रमांकसह		धा. बी.जे.सी.इंडिया लिमिटेड	



तपासणी करणारा -

खरीतकटल -

न.भू.अ.घाटकोपर

मुंबई उपनगर जिल्हा

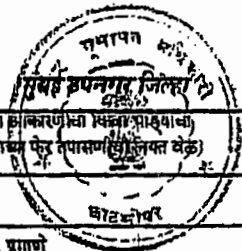


मालमत्ता पत्रक

विभाग/मोने: घाटकोपर तालुका/न.मु.मा.का. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत / स्ट नंबर प्लॉट नंबर भूज धारणाधारी शहसनाला बदलत्या आकारणीची भेदाभावाची तपशील आणि त्याचम फेर तपासणीची लिपत वेळ

क्रमांक/का. प्लॉ. नं. १६८अ/५ १६८अ/५ खो.नं. ४८८.८ क वि.सं. १६८ प्रमाणे



सुविधाधिकार करल ४

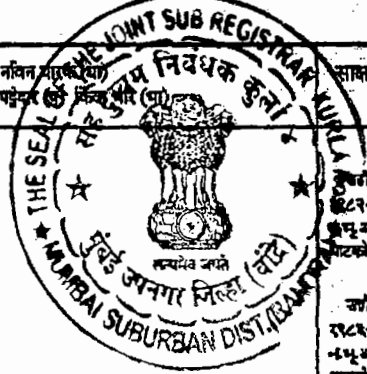
एकवचन मूळ धारक वर्ष [दि.सॅटिवन ऑफसीजन] [लिमिटेड - खरेदीने] २०२४

पुढार

हतर भार

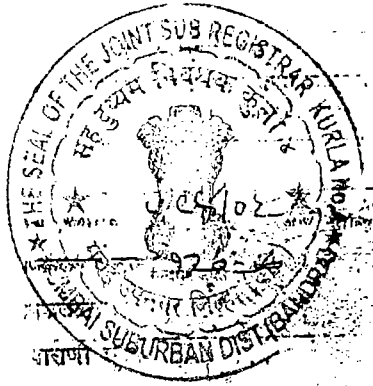
हतर रीते

दिनांक	व्यवहार	बंध क्रमांक	नवीन धारक (या) पुढार (या) किंवा (या)	साक्षात्करण
२८/१०/१९८२	सु.चिनसोती आवेदा न.भू.क्र. १६० प्रमाणे			सही- १९८२-१०-२८ न.भू.अ. घाटकोपर
०९/०७/१९८६	वि.सो.साय आवेदा न.भू.क्र.१६८/५८ व १६८/६ ते ८६ सह न.भू.क्र. १६८ प्रमाणे			सही- १९८६-०७-०९ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.भू.क्र.१६८ प्रमाणे नांव वाळता वेळी		(घा) आच ओ.एल लिमिटेड	सही- १९९०-०९-०४ न.भू.अ. घाटकोपर
२०/०९/१९९५	सोनकदल न.भू.क्र.१६८/४९ प्रमाणे			सही- १९९५-०९-२० न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नांव वाळता वेळी घातिल न.भू.क्र.१६८ ब ते १६८ ग पोटक्रमव्यसह		घा. श्री.ओ.सी.सॅटिव्य लिमिटेड	सही- १९९७-१०-०३ न.भू.अ. घाटकोपर



तपासणी करणारा - खरीनकस्त - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११८७	६०	१२५
२०२४		



मूल मूल्य २२००  
 ११९०/०६  
 ११९०/०६  
 ११९०/०६  
 ११९०/०६  
 ११९०/०६

नगर प्रशासन अधिकारी  
 वाटकोपर

१६५ - ही मालकी...  
 उताऱ्याची...  
 केलेले...  
 म्हणजे चार हजार पुकेशपद्धती...  
 (मकरी) हे...  
 बरोबर आहे.

वर उल्लेख केलेल्याप्रमाणे ही...  
 ही प्रमाणित प्रत देण्यात...  
 पुरवणीपात्रून आज्ञापात्रून...

नगर प्रशासन अधिकारी  
 वाटकोपर

क्र.सं.	विवरण	मूल्य
१		
२		
३		
४		
५		
६		
७		
८		
९		
१०		
११		
१२		
१३		
१४		
१५		
१६		
१७		
१८		
१९		
२०		
२१		
२२		
२३		
२४		
२५		
२६		
२७		
२८		
२९		
३०		
३१		
३२		
३३		
३४		
३५		
३६		
३७		
३८		
३९		
४०		
४१		
४२		
४३		
४४		
४५		
४६		
४७		
४८		
४९		
५०		

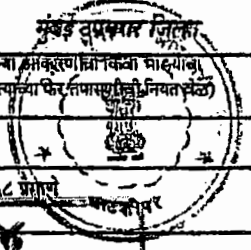
मालमत्ता पत्रक

विकास/मोने - घाटकोपर नगरपालिका - न.भू.अ.घाटकोपर जिला - मुंबई उपनगर जिला

नगर प्रमाण पत्रांक नं. १६८७/६ प्लॉट नंबर १६८७/६ धाम चौ.मी. धारणाधिकार

शासनाला दिलेला शीट नंबर ७९ क गिशन. १६८ प्रमाण

शासनाला दिलेला शीट नंबर ७९ क गिशन. १६८ प्रमाण



सुविधाधिकार - करल

रखण्याचा मुळ धारक वर्ष [दि.इंडियन ऑफिसीजन] [लिमिटेड - खरेदीने] १९८७ ६९ १५ २०२४

फुन्दा -


हतर भार -

हतर बी -

दिनांक	व्याख्यान	खंड क्रमांक	मंडळ (अ) / मंडळ (ब)	समाधान
२८/१०/१९८२	सु.निनरोती आवेश न.बू.क्र.१६८ प्रमाणे		मंडळ (अ) / मंडळ (ब)	खती - १९८२-१०-२८
०१/०७/१९८६	बी.ओ.सत्य न.बू.क्र. १६८ प्रमाणे नि.ओ.सत्य आवेश न.बू.क्र.१६८/६ व १६८/७ व ७६ सड		मंडळ (अ) / मंडळ (ब)	खती - १९८६-०७-०१
०४/०९/१९९०	स्प.सु. न.बू.क्र.१६८ प्रमाणे नांव पावले केले.		(घ) आव ओ.एल लिमिटेड	खती - १९९०-०९-०४
२२/०९/१९९५	शोभवदल न.बू.क्र. १६८/७/१ प्रमाणे		मंडळ (अ) / मंडळ (ब)	खती - १९९५-०९-२२
०३/१०/१९९७	न.बू.क्र. १६८/अ प्रमाणे नांव पावले केले सामील न.बू. क्र. १६८/ब ते १६८/ग फेट करावले सड		घ. बी.ओ.सी.इंडिया लिमिटेड	खती - १९९७-१०-०३

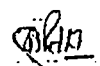
तपासणी करणारा - खरी नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११९६१	६२	२५
२०२४		


 ११९६१ नमूना क्रमांक १२५५ ... ११९०१०९  
 ११९६१ नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९  
 नमूना क्रमांक १२५५ ... ११९०१०९

  
 नगर भूमापन अधिकारी  
 वाटकोषद

(अप-... नगर भूमापन अधिकारी...  
 उताव्हाची तीन प्रमाणांत...  
 केलेले निव...  
 म्हणजे सात पूर्णिके नुसते दशांश मात्र...  
 (अक्षरी) हे पुढे...  
 बराबर जाई.  
 वर उल्लेख केल्याप्रमाणे ज्या...  
 ही प्रमाणित प्रत देण्यात...  
 पृथवातीपासून आजतागायत...

  
 नगर भूमापन अधिकारी  
 वाटकोषद



आलमत्ता पत्रक

विभाग/मोजे घाटकोपर तालुका/न.मु.मा.का. - न.मु.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत/समाजक/प्र.प्रा. नं. १६८अ/७ शहर नंबर प्लॉट नंबर क्षेत्र धारणाधारक कारनामा दिदेशल्या आधुनिकी क्लो.पाइयास तपशील आणि त्याचा फेर तपासणीची नियत वेळ

१६८अ/७ १६८अ/७ १३.९ क

सुधधाधिकार ११६७ ६३ २५

द्विकाचा मुळ धारक वर्ष (दि.इंडियन ऑक्सीजन लिमिटेड) २०२४

पडपार

शहर धार

जतर शरी

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पडपार (पा) क्लो. पाइ (पा)	सोपान
२८/१०/१९८२	मु. निनवेती आदेश न.मु.का. १६८ अमाणे			
०१/०७/१९८६	बी.रो.खास न.मु.का. १६८ अमाणे न.मु.का.१६८/१ ते ७ ८ ते ७५ सह			
०४/०९/१९९०	स्व.मु. न.मु.का.१६८ अमाणे नांव घाखल केले.		(धा) अन्न ओ.एल लिमिटेड	
२२/०९/१९९५	शेज बदल न.मु.का. १६८अ/१ अमाणे			
०३/१०/१९९७	नमु.का. १६८ अ अमाणे सव घाखल केले साभिस नमु.का.१६८ व ते १६८ ग पोट क्रमांकसह		धा. बी.ओ.सी.इंडिया लिमिटेड	



तपासणी करणारा - खरीनकसल - न.मु.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११९७	६४	१२५
२०२४		



मूल मूल्य ..... १२२५  
 मूल्य शुल्क .....  
 दिनांक ११/१०/२४  
 साक्षर प्रत

(२५) — हा गा. का. प्रमाणे त्रिभुज पोल मिळालेले पुरविल्या  
 वतान्याची मूल्य प्रमाणे १२२५ या मूल्यावर त्यामध्ये नमूद  
 केल्याचे — २३-२ — च्या तरतुदी (आय. उ. च्या)  
 म्हणजे ज्या ठिकाण पुर्णिक नडू दशाश मीटर  
 (अगदी) हे मूळ इंग्लिश विहारा पदोदाच्या केल्या अशा ते  
 करावर आहे.

तर उल्लेख केलेल्या प्रमाणे ज्या निष्कृतीच्या मिळालेले पुरविल्या  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या शिवाय  
 पुरविल्यापासून आजतागायत कोणताही बदल झालेला नाही.

दि. ११/१०/२४  
 सहायक सहायक सहायक

दि. ११/१०/२४  
 सहायक सहायक सहायक

(Faint, mostly illegible text and stamps in the lower half of the document, possibly including a list of names or details.)

भारतमत्ता पत्रक



विभाग/मोजे घाटकोपर तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा -

मुंबई उपनगर जिल्हा

न.भू.अ. घाटकोपर सिट नं. १६८ अ/८ क्षेत्र धारणाप्रथमकार शारदावासी इ.द.ल.स.वा.आ.क.म.प.न.वा.स.प.द.वा.न. तपशील आणि त्यासाठी केलेल्या संपादन/सुधारणा निवेदन वॉर्ड

१६८अ/८ १६८अ/८

८१३.६ क

सुविधा नं. १६८ अ/८  
करल ४

११८९	६५	१२५
२०२४		

सुविधाधारक -

व्यक्तीचा मूळ धारक वर्ष [दि. ३६ दिवस ऑक्सीजन] [लिमिटेड कार्यालय]

पत्तेदार -

जन्म पत्र -

जन्म शिरे -

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (अ) पट्टेदार (ब) किंवा धारक (क)	संशोधन क्रमांक
२६/१०/१९८२	सु.नि.शेती आदेश न.भू.अ. १६८ अ/८ प्रमाणे			
०७/०१/१९८६	बी.शे.साय न.भू.अ. १६८ अ/८ प्रमाणे नि.शे.साय आदेश न.भू.अ. १६८/१ ते ८ व १६८/१ ते ७६ व ७७			
०४/०९/१९९०	स्व.सु. न.भू.कार. १६८ अ/८ प्रमाणे नांव वाचल केले		(घ) आव अँग्ल लिमिटेड	
२२/०९/१९९५	संगमवटल न.भू.अ. १६८ अ/१ प्रमाणे			
०३/१०/१९९७	न.भू.अ. १६८ अ/८ प्रमाणे नाव वाचल केले समिल न.भू.अ. १६८ अ/८ व १६८ अ/८ पॉट क्रमांकप्रसह		घा. बी.ओ.सी.इंडिया लिमिटेड	

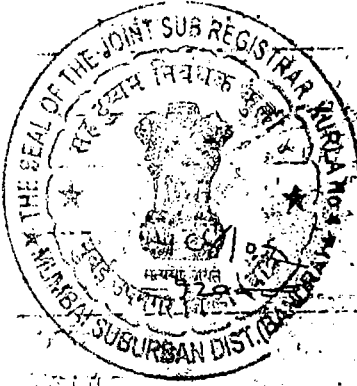


पासणी करणारा -

हरी नकल -

न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४  
 ११८९ एए १२१  
 २०२४



११९०६  
 ११९१०६  
 संगणक  
 ५१७००६

दिनांक ११/०६/२०२४  
 वनाच्या सार्वजनिक क्षेत्रातील जमीन व त्यावरील कायदे  
 केल्ले क्षेत्र ८९३-६  
 म्हणजे आदेशाचे तारा पूर्ण हिसाब द्यावे (अक्षरी) हे मूळ दस्तऐवजात नसल्याने कालावधीतून येऊन केले  
 बरोबर आहे.

जर उल्लेख केलेल्या प्रमाणे जमीन विक्रीतून मिळालेल्या पत्रिकेवरून  
 ही प्रमाणित प्रत देण्यात आली आहे त्याप्रमाणे तपसूद केलेल्या क्षेत्रात  
 सुवर्वातीपासून आगगाडीपासून भौतिकीय बदल झालेले नाही.

*(Signature)*  
 उपनिर्वाहक न्यायालय  
 कार्यालय

*(Signature)*  
 नगर प्रशासन अधिकारी

मालमत्ता पत्रक

विभाग/मौजे: घाटकोपर तालुका/न.भू.म.क्र. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत शिट नंबर प्लॉट नंबर क्षेत्र धारका/धारक शासनालये बदलल्या आकरणीची किंवा मालमत्ताची तपसणी आणि त्याच्या वर तपसणीची (सिमेंट बँक)

१६८३/९ १६८३/९ १३.७ क

सुविधाधारक: -

दस्तावेजाचा मूळ धारक: [दि.बॉटिंगन ऑफसीजन लिमिटेड-] [खरेदीने]

पंजीर: -

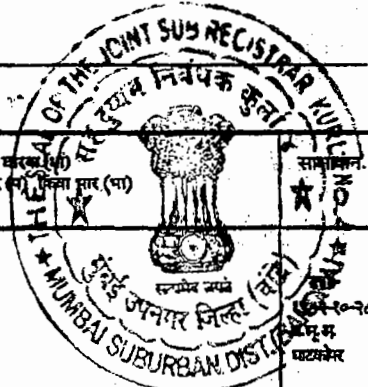
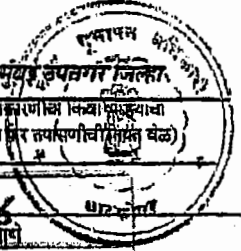
दर भर: -

दर जो: -

कर ४  
दि. १६/८ प्रमाण

१९८९ एल १२५

२०२४



दिनांक	व्यवहार	खंड क्रमांक	मालमत्ता कर (पा) पंजीर (पा) किंवा मार (पा)	सामाजिक
२८/१०/१९८२	सु.मिनसोती आवेज न.पू.क्र. १६८ प्रमाणे			सली- १९८६-७७-०३ न.पू.अ. घाटकोपर
०१/०७/१९८६	बी.शे.खारा न.पू.क्र. १६८ प्रमाणे निनसोती खारा अखेस न.पू.क्र. १६८/१ ते ९ १६८/१९ ते ७६ सड			सली- १९८६-७७-०३ न.पू.अ. घाटकोपर
०४/०९/१९९०	स्व.सु. न.पू.क्र. १६८ प्रमाणे नाव बाखल केले		(पा) आय ऑयल लिमिटेड	सली- १९९०-९१-०४ न.पू.अ. घाटकोपर
२२/०९/१९९५	सेगनहाल न.पू.क्र. १६८/३/९ प्रमाणे			सली- १९९५-९६-२३ न.पू.अ. घाटकोपर
०३/१०/१९९७	न.पू.क्र. १६८ अ प्रमाणे नाव बाखल केले सामिल न.पू.क्र. १६८ अ ते १६८ ग पॉट क्रमांकासह		धा. बी.ओ.सी.इंजिन लिमिटेड	सली- १९९७-९८-०३ न.पू.अ. घाटकोपर

तपसणी करणारा -

खरीदकर्ता -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
१९६९	६६	१५
२०२४		



आयद गुण २२२

सुदूर वृत्त १२२

संगणक  
५१९०१०६

प्रत प्रत

नगर भूसापन अधिकारी  
शाहकोण्ड

टिप.—हा या प्रमाणपत्राचे अर्थगोप्यपत्तीस लिखित परवानका  
उतान्याची सत्य प्रतीतना जाति पत्ती याचा अर्थगोप्यपत्तीचे त्यामध्ये नमूद  
केलेले धोक १३५ च्या अन्वये (आयदगुण)  
म्हणजे सर। पूर्णिक सात दशोद्य मात्र सर। सर। सर।  
(अक्षरी) हे मूळ दफ्तरीखात्यात नोंदतातणी केलेले असून ते  
बरोबर आहे.

पर, जिल्हा केल्याप्रमाणे ज्ञान विद्यार्थीच्या मिळविल्या पत्रिकेवरून  
ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या धोकत  
पुढवातीपासून आख्यागायत कायतासु बंधन झालेला नाही.

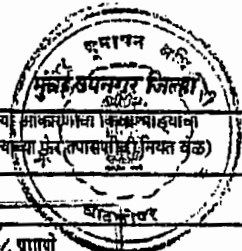
नगर भूसापन अधिकारी  
शाहकोण्ड

मालमत्ता पत्रक

विभाग/माल्य → घाटकोपर

तालिका/न.भु.सा.का. - न.भु.अ.घाटकोपर

जिल्हा -



नगर घुमवत शिट नंबर प्लॉट नंबर खंन धारणाधिकार शासनाला दिलेल्या आकस्मिका किंवा आकस्मिकांच्या तपशील आणि त्यांच्या फेर तपासणी (नियत वेळ)

क्रमांक/प्र. प्लॉ. नं. घौ.पी

१६८७/१० १६८७/१० १२१.५ क करलें घुमवत. १६८ प्रमाणे

सुविधाधिकार सुविधाधिकार ११६९ ६९ १२५

द्वयनाच मूळ धारक वर्ग [दि.इंडियन ऑफसीजन लि.-खरेदीने] २०२४

पट्टेदार

स्तर धार

स्तर शी

दिनांक	व्यवहार	खंड क्रमांक	विक्रयदार (धौ) मंडळ (परिष्कारित धारक)	साक्षीकरण
२८/१०/१९८२	सु.निन शे. आवेस न.पू.क्र. १६८ वगळणे			साक्षी- १९८२-१०-२८ न.पू.अ. घाटकोपर
०१/०७/१९८६	बी.नो.साय आवेस. न.पू.क्र. १६८/१ ते १० व १६८/११ ते ७६ सह. न.पू.क्र. १६८ प्रमाणे			साक्षी- १९८६-०७-०१ न.पू.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.पू.क्र. १६८ प्रमाणे नाव दाखल केले.		(धा) साय ऑग्ल लिमिटेड	साक्षी- १९९०-०९-०४ न.पू.अ. घाटकोपर
२२/०९/१९९५	शे.नवदल. न.पू.क्र. १६८/१ प्रमाणे.			साक्षी- १९९५-०९-२२ न.पू.अ. घाटकोपर
०३/१०/१९९७	न.पू.क्र. १६८ वगळणे नाव दाखल केले. समिल न.पू.क्र. १६८ व ते १६८/१ शिट क्रमांकवसह.		(धा) बी.नो.सी.इंडिया लिमिटेड	साक्षी- १९९७-१०-०३ न.पू.अ. घाटकोपर

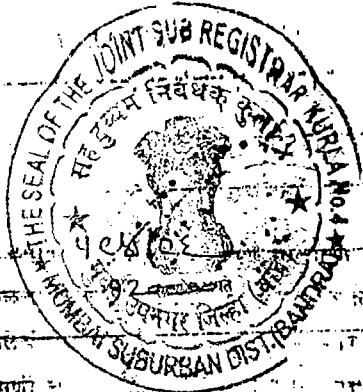


तपासणी करणारा -

खरी नकल -

न.पू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११९५	००	१५
२०२४		



दिनांक ०१/०६/२०२४  
 ता. ०१/०६/२०२४  
 स. ११९५/००/१५  
 १२२२०

टिप. - ही या प्रामाणिकतेने दर्शविलेल्या प्रमाणपत्राच्या  
 घटान्याची सत्य प्रतीतिक्षा आहे व या प्रमाणपत्रावर कोणताही  
 केलेले क्षेत्र - १२१-५-७... कायदा अन्वये (आपत्ती) मध्ये  
 म्हणजे पुकटी पुकवीस प्रतीतिक्षाय दक्षी (मि) मध्ये  
 (बकरी) हे मूळ व अधिकृत व अधिकृत क्षेत्रात  
 बरोबर आहे.

वर उल्लेख केलेल्या प्रमाणपत्राच्या प्रमाणपत्राच्या प्रमाणपत्रातून  
 ही प्रमाणित प्रत देण्यात आली आहे त्याचप्रमाणे मूळ प्रमाणपत्राच्या क्षेत्रात  
 मूळवातीपासून भावनाभावयता-फोनलाही-बकरी-कायदा अन्वये

[Signature]  
 नगर प्रमाणपत्र अधिकारी  
 दादर

[Signature]  
 नगर प्रमाणपत्र अधिकारी  
 दादर

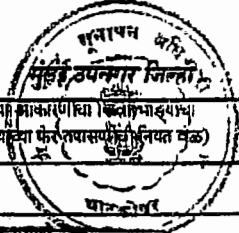


मालमत्ता पत्रक

विभाग/सोने घाटकोपर

जालुका/न.भू.म.का. - न.भू.अ.घाटकोपर

जिल्हा -



नगर भूगणन क्रमांक/घा.प्लो.नं. १६८अ/११ १६८अ/११ प्लॉट नंबर ३८८९ धाम धारणाधिकार को.मी. शासनाला दिलेल्या काकाभरणीचा (केंद्राभिभाक्ष्य) तपशील आणि त्याच्या फेरित्यासंबंधी (नियत प्रक)

३८८९ क विधान-१६८ प्रमाणे

करल ४  
११६९ ७१ १२५  
२०२४

सुविधाधिकार

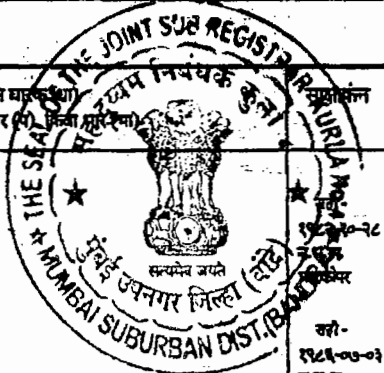
हस्ताक्षर मूळ धारक वर्ष [दि.इंठिवन ओपसीनन लि.-खरेदीने]

पट्टेदार

हतर धार

हतर री

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार (री) जिल्हा मुरदेवा	सुविधाधिकार
२८/१०/१९८२	सु.मि.शे.आदेश न.भू.क्र. १६८ प्रमाणे			
०१/०७/१९८६	बी.शे.खय आदेश. न.भू.क्र.१६८/१ ते ११ व १६८/१२ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे			
०४/०९/१९९०	स्व.सु. न.भू.क्र.१६८ प्रमाणे नाव दाखल केले.		(घा) अब ओयल लिमिटेड	
२२/०९/१९९५	शे.न.क.व.ल. न.भू.क्र. १६८अ/१ प्रमाणे.			
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव दाखल केले. सगिल न.भू.क्र.१६८ व ते १६८ग पोट क्रमांकांसह.		(घा) बी.ओ.सी.इंठिया लिमिटेड	



तपसणी करणारा -

खरी नकल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११८५	७२	१५
२०२४		



५९१०६  
५९१०६  
सुर्यमय  
५९१०६

एवम् हा या काली...  
उताच्या...  
केलेले... ३६६९...  
म्हणजे तीनशे आठशे पंधरा पूर्वाह्नक दशाहा मास  
(बाराही) हे मूळ कायदेसामर्थन...  
बराबर आहे.

सुर्यमय  
५९१०६  
सुर्यमय  
५९१०६

वर उल्लेख केल्याप्रमाणे ज्या विद्यार्थ्याच्या निवडण्या...  
ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नगद...  
सुखातीपातून आजतागायत कोणताही बंधन...

५९१०६  
नगर प्रशासन अधिकारी  
घाटकोपर

...

...

...

...

...

...

...

...

...

मालमत्ता पत्रक

विभाग/मोजे वाटकोपर

नगरपालिका/न.भु.मा.का. - न.भु.अ.वाटकोपर

जिल्हा -



नगर प्रमाणित नकाशा नंबर प्लॉट नंबर प्लॉट क्षेत्र धारणाधारक शासनाला दिलेल्या नकाशा नंबर/प्लॉट नंबर/प्लॉट क्षेत्र तपशील आणि त्याचा फेड तपासणीची नियत वेळ

१६८अ/१२ १६८अ/१२ ३६.१ क सिसनं. १६८ प्रमाणे वाटकोपर

सुविधाधारक

करल ४  
११०९ ७३ १२५  
२०२४

हस्तक्षेप मूळ धारक सर्व [दि. ३० डिसेंबर २०१३ रोजी खरेदीने]

पट्टेदार

प्लॉट पार

प्लॉट नोंद

दिनांक	व्यवहार	खंड क्रमांक	नामन धारक (आ) पट्टेदार (अ)	सुविधाधारक
२८/१०/१९८२	सु. नि. सौ. आवेस न.भु.अ. १६८ प्रमाणे			सु. नि. सौ. आवेस न.भु.अ. १६८ प्रमाणे
०१/०७/१९८६	बी.ओ. सारा आवेस. न.भु.अ. १६८/१ ते ११ व १६८/१२ ते ७६ सहा. न.भु.अ. १६८ प्रमाणे.			बी.ओ. सारा आवेस. न.भु.अ. १६८/१ ते ११ व १६८/१२ ते ७६ सहा. न.भु.अ. १६८ प्रमाणे.
०४/०२/१९९०	सु. नि. सौ. न.भु.अ. १६८ प्रमाणे नाम वाचल केले.		(धा) आय. ओ. इल. लिमिटेड	सु. नि. सौ. न.भु.अ. १६८ प्रमाणे नाम वाचल केले.
२२/०९/१९९५	बी.ओ. सारा आवेस. न.भु.अ. १६८/१ प्रमाणे.			बी.ओ. सारा आवेस. न.भु.अ. १६८/१ प्रमाणे.
०३/१०/१९९७	न.भु.अ. १६८ अ प्रमाणे नाम वाचल केले. सामिल न.भु.अ. १६८ व ते १६८/१ प्लॉट सामिल करावयाचे.		धा. बी.ओ. सी. डी. डी. लिमिटेड	न.भु.अ. १६८ अ प्रमाणे नाम वाचल केले. सामिल न.भु.अ. १६८ व ते १६८/१ प्लॉट सामिल करावयाचे.



तपासणी करणारा -

खरीदकर्ता -

न.भु.अ.वाटकोपर  
मुंबई उपनगर जिल्हा



मालमत्ता पत्रक

विभाग/मौज - घाटकोपर तालुका/न.मु.म.का. - न.मु.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत शीट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी शासनाला दिलेल्या आकरणाचा किती भाग/वा तपशील आणि त्याचा फेर तपस्युपेक्षा किती निर्यात वेळ

क्रमांक/अ. प्लॉ. नं. १६८७/१३ १६८७/१३ १६.४ क करल ४

सुविधाधिकारी ११८८१ ७५ १५

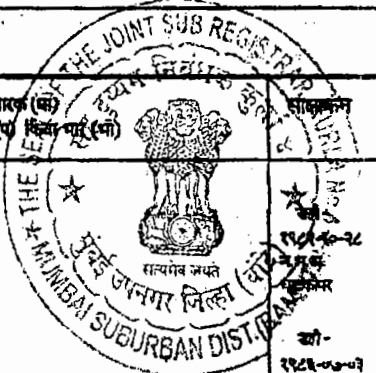
हक्काचा मूळ धारक सर्व [दि.मुठिवन ऑक्सीजन लि.-खारेदीने] २०२४

पट्टेदार

स्तर भार

स्तर री

दिनांक	धारदार	खंड क्रमांक	नविन धारक (को) पट्टेदार (प) किती धार (को)	सौकर्यक्रम
२८/१०/१९८२	सु.निन शो. आवेश न.मु.क्र. १६८ इमाणे.			
०१/०७/१९८६	बी.शो.साध आवेश. न.मु.क्र. १६८१ ते ११ व १६८/१४ ते ७६ सह. न.मु.क्र. १६८ इमाणे.			
०४/०९/१९९०	स्प.सु. न.मु.क्र. १६८ इमाणे नाव दाखल केले.		(धा) आय ओग्ल लिमिटेड	
२३/०९/१९९५	शोणवदल. न.मु.क्र. १६८अ/१ इमाणे.			
०३/१०/१९९७	न.मु.क्र. १६८ अ इमाणे नाव दाखल केले. समिल न.मु.क्र. १६८ व ते १६८ग पॉट क्रमांकसह.		धा. बी.ओ.सी.इंडिया लिमिटेड	



तपासणी करणारा - खरी नक्कास - न.मु.अ.घाटकोपर मुंबई उपनगर जिल्हा



# मालमत्ता पत्रक

विभाग/मंडळ - घाटकोपर तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर प्रमाण - शिट नंबर प्लॉट नंबर क्षेत्र घोरगांधीकर शासनाच्या प्रदेशीय आधिकार्यांचा किंवा आहूत्यांचा तपशील आणि त्यांच्या फेर तपासणीची निवत वेळ

क्रमांक/का. प्लॉ. नं. चौ.मी.

१६८३/१४ १६८३/१४ १६.४ क



करल विधान १६८ प्रमाण

११९९ ७७ १२१

२०२४

सुविधाधिकार -

हक्काचा मूळ धारक वर्ष - [दि.इंदिवन ऑक्सीजन लि.-खरेदीने]

पट्टेदार -

दत्त धार -

दत्त रीत -

दिनांक	व्यवहार	संकेत क्रमांक	नविन संपर्क (घर) पुरवण (घर) किंवा धार (घर)	संस्थांकन
२८/१०/१९८२	सु.नि.चौ.आदेश. न.भू.क्र. १६८ प्रमाणे.			श्री - १९८२-१०-२८ न.भू.अ. घाटकोपर
०१/०७/१९८६	बी.ओ.सय आदेश. न.भू.क्र. १६८/१ ते १४ व १६८/१५ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			श्री - १९८६-०७-०७ न.भू.अ. घाटकोपर
०४/०९/१९९०	सय.सु. न.भू.क्र. १६८ प्रमाणे नाव दाखल केले.		(घर) आन झोयल लिमिटेड	श्री - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	झोणकदल. न.भू.क्र. १६८/३१ प्रमाणे.			श्री - १९९५-०९-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव दाखल केले. कायम न.भू.क्र. १६८ ब ते १६८ ग प्लॉट क्रमांककसह.		घर. बी.ओ.सी.इंडिया लिमिटेड	श्री - १९९७-१०-०३ न.भू.अ. घाटकोपर



संपूर्ण करणारा - खरी नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११०९	७८	१२५
२०२४		



... २१९०/०६  
 ... २१९०/०६  
 ...  
 ...  
 ...  
 ...

दि.प. — हा या ... राने ... मिळवत पत्रिणेच्या  
 उताऱ्याची ... या ... त्यामध्ये नमुद  
 केलेले क्षेत्र ... (आवड्यांत)  
 म्हणजे **दुर्लक्ष पूर्वाक चार दशाष्ट मात्र** ...  
 (बाकरी) हे ... असा ते  
 बरोबर आहे.

बर उल्लेख केल्याप्रमाणे ... मिळाला पत्रिकेसत  
 ही प्रमाणित प्रत देण्यात आली आहे ...  
 सुहृतांपासून आज्ञापत्र को ...

नगर प्रमाणन अधिकारी  
 ...



मालमत्ता पत्रक

विभाग/मोजे घाटकोपर जालुकरण. भू. मा. फा. - न. भू. अ. घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नया प्रमाण शीट नंबर प्लॉट नंबर क्षेत्र परमाणुधर्म शासनाला दिल्ली आकरणाची किती भादवाचा तपशील आणि त्याचा फेर तपासणीची नियत वेळ

१६८७/१५ १६८७/१५ ३६८ क

सुविधाधिकार करल ४

हक्कनाचा मुळ धास्तक वर्ष [दि. इंडियन ऑक्सीजन लि.-खरेदीने]

११०८१ ७६ १२५  
२०२४

पट्टेदार

प्लॉट भाग

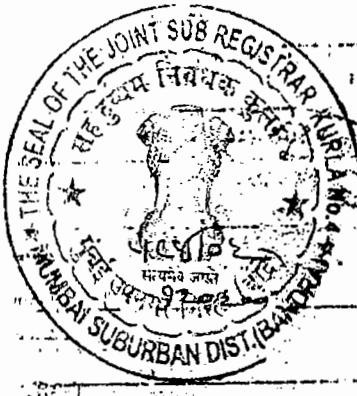
हजार रोरे

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (अ) पट्टेदार (ब)	नियमन
२८/१०/१९८२	सु. नि. चं. आदेश न. भू. क्र. १६८ प्रमाणे			
०४/०७/१९८६	बी. ओ. सी. आदेश. न. भू. क्र. १६८/१ ते १५ व १६८/१६ ते ७६ सह. न. भू. क्र. १६८ प्रमाणे.			
०४/०९/१९९०	स्व. सु. न. भू. क्र. १६८ प्रमाणे नाव दाखल केले.		(धा) आय. ओ. ग्ल. लिमिटेड.	
२२/०९/१९९५	मेजबंदी. न. भू. क्र. १६८/७१ प्रमाणे.			
०३/१०/१९९७	न. भू. क्र. १६८ अ प्रमाणे नाव दाखल केले. सामिल न. भू. क्र. १६८ व ते १६८/७ प्लॉट क्रमांकांसह.		धा. बी. ओ. सी. इंडिया लिमिटेड	



तपासणी करणारा - खरो नकासल - न. भू. अ. घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११०९	८०	१५
२०२४		



०१/०६  
०१/०६  
संगणक  
५१९०१६

टिप.—हो या कृत्याच्या दिग्दर्शनाखाली मिळविलेले पत्रावली  
 उताऱ्याची सत्य प्रतिक्रिया आहे व या उताऱ्याची त्यामध्ये नमुद  
 केलेले क्षेत्र ३.६-६५... (आकारमान)  
 म्हणजे छत्तीस पूर्णाकड्या ४ दशांश मात्रा (अक्षरी)  
 (अक्षरी) हे क्षेत्र अक्षरेषावरील पत्रावलीची वाच्य अक्षरे  
 बरोबर आहे.

वर उल्लेख केल्याप्रमाणे ज्या निष्कर्षाच्या मिळविलेले पत्रावली  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमुद केलेल्या क्षेत्रात  
 मुक्तावलीपासून आज्ञावाच्यते-कानिती अर्थ काढला नाही.

०१/०६  
५१९०१६

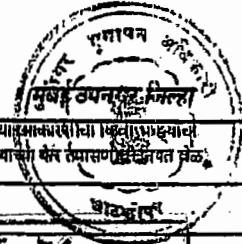
०१/०६  
नगर भनापन अधिकारी  
-शाखा-

मालमत्ता पत्रक

विभाग/मौज - घाटकोपर

तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा -



जमीन मालकी/पट्टा नं. - शिफ्ट नं. - प्लॉट नं. - क्षेत्र - धारणधारक/धारक

शासनाला दिलेल्या आदेशांनुसार या मालमत्ता पत्रकात तपशील आणि त्याचा कोर तपासण्यात येईल.

१६८३/१६ १६८३/१६ १४७७ क

करविले प्रमाणे

११८८१ ८१ १२५

२०२४

सुविधाधिकार

दयकराची मूळ धारक वर [दि. इंडियन ऑक्सीजन लि. - खरेदीने]

पत्तनार

सुतार घर

सुतार शी



दिनांक	ध्यावहार	खंड क्रमांक	नवीन धारक (या पट्टेवर (ये क्षेत्र) पर्यंत)	वर्गीकरण
२८/१०/१९८२	सु.नि.शे.असरेवा न.भू.अ. १६८ प्रमाणे.			वर्गी - १९८१-०७-०३ न.भू.अ. घाटकोपर
०१/०७/१९८६	बी.शे.साधु आदेश. न.भू.अ. १६८/१ ते १६ व १६८/१७ ते ७६ सह. न.भू.अ. १६८ प्रमाणे.			वर्गी - १९९०-०९-०४ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.सु. न.भू.अ. १६८ प्रमाणे नाम दाखल केले.		(घ) आय ओयल लिमिटेड	वर्गी - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	सोमबदल. न.भू.अ. १६८ अ प्रमाणे.			वर्गी - १९९५-०९-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.अ. १६८ अ प्रमाणे नाम दाखल केले. सामिल न.भू.अ. २६८ व ते १६८ व पॉट क्रमांक सह.		धा. बी.ओ.सी.इंडिया लिमिटेड	वर्गी - १९९७-१०-०३ न.भू.अ. घाटकोपर

तपासणी करणारा -

खटी नकल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४  
 ११८८९ १२ २५  
 २०२४



दिप.—हो गा कार्यान्वयने दमिनेष्वर्हित सिद्धकृत प्रविण्य.  
 सतान्यादी सत्य प्रमाणांवा लागू व या भाग्यानीचें त्यामध्ये तपद  
 केलेले क्षेत्र ११९०१०६ ११९०१०६  
 म्हणजे चौदा-पूर्वाकः साल २१०११ मात्र जुरन मंडर  
 (बाक्षरी) हे मूळ दमिलेखन पडलाडणी केलेले अमुते  
 बरोबर आहे.

संगराध  
 ५/१०/२४

थर सल्लेख केल्याप्रमाणे ज्या निळकतीच्या निळकत पत्रिकेकृत  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये तपद केल्ल्या क्षेत्रात  
 मुखवातीपासून आजतागायत कोणताही बदल झालेला नाही.

बाक्षरी

जुरन भुनापन बाक्षरी  
 बाक्षरी

बाक्षरी

जुरन भुनापन बाक्षरी  
 बाक्षरी

पत्रिका  
 मुंबई उपनगर

मालमत्ता पत्रक

विभाग/मो. घाटकोपर जालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर वृत्त/नगर क्षेत्र/पंच. पत्र. नं. शेत नं. प्लॉट नं. क्षेत्र धारणी/धारक शासनाला दिलेला अनुमती/मो. क्रमांक/मो. क्रमांक/मो. क्रमांक (तपशील आणि त्याच्या फेर तपशील/मो. क्रमांक/मो. क्रमांक/मो. क्रमांक)

१६८अ/१७ १६८अ/१७

३७.२ क

सुविधाधारक -

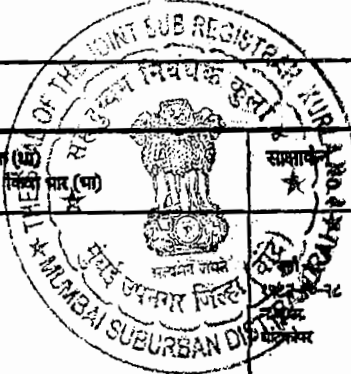
हक्कचा मूळ धारक वर्ष [दि. इडियन ऑक्सीजन लि.-खरेदीने]

पत्तेदार -

नगर भाग -

नगर क्षेत्र -

करल  
गिअर ३३ १५  
२०२४



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (अ) पुरवण (ग) किंवा मार (घ)	संपादन क्रमांक
२८/१०/१९८२	सु. नि. जे. आदेश. न. मू. क्र. १६८ प्रमाणे.			खरी - १९८६-००-०१ न. मू. क्र. घाटकोपर
०१/०७/१९८६	बी. जो. साय खरेदी. न. मू. क्र. १६८/१ ते १७ व १६८/१८ ते ७६ सक. न. मू. क्र. १६८ प्रमाणे.			खरी - १९९०-०२-०४ न. मू. क्र. घाटकोपर
०४/०९/१९९०	स्प. मू. न. मू. क्र. १६८ प्रमाणे याच काळाला केले.		(घ) आय ओ. ग्ल लिमिटेड	खरी - १९९०-०२-०४ न. मू. क्र. घाटकोपर
२२/०९/१९९५	शेजबंदी. न. मू. क्र. १६८/अ/१ प्रमाणे.			खरी - १९९५-०९-२२ न. मू. क्र. घाटकोपर
०३/१०/१९९७	न. मू. क्र. १६८ अ प्रमाणे याच काळाला केले. साहित्य न. मू. क्र. १६८ व ते १६८/ग पॉट क्रमांकावर.		घा. बी. जो. सी. इडिया लिमिटेड	खरी - १९९७-१०-०३ न. मू. क्र. घाटकोपर

तपशील करणारा -

खरी नकल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११६५	८४	१५
२०२४		



टप. - ही या कार्यासाठी अतिशय महत्त्वपूर्ण निमित्त निमित्ताने  
 उतान्याची सत्य प्रतीक्षा आहे व या प्रतीक्षास न्याय देण्या  
 केल्याने ही ३५३३... (आपल्याकडे)  
 म्हणजे संपूर्ण पूर्णतः सहीन दशोय मात्र  
 (वकरी) - हे मूळ अंमलदस्त प्रत्येक प्रतीक्षास न्याय देण्या  
 वरील आहे.

वर उल्लेख केल्याप्रमाणे जना निमित्ताने मिळाला अधिकार  
 ही प्रमाणित प्रत देण्यात आली आहे त्याप्रमाणे नोंद केल्याने यात  
 सुखातीपासून आजतागायत काळातही बदल झालेला नाही.

नगर मनापन अधिकारी  
 घाटकोपर

नगर मनापन अधिकारी  
 घाटकोपर

महाराष्ट्र राज्य  
 नगर मनापन

मालमत्ता पत्रक

विभाग/मोजे - घाटकोपर

तालुका/न.भु.मा.का. - न.भु.अ.घाटकोपर

जिल्हा - मुंबई उपनगर-जिल्हा

नगर पंचायत / शहर नंबर / प्लॉट नंबर / धान / खण्ड/भागांक/नं. / शास-मत्ता दिलेल्या अकरापाठी/सो/के/सो/घाटकोपची तपशील आणि त्याच्या पैसे तपासणीची नियत वेळ)

क्रमांक / स. पत्र. नं. १६८३४/१८ १६८३४/१८

३७.३ क

क. रिलीफ प्रमाणे

सुविधाधिकार

स्वकनाचा मूळ धारक वर्ष

[दि.इंडियन ऑक्सीजन लि.-खरेदीने]

११०९	८५	१५१
२०२४		

पट्टेदार

स्तर भार

स्तर शेर

दिनांक	व्यवहार	खंड क्रमांक	मौजिन धारक (पा) पट्टेदार (पा) / मालका धार (पा)	जमीन
२८/१०/१९८२	सु.नि.सो.आदेश. न.भु.क्र. १६८ प्रमाणे.			जमीन - १९८३-००-०८ न.भु.अ. घाटकोपर
०१/०७/१९८६	बी.सो.खारा आदेश. न.भु.क्र. १६८/१९ ते १६८/१९ ते ७६ सह. न.भु.क्र. १६८ प्रमाणे.			जमी - १९८६-००-०३ न.भु.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.भु.क्र. १६८ प्रमाणे नव दाखल केले.		(पा) आव औमल लिमिटेड	जमी - १९९०-०९-०४ न.भु.अ. घाटकोपर
२३/०९/१९९५	सोनवदल. न.भु.क्र. १६८/अ/१ प्रमाणे.			जमी - १९९५-०९-२३ न.भु.अ. घाटकोपर
०३/१०/१९९७	न.भु.क्र. १६८ अ प्रमाणे नव दाखल केले. सामिल न.भु.क्र. १६८ ब ते १६८ ग पॉट क्रमांकांसह.		घ. बी.ओ.सी.इथिक लिमिटेड	जमी - १९९७-१०-०३ न.भु.अ. घाटकोपर

तपासणी करणारा -

सरोनकस -

न.भु.अ.घाटकोपर

मुंबई उपनगर जिल्हा

करल ४		
११९९९	६६	१२५
२०२४		



ಸಂಖ್ಯೆ: ११९९९  
 ದಿನಾಂಕ: ११/०९/२४  
 ಸಂಗ್ರಹ  
 ५१९०१६  
 २२०  
 १२२२

ನಾಮ - ...  
 ವತಾನ್ಯ - ...  
 ಕೆಲಸ - ...  
 ಮುಖ್ಯ ಸದೋನಿ ಪ್ರತಿಕ್ಷೇಪಿಣಿ ದರ್ಶನ ಮಾತ್ರ  
 (ಅಕ್ಷರ) ...

ಇರ ಉಲ್ಲೇಖ ಕೇವಲಾನುಮಾನ ಏನು ವಿವರಿಸಲಾಗಿದೆ ನಿಜವಾಗಿ ಗುರುತಿಸಲಾಗಿದೆ  
 ಹೀ ಪ್ರಮಾಣಿತ ಪ್ರತ ದೇಖ್ಯಾತ ಆಳಿ ಅಹ ಲಾ ಅನು ಅನು ಅನು ಅನು ಅನು  
 ಮುಖವಾತಿಪಾಪುನ ಅನುಅನುಅನು ಅನುಅನುಅನು ಅನುಅನುಅನು

ನಗರ ಭೂಮಿಪುನ ಡಾಕ್ಟರ  
 ಚಾಕರ



मालमत्ता पत्रक

व्यवसाय/शेअर - घाटकोपर तारुका/न.मु.मा.का. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नम्र घरापत्त क्रमांक/घ. को. नं. प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधारक शासनाला दिलेल्या आकरणाची किंवा भाड्याची तपशील आणण्याच्या अंश तपशीलपुढी निवेदन घेऊ.

१६८३७/१९ १६८३७/१९ ३७.३ क

सुविधाधारक

हक्काचा मूळ धाक धारक [दि.स्टेडियन ऑकसीजन लि.-खरेदीने]

पट्टेदार

११८९ ६० १२५  
२०२४



स्तर मंत्र

स्तर नोंद

दिनांक	व्यवहार	खंड क्रमांक	मालकाचे (अ) फुकट (ब) किंवा पार (अ)	मालकाचे
२८/१०/१९८२	सु.नि.शे.आपेक्ष. न.भू.क्र. १६८ प्रमाणे			खो - १९८२-१०-२८ न.भू.अ. घाटकोपर
०९/०७/१९८६	बी.ओ.खरा उपवेश. न.भू.क्र. १६८/१ ते १९ व १६८/२० ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			खो - १९८६-०७-०९ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.भू.क्र. १६८ प्रमाणे नाव दाखल केले.		(घ) आय ओ.एल लिमिटेड	खो - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	शेअरवपल. न.भू.क्र. १६८/२७/१ प्रमाणे.			खो - १९९५-०९-२२ न.भू.अ. घाटकोपर
०२/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव दाखल केले. समािल न.भू.क्र. १६८ ब ते १६८ ग पोट क्रमांकांसह.		घ. बी.ओ.सी.स्टिवा लिमिटेड	खो - १९९७-१०-०२ न.भू.अ. घाटकोपर

तपशीलगी करणारा - खरी नक्कल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११८७	८८	१२७
२०२४		



अहम — हा हा मालकीचा अंशपत्राचा मूळ निहाल पत्रिकाच.  
 उताऱ्याची मूळ प्रत काढावी व ती मालकीच्या तपमध्ये नमुद  
 केलेल्या मूळ मालकी ३५०३ च्या मालकी (मालकीचा)  
 म्हणजे अदेतीस पूर्जाकृतीन दशांश मात्र चोरम मालकी  
 (अदती) हे मूळ पत्रिकाच मालकीची मालकी अदतीने  
 बराबर आहे.

वर उल्लेख केल्याप्रमाणे ज्या निलदलीच्या लिळकत पत्रिकाचून  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमुद कळल्या शांतात  
 मूखवातीपाहून आजागाभत कोणताही बदल झालला नाही.

पत्रिका देण्याचा अधिकारी  
 (अदती)

नगर प्रमाणित अधिकारी  
 घाटकोपर

Blank area with faint lines and text, possibly a continuation of the document or a separate page.

मालमत्ता पत्रक

विस्तार/पत्रिके - घाटकोपर

तालुका/न.भु.मा.का. - न.भु.अ.घाटकोपर

जिल्हा -



राक्षनाला दिलेल्या अकराव्या क्रमांकाच्या तपशील आणि त्याच्यावर उपसंपत्ती (संपत्ती वेळ)

नगर दफ्तार क्रमांक/प्र. प्लो. नं. प्लॉट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी

१६८अ/२० १६८अ/२० ३०.३ क

करल  
दि. १६/८ प्रमाणे  
२०२४

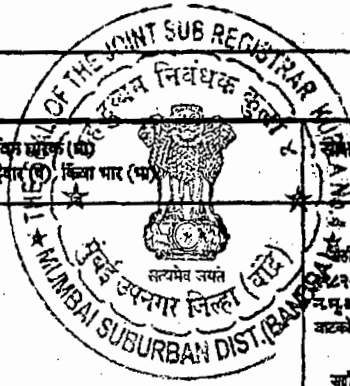
सुविधाधिकारी [दि. मॅडियन ऑफिसीजन लि. - खरेदीने]

इक्वनाचा मुळ धारक वर्ष पट्टेदार

इतर घर

इतर सौरी

दिनांक	व्यवहार	खंड क्रमांक	नॉक ऑफिस (भा) पट्टेदार (भा) किंवा धार (भा)	संज्ञांकन
२८/१०/१९८२	सु. नि. सो. आवेता. न.पू.क्र.१६८ प्रमाणे.			
०२/०७/१९८६	बी.रो.साब अक्षेप न.पू.क्र.१६८/१ ते २० व १६८/२१ ते ७६ सह. न.पू.क्र.१६८ प्रमाणे.			
०४/०९/१९९०	स्य.सु. न.पू.क्र.१६८ प्रमाणे नाव वायलत केले.		(घ) आय ओ.इल लिमिटेड	
२२/०९/१९९५	शेनबपल. न.पू.क्र. १६८अ/१ प्रमाणे.			
०३/१०/१९९७	न.पू.क्र. १६८ अ प्रमाणे नव वायलत केले. समिल न.पू.क्र.१६८ व ते १६८ग खंड क्रमांकसह.		घ. बी.ओ.सी.इडिया लिमिटेड	



तपासणी करणारा - खरी नकल - न.भु.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
१९६९	००	१५
२०२४		



७१९०१०६  
 ७१९०१०६  
 साठोले  
 १९७१/०६

दिप - जो या नगरपालिके स्थितिके दोन मिळकत परिचय  
 उतायाची सध्या प्रतीतना आहे व या मिळकतीचे त्यामध्ये नमूद  
 केलेले क्षेत्र ३५३३.०००० च्या मं दर (आकलनात)  
 म्हणजे अदोतीस पूर्वाकृतीन दशांश मा. पोरस मं दर  
 (बाधरी) हे मूळ वभिलेखावरून पडताळणी केलेले अंश  
 बरोबर आहे.

साठोले  
 १९७१/०६

वर उल्लेख केलेल्याप्रमाणे ज्या मिळकतीच्या मिळकत पत्रिकेवरून  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात  
 पुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

साठोले  
 नगर भुमापन अधिकारी  
 धर्मकरपद

१९६९

१९६९  
 १५  
 १९६९  
 १५

१९६९  
 १५

मालमत्ता पत्रक

दि. ३०/०१/२१ घाटकोपर

नारुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत / पत्र. क्र. नं. / साट नंबर / पत्र. नंबर / धन / धारणीधकार / शासनाला दिलेल्या आकरणाच्या बंधी शोध्याची तपशील आणि त्याच्या फेर तपासणीची नियम वेळ

१६८३४/२१ १६८३४/२१

३७.३ क

करत ४  
गिऱ्याने १६८ प्रमाणे  
११०७ ९ २४  
२०२४

सुविधामिस्तर

हक्काचा मूळ धारक  
वर्ष

[दि.इंडियन ऑकसीजन लि.-खरेदीने]

पट्टेदार

हतर भार

हतर रीती

दिनांक	व्याख्यान	खंड क्रमांक	नमिन धारक (पु) पट्टेदार (पु) / धारणीधकार (पु)	सातकेदार
२८/१०/१९८२	सु.नि.शे.आदेश. न.भू.क्र. १६८ प्रमाणे			
०९/०७/१९८६	बी.सो.साय आदेश. न.भू.क्र. १६८/१ ते २१ व १६८/२२ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			वर्गी - १९८६-०७-०३ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.नु. न.भू.क्र. १६८ प्रमाणे नाम दाखल केले.		(घ) अन ओ.एल लिमिटेड	वर्गी - १९९०-०९-०४ न.भू.अ. घाटकोपर
२३/०९/१९९५	स्व.नु. न.भू.क्र. १६८/२१ प्रमाणे.			वर्गी - १९९५-०९-२३ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाम दाखल केले. अमिल न.भू.क्र. १६८ व तो १६८/१ पॉट क्रमांकसह.		ध. बी.ओ.सी.इंडिया लिमिटेड	वर्गी - १९९७-१०-०३ न.भू.अ. घाटकोपर

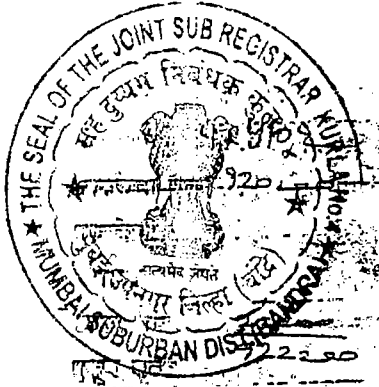


न्यायाधीश करणार -

खरी नकतल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ५		
११०५	२२	१२५
२०२४		



११०५  
११०५  
संज्ञक  
११०५

(टप. — हा या प्रमाणपत्राचे शिक्क्यातर्फे मिळविलेले पत्रिकेचे  
संज्ञकान्वये सहा प्रतीतून एक प्रती या प्रमाणपत्राचे त्यामध्ये नमूद  
किल्ले संज्ञक ३७-३७... चीस मॅटार (गावठ्यांत)  
म्हणजे सदेतीस प्रगी कुत्तीन दशाक्ष मात्र चौरस मीटर  
(अक्षरी) हे भूख अतिरिक्त पत्रावळणी करील जाणून ते  
घरोघर आहे.

११०५  
११०५  
११०५

वर प्रलेख केल्याप्रमाणे ज्या निष्पत्तीच्या निष्पत्ती पत्रिकेचे  
ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद किल्ले संज्ञक  
सुखातीपासून आजतागायत कोणताही बदल झालेला नाही.

११०५

११०५  
११०५

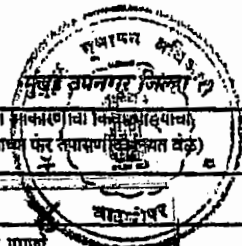
११०५  
११०५

मालभत्ता पत्रक

विभाग/पोस्ट - घाटकोपर

तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा



नाम रजिस्टर करमांक / घ. प्लॉ. नं. शिट नंबर प्लॉट नंबर क्षेत्र धारणाधारक शारांशाला दिलेल्या क्रमांक(ग)चा किंमत(प्राधान्याचा) तपसईत आणि त्याच्या फॅर तपसईत (किंमत वेळ)

१६८७४/२२ १६८७/२२ ३७.२ क

करत  
तिताल. १६/७/२४  
११८७ २३ २५  
२०२४

सुट्टीधारक/धारक

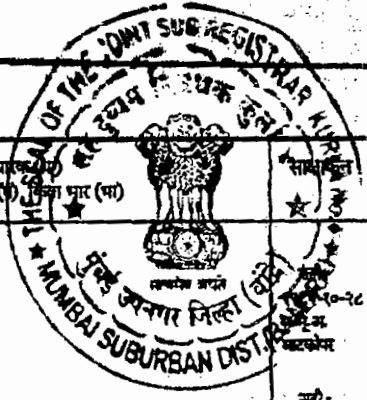
दिल्याचा मूळ धारक वर्ष [दि.इतिवन ऑपसीनन लि.-खरेदीने]

पट्टेदार

सतर धार

ज्ञात सौ

दिनांक	व्यवहार	खंड क्रमांक	मूळ धारक/पट्टेदार (पू) किंवा धार (पा)	साक्षी
२८/१०/१९८२	सु.नि.शे.आदेश. न.भू.का. १६८ प्रमाणे.			
०१/०७/१९८६	बी.नो.खस आदेश. न.भू.का. १६८/१ से २२ व १६८/२३ ते ७५ सह. न.भू.का. १६८ प्रमाणे.			सही - १९८६-०७-०२ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.सु. न.भू.का. १६८ प्रमाणे नाव दाखल केले.		(पा) आव ओयल लिमिटेड	सही - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	शेगबदल. न.भू.का. १६८/२१ प्रमाणे.			सही - १९९५-०९-२२ न.भू.अ. घाटकोपर
०२/१०/१९९७	न.भू.का. १६८ अ प्रमाणे नाव दाखल केले. सापिल न.भू.का. १६८ ब ते १६८ ग प्लॉट क्रमांकासह.		धा. बी.ओ.सी.इटिवा लिमिटेड	सही - १९९७-१०-०२ न.भू.अ. घाटकोपर

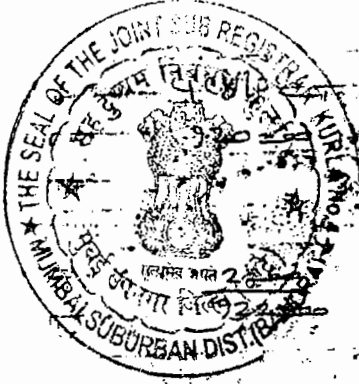


प्रासंगी कारणे -

खरीदक -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११९९	६४	२४
२०२४		



११९९  
११९९  
संगणक  
११९९  
११९९

११९९ — हा या प्रमाणपत्राचा भाग असून तोच निकाल पत्रिकेच्या  
 उताऱ्याची संज्ञा असून त्याचे व या प्रमाणपत्राचे त्यामध्ये तपूद  
 केल्याने संज्ञा ३५३३ (जाणवटपत्र)  
 म्हणजे अदोतीक्ष पुर्णकालीन द्याश चीरम मंदर  
 (अक्षरी) हे मूळ धर्मिक प्रमाणपत्राच्या कोट असून ते  
 बरोबर आहे.

११९९  
११९९  
११९९

वर उल्लेख केल्याप्रमाणे जगातील त्या मिळवणारी पत्रिकेच्या  
 ही प्रमाणित प्रत देण्यात यावी आहे त्यामध्ये तपूद केल्याने संज्ञात  
 पुर्ववातीपासून आजतागायत कोणताही बदल झालेला नाही.

११९९

नगर प्रमाणपत्र अधिकारी  
 बालिकपत्र



नालमत्ता पत्रक

विभाग/भोज - घाटकोपर

तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा



नगर पंचायत / शहर नंबर / प्लॉट नंबर / क्षेत्र / धारणी/धारकार / शासनाला दिलेल्या अधिसूचना क्रमांक / तपस्यारत आदिपत्र क्रमांक (संकेत - २०२४)

१६८७/२३ / १६८७/२३ / करल / घाटकोपर

३७.३ / क / ११९८७ / घरांनं. १६८ प्रमाणे / २४

सुविधाधिकार / २०२४

इच्छेनेचा मूळ धारक / वर्ष [दि.संविधान ऑफिसीनल लि.-खरेदीने]

पट्टेदार /

इतर पत्र /

इतर रीति /



दिनांक	व्यवहार	खंड क्रमांक	नांवून धारक (पु) पट्टेदार (प) किंवा धारकार	संस्थांक
२८/१०/१९८२	सु.लि.शे.आदेश. न.भू.क्र. १६८ प्रमाणे.			
०४/०७/१९८६	बी.शे.साठ आदेश. न.भू.क्र. १६८/१ ते २३ व १६८/२४ ते ७५ सह. न.भू.क्र. १६८ प्रमाणे.			श्री- १९८६-७७-७३ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.भू.क्र. १६८ प्रमाणे नव दाखल केले.		(घा) अन ओगल लिमिटेड	श्री- १९९०-९१-०४ न.भू.अ. घाटकोपर
२२/०७/१९९५	शे.ग.दल. न.भू.क्र. १६८/२४१ प्रमाणे.			श्री- १९९५-०९-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नव दाखल केले. सामिल न.भू.क्र. १६८ व ते १६८/ग पोट क्रमांकसह.		घा. बी.ओ.सी.प्रीडिया लिमिटेड	श्री- १९९७-१०-०३ न.भू.अ. घाटकोपर

तपस्यारी करणारा -

खरी नक्कल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा



नामपत्र (पत्रक)

विभाग/म. - घाटकोपर

शालुका/न.भु.सा.का. - न.भू.अ.घाटकोपर

जिल्हा - मुंबई उपनगर जिल्हा



नगर भूमापन शीट नंबर प्लॉट नंबर धान धारणा/धकार शोसनला दिलेल्या भूमापनाची किंमत/दुव्याची तपशील आदि त्यासाठी फेर घेतासणे/किंमत घेत

कॅम्पा/फ. प्लॉ. नं. १६८/२४ १६८/२४ ३०.३ क

कर ११०९ २० १२५  
२०२४

सुविधाधिकार -

इच्छित मूळ भाक वर [दि.रेडियन ऑक्सीजन लि.-खरेदीने]

प्लॉट नं. -

प्लॉट नं. -

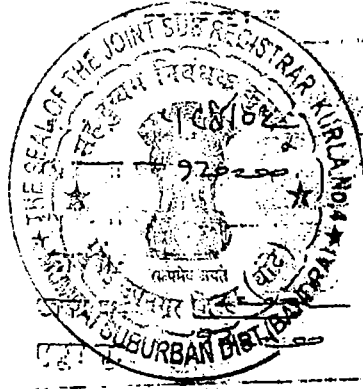
प्लॉट नं. -

दिनांक	व्यवहार	संज्ञक क्रमांक	नविन याचिका/पुढावा (अ) किंवा (ब) किंवा (घ)	संज्ञक क्रमांक
२८/१०/१९८२	सु.नि.शे.आदेश. न.भू.क्र. १६८ प्रमाणे.			
०१/०७/१९८६	बी.ओ.सार आदेश. न.भू.क्र. १६८/१ से २४ व २६/२५ से ७५ सह. न.भू.क्र. १६८ प्रमाणे.			
०४/०९/१९९०	सप्तसू. न.भू.क्र. १६८ प्रमाणे नाव घाळल केले.		(घ) अथ ऑपल लिमिटेड	सी- १९८६-०७-०३ न.भू.क्र. घटकनं.
२२/०९/१९९५	शेनबदल. न.भू.क्र. १६८/२ प्रमाणे.			सी- १९९५-०९-२२ न.भू.क्र. घटकनं.
०३/१०/१९९३	न.भू.क्र. १६८ अ प्रमाणे नाव घाळल केले.समिल न.भू.क्र. १६८ व से १६८/१ पॉट क्रमांकवसह.		घ. बी.ओ.सी.इंडिया लिमिटेड	सी- १९९३-१०-०३ न.भू.क्र. घटकनं.



राखणी करणार - सही नकल - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल ४		
११६७	ए	१५
२०२४		



४१९९१०६  
 ४१९०१०६  
 संगवाल  
 (Signature)  
 पालक

वता...  
 केल... 3.७-3  
 म्हणजे अदोनीस पूर्वाकृतीन दशाश मात्र  
 (मक्षरी) हे...  
 बरोबर आहे.

(Signature)  
 पालक

वर उल्लेख केल्याप्रमाणे ज्ञा...  
 ही प्रमाणित प्रत देण्यात आली आहे...  
 मुखवातीपासून आज्ञावाक्य कोरून काढण्यात आली आहे.

(Signature)  
 नगर प्रशासन, अधिकारी

(Faint text)

(Faint text)

(Faint text)

(Faint text)

(Faint text)

मालमत्ता पत्रक

विभाग - घाटकोपर

तालिका/न.भू.भा.का. - न.भू.अ.घाटकोपर

जिल्हा -



नगर प्रमाण क्रमांक / का. प्रसं. नं. | साट नंबर | प्लॉट नंबर | क्षेत्र | धारणाधनार | शासनला बदलना आकारणी विस्तारवा पाहिलेला तपशील आणिले जाण्या कर तपशीलही निलेका येळ

१६८अ/२५ | १६८अ/२५

३७.३ | क

करल ४ घाटकोपर  
सि.सं. १६८ प्रमाण  
११९६१ | ९९ | १२५  
२०२४

सुविधाधिकार

हक्कनाचा मूळ धारक वर्ग

[दि.रिटियन ऑक्सीजन लि.-खोरेवीने]

पड्या

कार भार

कार बी



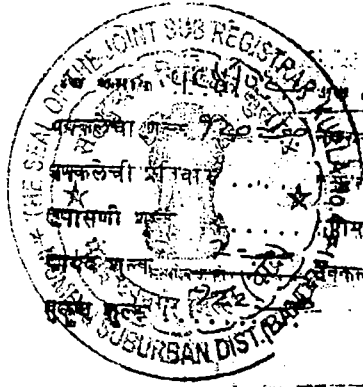
दिनांक	व्यवहार	खंड क्रमांक	मूळ धारक (पुरु) / धारक (पा)	संस्थापक
२०/१०/१९८२	सु.वि.सो.आदेश. न.भू.क्र. १६८ प्रमाणे			
०१/०७/१९८६	बी.ओ.साय आदेश. न.भू.क्र. १६८/१ से २५ व १६८/२६ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			सी - १९८६-०७-०३ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्प.सु. न.भू.क्र. १६८ प्रमाणे नाव साखल केले.		(पा) आय ओ मूल लिमिटेड	सी - १९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	रीजिस्ट्रेशन. न.भू.क्र. १६८अ/१ प्रमाणे.			सी - १९९५-०९-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव साखल केले. सामिल न.भू.क्र. १६८ ब ते १६८ ग प्लॉट क्रमांकसह.		(पा) बी.ओ.सी.इटिव लिमिटेड	सी - १९९७-१०-०३ न.भू.अ. घाटकोपर

सासणी करणारा -

खरीदकाल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल		
११८५	१००	२५
२०२४		



मूळ काढण्याचा क्रमांक ३११०१५  
 तयार तारीख ३११०१५  
 नगरपालिका सुभाष  
 नगरपालिका कार्यालय  
 दिव्याचा तारीख  
 करी प्रत  
 नगर भूभाषण अधिकारी  
 वाटकोट

१६५. — हा या भागांमध्ये परिभाषित क्षेत्र निवडून पत्रिकेच्या  
 उताऱ्याची संख्या ३५-३८ या क्रमांकाच्या अधीन नगर  
 केलेले क्षेत्र ३५-३८ (अणुदळ) मध्ये  
 म्हणजे सैदनीक्षी पूर्वाकालीन दहाशे (अक्षरी) हे मूळ क्षेत्राच्या विषयाने नवीन नगर  
 वरीवर आहे.

वर उल्लेख केल्याप्रमाणे उक्त निवडलेल्या-मिळवणूक पत्रिकेच्या  
 ही प्रमाणित प्रत देण्यात आली आहे (या क्षेत्रे नगद काढल्या वेळास  
 मूळकातीपानून-आजतापासत कोणत्याही प्रकारे जाळणे नाही.

नगर भूभाषण अधिकारी  
 वाटकोट

मालमत्ता पत्रक

विभाग/पोस्ट - घाटकोपर तालुका/न.भू.अ.का. - न.भू.अ.घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नगर पंचायत / फ्लॉट नंबर / फ्लॉट क्र. प्लॉट नंबर / प्लॉट नं. धारणाधारक / धारणाधारक / शोभनील मंदलका आवाक्यावळीच्या भाड्यानी संपादन आणि स्वतंत्रपणे संपादन विनिवृत्त वेळ

१६८अ/२६ १६८अ/२६ २७.२ क ११८१ १०१ १२५ २०२४

सुविधाधिकार - [दि.इंडियन ऑफिसींगन लि.-खरेदीने]

पट्टेदार -

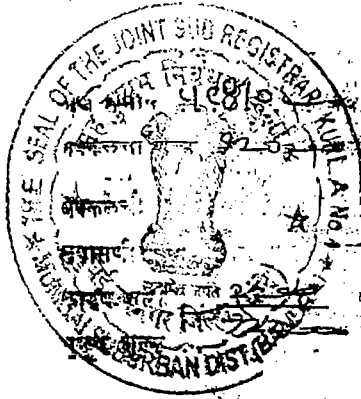
सार पार -

सार शीरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (अ) / पट्टेदार (अ) / सार (अ)	सुविधाधिकार
२८/१०/१९८२	सु.वि.शे.आदेश न.भू.अ. १६८ प्रमाणे.			१९८२-१०-२८ न.भू.अ. घाटकोपर
०४/०७/१९८६	बी.शे.खारा आदेश. न.भू.अ. १६८/१ ते २६ व १६८/२७ ते ७६ सह. न.भू.अ. १६८ प्रमाणे.			१९८६-०७-०४ न.भू.अ. घाटकोपर
०४/०९/१९९०	स्व.सु. न.भू.अ. १६८ प्रमाणे नाव दाखल केले.		(घ) अब ओयल लिमिटेड	१९९०-०९-०४ न.भू.अ. घाटकोपर
२२/०९/१९९५	शे.नवदल. न.भू.अ. १६८अ/१ प्रमाणे.			१९९५-०९-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.अ. २६८ अ प्रमाणे नाव दाखल केले. सामिल न.भू.अ. १६८ व ते १६८ ग पोट क्रमांकसह.		घ. बी.ओ.सी.इंडिया लिमिटेड	१९९७-१०-०३ न.भू.अ. घाटकोपर

सासणी करणारा - खरीतकर्ता - न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा

करल  
 902 902 927  
 2028



सहायक सार्वजनिक कार्यालय  
 १९०१०६  
 १९०१०६  
 सांगठिक  
 ५१९०१०६

महोदय  
 सांगठिक

नगर-भुसापन-वाद्यकार  
 घाटकोण्ड

उता-पता...  
 कोण्ड... 34-3  
 म्हणजे सदोतीक्ष-पुर्णाड तीन दशोक्ष मात्र  
 (अधारी) ...  
 वर उल्लेख केलेल्याप्रमाणे जगात कितीही किड्याला परिचित नसून ही प्रमाणित प्रत देण्यास-कारकी धार्य नसल्याने, कोणते कोणत्या धाताने मुखवातीपातून आजतागायत कोणत्याही बंधक साधने नाही.

सांगठिक

नगर-भुसापन-वाद्यकार  
 घाटकोण्ड

सहायक सार्वजनिक कार्यालय

नगर-भुसापन-वाद्यकार  
 घाटकोण्ड

सहायक सार्वजनिक कार्यालय

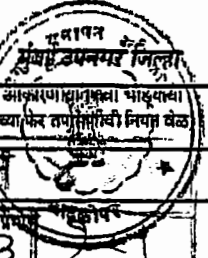


मालमत्ता पत्रक

विशेष/दीर्घ घाटकोपर

तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा -



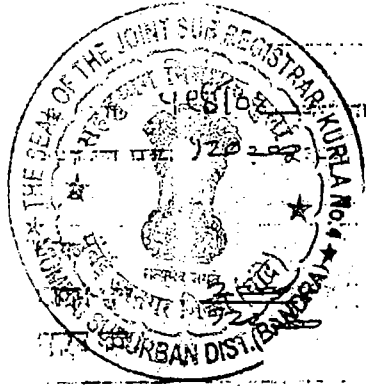
नगर/ग्रामपंचायत / क्रमिक / प्र. क्र. नं.	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधारक	शासनाला दिलेली आकरणाप्रमाणित घाटकोपर तपशील आणि त्याच्यावर तपसिलीची नियम वेळ
१६८३/२७	१६८३/२७		३७.३	क	कर
गुविधाधिकार	9929 903 2028				
हक्काचा मूळ धारक व्यक्ती	[दि.इंडियन ऑक्सीजन लि.-खरेदीने]				
पट्टेदार	---				
स्तार भार	---				
स्तार रॉरी	---				



दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (पट्टेदार (प) किंवा कोर (वा))	साक्षी
२८/१०/१९८२	सु.नि.शे.आदेश. न.भू.क्र. १६८ प्रमाणे.			सही- १९८२-१०-२८ न.भू.अ. घाटकोपर
०१/०७/१९८६	बी.शे.सारा आदेश. न.भू.क्र. १६८/१ ते २७ व १६८/२८ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			सही- १९८६-०७-०१ न.भू.अ. घाटकोपर
०४/०७/१९९०	स्व.सु. न.भू.क्र. १६८ प्रमाणे नाव वाचल केले.		(धा) आय असेम्ल लिमिटेड	सही- १९९०-०७-०४ न.भू.अ. घाटकोपर
२२/०७/१९९५	सौजन्यदल. न.भू.क्र. १६८/२१ प्रमाणे.			सही- १९९५-०७-२२ न.भू.अ. घाटकोपर
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव वाचल केले. सविप्र न.भू.क्र. १६८ व ते १६८/७ प्लॉट क्रमांकांसह.		ध. बी.ओ.सी.इंडियन लिमिटेड	सही- १९९७-१०-०३ न.भू.अ. घाटकोपर

तपासणी करणारा -	खरी नकल -	न.भू.अ.घाटकोपर मुंबई उपनगर जिल्हा
-----------------	-----------	--------------------------------------

करले ४		
११६५	१०४	१५१
२०२४		



३११०१०६  
 ३०१०१०६  
 सांगल  
 ५१९०१०६  
 सांगल  
 सांगल

उत्तान्याची म... ३५:३७... (आक...)  
 म्हणजे अदीतीस पूर्णाक तीन दशांश मात्र...  
 (अधारी) हे मूळ... असून ते बरोबर आहे.

वर सल्लेख केल्याप्रमाणे जमा विल... ही प्रमाणित प्रत देण्यात आली आहे... मुरुवाचीपासून आजतागायत कायदाही करून जाळण नाही.

सांगल  
 नगर भुमापन आधिकारी  
 सादर केंपूर

मालमती पत्रक

विभाग/सेवा: घाटकोपर

तालुका/न.भू.मा.का. - न.भू.अ.घाटकोपर

जिल्हा -



नाम/भूकल क्रमांक/सं. प्लॉ. नं. प्लॉट नंबर प्लॉट नंबर भू.मा. धारणाधारक शासनाती दिने न्या. अधिकारपत्रिका/सु.सो. भाड्याचा तपशील आणि त्याच्या फेर तपशीलाची नकल वेळ

१६८३/२८ १६८३/२८

३७.३ क

११०९ १०५ १२५  
२०२४

सुविधाधारक

हक्कनाचा मूळ धारक वर्ष [दि.ब्रिटिश ऑफिसीयल लि.-खरेदीने]

फुडारा

प्लॉट भाग

प्लॉट नं

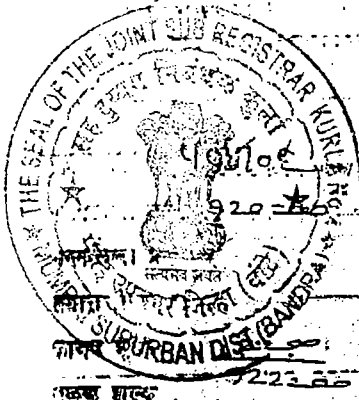
दिनांक	व्यवहार	संद क्रमांक	मौल्य धारक (धा) पट्टेदार (प) विक्रय धार (स)	संश्लेषण
२८/१०/१९८२	सु.नि.सो.आवेस. न.भू.क्र. १६८ प्रमाणे.			
०१/०७/१९८६	बी.सो.खत आवेस. न.भू.क्र.१६८/१ ते २८ व १६८/२९ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			
०४/०९/१९९०	स्व.सु. न.भू.क्र.१६८ प्रमाणे नाम बाखल केले.		(धा) आय ओगल लिमिटेड	
२३/०९/१९९५	सोपबदल. न.भू.क्र. १६८३/१ प्रमाणे.			
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाम बाखल केले. सामिल न.भू.क्र.१६८ ब ते १६८ प प्लॉट क्रमांकासह.		धा. बी.ओ.बी.ब्रिटिश लिमिटेड	

तपसणी करणारा -

खरी नकल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११८९	१०६	१५
२०२४		



कात्यायन श्रावण १११०/०६  
 चान श्रावण १११०/०६  
 सगवाळ  
 ५१९८०६

दिव. - हो ना कात्यायन श्रावण गिळफल पत्रिकेच्या  
 घटान्याची राज्य प्रसिद्धी आहे व या निळवतीच त्यामध्ये नमूद  
 केलेले क्षेत्र ३५:३ च.स. १.६२ (आकट्यांत)  
 म्हणजे सधोनीय पूर्वाक तीन दशांश मात्र  
 (आक्षरी) हे मूळ वसिलेखायकता पडताळणी करिले असून ते  
 बरोबर आहे.

वर उल्लेख केल्याप्रमाणे ज्या निळवतीच्या मिळवता पत्रिकेवरून  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केल्या क्षेत्रात  
 सुद्धातीपासून आजतागायत कोणताही बदल झालेला नाही.

क्षरी मत

*(Signature)*

वर सुभाषन बाबिचारी  
 डाटकार

*(Signature)*  
 नगर मन्गण आंधकार

मालमत्ता पत्रक

संख्या/प्रमाण - घाटकोपर

न.भू.अ.घाटकोपर

जिल्हा -



मालमत्ता पत्रक क्रमांक / पत्र. नं.	घाटकोपर घाटकोपर	संख्या/प्रमाण - घाटकोपर	न.भू.अ.घाटकोपर	जिल्हा -	मुंबई उपनगर जिल्हा
१६८७/२१	१६८७/२१				
संविधाधारक		७९.२	क		
द्वयकाचा मूळ धारक चाई	[वि.इंडियन ऑक्सिलन लि.-खरेदीने]				
पट्टा					
जमीन मालक					
जमीन मालकी					

करले  
घाटकोपर  
घाटकोपर  
१९८७ १०१० २५  
२०२४

दिनांक	व्यवहार	संख्या/प्रमाण	मालमत्ता धारक (पौ.) घाटकोपर (प.)	संविधाधारक (पौ.) घाटकोपर (प.)
२८/१०/१९८२	मु.नि.से.आवेत. न.पू.क्र. १६८ प्रमाण			
०१/०९/१९८६	बी.सं.साध आवेत. न.पू.क्र. १६८/१ ते ३१ व १६८/२२ ते ७६ सह. न.पू.क्र. १६८ प्रमाण.			
०४/०९/१९९०	स्व.सू. न.पू.क्र. १६८ प्रमाण नाव वाचल केले.		(पौ.) आय ओ.एस लिमिटेड	
२२/०९/१९९१	भोजनवत. न.पू.क्र. १६८/२१ प्रमाण.			
०२/१०/१९९७	न.पू.क्र. १६८ अ प्रमाण नाव वाचल केले. सामिल न.पू.क्र. १६८ ब व १६८ ग घाट कोपावरसह.		घ. बी.ओ.सी.इंडिया लिमिटेड	

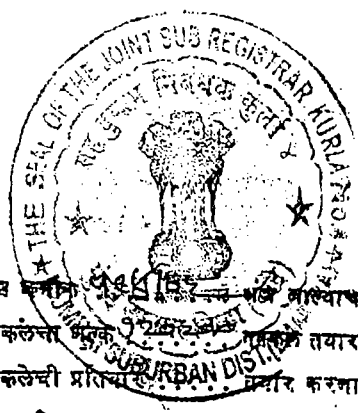


साक्षरता करणारा -

घाटकोपर -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११६९	१०८	२५
२०२४		



मूल मालकी ... १११०/०३  
 कलेची ... तयार तारीख ... ११०१/०६  
 कलेची प्रतिया ... करणार ...  
 गावणी मूल्या ... तयार करणार ...  
 मूल्य ... नवकाळ दिल्याची तारीख ...  
 मूल्य ...

सरो प्रत  
  
 नगर भूमापन अधिकारी  
 सातकोर

१६५ - हा या नगरातील अंतिम मूल्यांकन विभागात  
 उतार्याची सत्य प्रतिलिपी आहे व या मूल्यांकनाचे नमूद नसून  
 केलेले क्षेत्र ... ७६-३ ... च.स. मॉडर (सातकोर)  
 म्हणजे पुकोगेप्री पूर्वाक तीन दशांश मॉडर  
 (अक्षरी) हे मूळ रजिस्ट्रारद्वारे पडताळणी केलेले असून ते  
 बरोबर आहे.

वर उल्लेख केल्याप्रमाणे ज्या मूल्यांकनाच्या मूल्यांकन पत्रिकेतून  
 ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात  
 मूल्यांकन प्राप्त आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी  
 सातकोर

मालमत्ता पत्रक

दिनांक/सौ. घाटकोपर जिल्हा - मुंबई उपनगर जिल्हा

नालुका/न.भू.अ.का. - न.भू.अ.घाटकोपर

नगर/भूगणन भाट नंबर प्लॉट नंबर खन धारणाधिकार शासनाला दिलेल्या आकंश(प्लॉट)क्रमां भादवाचा तपशील आणि त्याच्या फंड तपासणीची नियत वेळ

क्रमांक/का. प्लॉ. नं. १६८अ/३३ १६८अ/३३

२९२.२ क

सुविधाधिकार

हक्काच्या मूळ धारक व्यक्ती [दि.इडियन ऑफसीनर लि.-खरेदीने]

पट्टेदार

ज्वर मार

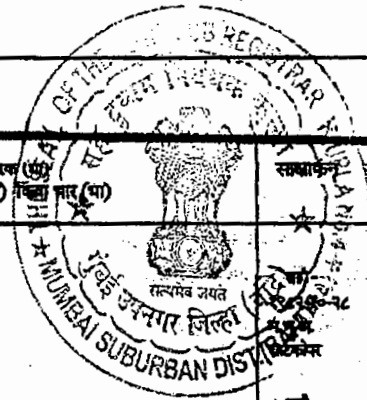
ज्वर नोंद

कर

मि.नं. १६८ प्रमाण

१६८ १०६ २२

२०२४



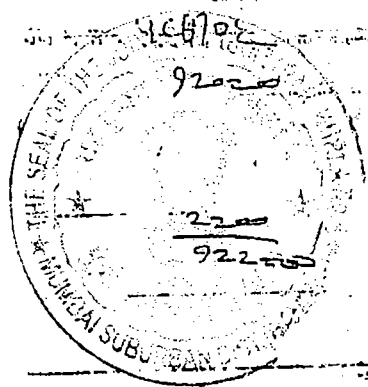
दिनांक	धारदार	प्लॉट क्रमांक	नवीन धारक (कु) पट्टेदार (क) किंवा नार (का)	संस्थांकन
२८/१०/१९८२	सु.वि.सो.आयेश. न.भू.क्र. १६८ प्रमाणे.			
०२/०७/१९८६	बी.नो.साय अवेस. न.भू.क्र.१६८/१ ते ३३ व १६८/३४ ते ७६ सह. न.भू.क्र. १६८ प्रमाणे.			सी- १९८६-०७-०३ न.भू.अ. पट्टेदार
०४/०९/१९९०	स्प.सु. न.भू.क्र.१६८ प्रमाणे नाव वाखल केले.		(घ) आय. ओ.एल लिमिटेड	सी- १९९०-०९-०४ न.भू.अ. पट्टेदार
२२/०९/१९९५	शेजवदल. न.भू.क्र. १६८अ/१ प्रमाणे.			सी- १९९५-०९-२२ न.भू.अ. पट्टेदार
०३/१०/१९९७	न.भू.क्र. १६८ अ प्रमाणे नाव वाखल केले. सामिल न.भू.क्र.१६८ अ ते १६८ग प्लॉट क्रमांकासह.		घा. बी.ओ.सी.इडियन लिमिटेड	सी- १९९७-१०-०३ न.भू.अ. पट्टेदार

तपासणी करणारा -

खरीदकाल -

न.भू.अ.घाटकोपर  
मुंबई उपनगर जिल्हा

करल ४		
११८९	११०	१५
२०२४		



११९०।०६  
११९०।०६  
सांगण्ड  
५/१०/२४

११९०  
११९०

टाटा गा. काँग्रेसचे अधिसूचित निवडणूक परिषदेच्या  
उताऱ्याची सभ्य शर्मा यांनी या निवडणूकीचे कामधे नमुन  
केलेले धात्रे २२२-२६६ च्या संख्येने (आमदारपत्र)  
म्हणजे दोनदा बघाव्यात पूर्वीक दोन दशाष्टमात्र  
(शुद्धी) हे धात्रे निवडणूक परिषदेचे कामधे नमुन ते  
बरोबर आहे.

वर उल्लेख केलेल्याने ज्या निवडणूक परिषदेच्या  
ही प्रमाणित प्रत देण्यात आली आहे त्या निवडणूक परिषदेच्या  
सुखातीपासून आज्ञापत्रात कोणत्याही प्रकारचा त्रास नसावा.

११९०  
नगर भ्रमापन अधिकारी  
घाटकोपर



महाराष्ट्र शासन

करल ४

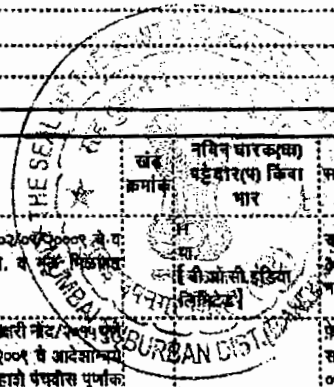
मालमत्ता पत्रक

4937

माघ/पेठ : घाटकोपर	तालुका/न.मु.का. : नगर भुमाण न.अधिकारी, घाटकोपर	११९१७	११११	११५	जिल्हा : मुंबई उपनगर
नगर भुमाण क्रमांक	शिट/फ्लॉट नंबर/नंबर	क्षेत्र चौ.मी.	धारणाधिकार	गावमाहा दितेल्या आकारमावा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियता येऊ	
१६८/१/१		१६२५.२०	फ		

सुविधाधिकार	
हक्काचा मुक्त धारक	
वर्ष:	
पडदेवार	
इतर शार	
इतर शेर	

दिनांक	व्यवहार	नविन धारक/वर्द्धार(प) किंवा शार	प्रमाण
३०/०९/२००९	मा.जिल्हाधिकारी, मुंबई उपनगर बांधकडील आदेश क्र.सी/ कार्या २ डी/एकत्रि/एस.अर.के.११६२ दि.०२/०९/२००९ ते या इकडील आदेश क्र.न.मु./घाटकोपर/पो.वि./न.मु.क्र.१६८ ग/१ ची स्वतंत्र मिळकत पत्रिका उघडली. व पत्रिकेप्रमाणे सत्प्रकार सी व धारक बी. ओ. सी इंडिया लिमिटेड असे नांव दाखल केले.	सी.ओ.सी. इंडिया लिमिटेड	सही- ३०/०९/२००९ न.मु.अ.घाटकोपर
०९/१०/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे बांधकडील परिपत्रक क्र.मा.मु.१/वि.प./अहारी नं.६२/२०१५ मुंबई दि.१६/०२/२०१५ पुणे दि. १६/०२/२०१५अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि. २१/९/२००९ चे आदेशानुसार उपरोक्त दि.३०/९/२००९ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेली अंती क्षेत्र अखरी एक हजार सहाशे पंचवीस पुर्णार्क पीस दशास घो.भी दाखल केले.	सी.ओ.सी. इंडिया लिमिटेड	किरदार क्र. २९४ प्रमाणे सही- ०९/१०/२०१५ न.मु.अ.घाटकोपर
२९/०९/२०२१	ताबा पावतीने न.मु.क्र. १६८९/१ एकूण क्षेत्र १६२५.२० चौ.मी. क्षेत्र दिनांक २१ ऑगस्ट २०२० चे ताबा पावतीन्वये बी.ओ.सी. इंडिया लि. सर्फे बुद्धधारपत्रधारक कम्प्युटर लिमिटेड यांनी सदरची मिळकत बुद्धनुबई महानगरपालिकेस रस्ता रुचीकरण कापी हस्तांतरित केलेने धारक सदरी नमुद असलेले बी.ओ.सी. इंडिया लि. यांचे नाव कमी करून बुद्धनुबई महानगरपालिकेचे नांव दाखल केल्याची नोंद केली व सत्ता प्रकार फ दाखल केला.	बुद्धनुबई महानगरपालिका	किरदार क्र. ३८४ प्रमाणे सही- १९/०९/२०२१ न.मु.अ.घाटकोपर



हि मिळकत पत्रिका (दिनांक २३/०३/२०२१ ६:०५:३५ PM रोजी) डिजिटल स्वाक्षरीत केलेली असल्यामुळे त्यावर कोणत्याही सही शिण्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक २४/०३/२०२१ १:३७:५५ PM यथसा प्रस्तावणी साठी <http://eapleat@nidhumaahatsumi.gov.in/DLSR/propertycard> वा संकेत स्थळार जाऊन २२०९१०००२२३८४६ हा क्रमांक वापरावा.





महाराष्ट्र शासन

मालमत्ता पत्रक

करल ४

4937

गाव/पेठ : घाटकोपर	तालुका/न.भू.का. : नगर भूमापन अधिकाऱ्यांच्या कार्यालयात घाटकोपर	क्रमांक: ११२	मुंबई उपनगर
नगर भूमापन क्रमांक	शिट/प्लॉट नंबर/नंबर	क्षेत्र चौ. मी.	धारणाधिकार
१६८/१/१		१६२५.२०	फ

२०२३  
मिळकत दिलेल्या आकारणाचा किंवा मोठ्या वा  
चपमाल आणि त्याच्या क्रमपत्रासाठी नियत

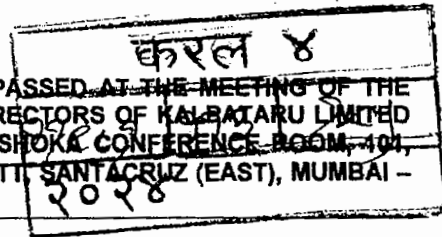
सुविधाधिकार	हक्काचा मुळ धारक	वर्ष:
पट्टेदार	इतर भार	इतर शेर

दिनांक	व्यवहार
३०/०९/२००९	मा.जिल्हाधिकारी, मुंबई उपनगर यांचेकडील आदेश क्र.सी/कार्या २ डी/एकत्रि/एस.अ.के.११९२ दि.०२/०९/२००९ चे व इकडील आदेश क्र.न.भू/घाटकोपर/पो.वि./न.भू.क्र.१६८ १/१ ची स्वतंत्र मिळकत पत्रिका उघडली. य मिळकत पत्रिकेप्रमाणे सत्ताप्रकार सी व धारक बी. ओ. सी. इंडिया लिमिटेड असे नांव दाखल केले.
०१/१०/२०१५	मा.जम्बवदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.न.भू.१/वि.प/अक्षरी नोंद/२०१५ दि.१६/२/२०१५ पुणे दि. १६/०२/२०१५अन्वये मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे दि. २/४/२००९ चे आदेशानुसार उपरोक्त दि. ३०/९/२००९ चे नोंदीने मिळकत पत्रिकेवर दाखल असलेली अंकी क्षेत्र अक्षरी एक हजार सहाशे पंचवीस पुर्णक वीस दशांश चौ.मी दाखल केले.
२९/०१/२०२१	ता.मा. पावतीने न.भू.क्र. १६८/१ एकूण क्षेत्र १६२५.२० चौ.मी. क्षेत्र दिनांक २१ ऑगस्ट २०२० चे ता.मा. पावतीन्वये बी.ओ.सी. इंडिया लि. सर्फे मुखत्यारपत्रधारक कल्पतरु लिमिटेड यांनी सदरची मिळकत बृहन्मुंबई महानगरपालिकेस रस्ता रुंदीकरण कामी हस्तांतरित केलेने धारक सदरी नमुद असलेले बी.ओ.सी. इंडिया लि. यांचे नाव कमी करून बृहन्मुंबई महानगरपालिकेचे नाव दाखल केल्याची नोंद केली व सत्ता प्रकार फ दाखल केला.



<p>हि मिळकत पत्रिका (दिनांक २३/०३/२०२१ ६:०५:३५ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक २४/०३/२०२१ १:४०:५५ PM</p> <p>वेबसाईट पडताळणी साठी <a href="http://aapleabhihkh.mahabhumi.gov.in/DSL/propertycard">http://aapleabhihkh.mahabhumi.gov.in/DSL/propertycard</a> या संकेत स्थळावर जाऊन २२०९१००००२२३८४६ हा क्रमांक वापरावा.</p>	
---	--





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE EXECUTIVE COMMITTEE OF THE BOARD OF DIRECTORS OF KALPATARU LIMITED HELD ON WEDNESDAY, 24<sup>TH</sup> APRIL, 2024 AT ASHOKA CONFERENCE ROOM, 401, KALPATARU SYNERGY, OPPOSITE GRAND HYATT, SANTACRUZ (EAST), MUMBAI - 400 055.

**SALE OF FLAT(S) OWNED BY THE COMPANY IN KALPATARU AURA:**

"RESOLVED THAT the Company do hereby sell various flats along with basement car parking space/s (garage/s) and Stilt Car parking space of Project 'Kalpataru Aura' situated at LBS Marg, Opposite R-City Mall, Ghatkopar (W), Mumbai 400 086 owned by the Company (hereinafter referred to as the 'Flats'), to intending purchasers (hereinafter referred to as the 'Purchasers') on such terms and conditions and consideration to be negotiated and finalised by and between the Purchasers and the Company as the seller.

RESOLVED FURTHER THAT Mr. Mofatraj P. Munot - Chairman, Mr. Parag P. Munot - Managing Director and Mr. Imtiaz I. Kanga - Director of the Company and Mr. Namendra Kumar Lodha, Mr. Bajrang Bararia and Mr. Sachin Gondhali (collectively referred to as 'Authorised Signatories') of the Company be and are hereby severally authorised to deal, negotiate and finalise the terms and conditions (including consideration thereof) of the proposed sale of the Flats to the Purchasers and also to deal, negotiate, finalise sign and execute the Agreement for Sale, a draft of which was earlier circulated to the Members before the meeting and also placed at the meeting, Memorandum of understanding, deed of modification, deed of rectification, deed of confirmation, deed of cancellation, any deeds, undertakings, declarations and any other documents, instruments, writings and papers, as may be required from time to time in relation to the sale of Flats (hereinafter referred to as 'the Documents') and to do all such acts, deeds, matters and things, as may be necessary, expedient and desirable in this regard, from time to time, for and on behalf of the Company.

RESOLVED FURTHER THAT the Authorised Signatories be and are hereby severally authorized to appear before the concerned Registrar/ Sub-Registrar of Assurances having jurisdiction, and to present for registration and admit the execution thereof (including by way of e-registration and execution thereof which shall be, including but not limited to, application for e-registration, adherence to the required process/procedure for e-registration, payment of any fees, charges, expenses, etc. for e-registration), of any of the above mentioned Documents and for effectively registering and receiving back any of the said Documents (including collection of registered Documents generated electronically) and to do all such acts, deeds, matters and things in this regard (including rectification, modification, cancellation of e-registered Documents).

RESOLVED FURTHER THAT if any of the Documents is required to be executed under the Common Seal of the Company, the same be affixed to such documents required for the aforesaid transaction, in presence of any of the Authorized Signatories or the Company Secretary of the Company who do sign the same in token thereof and who are also hereby authorized to carry the Common Seal of the Company outside the City/State in which the Registered Office of the Company is situated, wherever necessary for the purpose of such execution."

For KALPATARU LIMITED

  
ABHISHEK THAREJA  
COMPANY SECRETARY  
(M. NO. A18766)

KALPATARU LIMITED

CIN No : U45200MH1988PLC050144

91, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055, India.  
Tel +91 22 3064 5000 • Fax +91 22 3064 3131 • www.kalpataru.com



**BRIHANMUMBAI MAHANAGARPALIKA**

No. CE/6383/BPES/AN 31 MAR 2012

2012 करल ४		
११०९	११४	१२५
२०२४		

To,

M/s. Kalpataru Ltd.  
101, Kalpataru Synergy,  
Opp. Grand Hyatt, Vakola,  
Santacruz (E), Mumbai.

**Sub:** Full Occupation permission for residential building No.3 having wings 'A' to 'I' comprising of 2 basements + stilts + 20 upper floors on plot bearing CTS No.168A/A, 168A/1 to 28, 168A/31, 168A/33 & 168G (Pt.) of Village Ghatkopar, Ghatkopar (W), Mumbai.

Sir,

The full development work of residential building No.3 having wings 'A' to 'I' comprising of 2 basements + stilts + 20 upper floors on plot bearing CTS No.168A/A, 168A/1 to 28, 168A/31, 168A/33 & 168G (Pt.) of Village Ghatkopar, Ghatkopar (W), Mumbai completed under the supervision of Architect Shri. Atul Madanlal Gulati, having License No. CA/86/10206, Licensed Structural Engineer, Shri Girish Draid of Sterling Engineering Services Pvt. Ltd., having License No.-STR/D/59 and Licensed Site Supervisor, Shri. Harjeet Singh Bhui, having License No. B/176/SS-I, may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note :- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

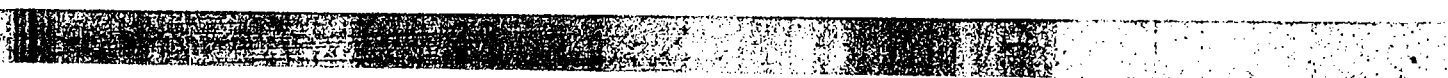
*Sd/-*  
Executive Engineer  
(Building Proposals)(E.S.-I)

✓ Copy forwarded for information to the Architect

Shri. Atul M. Gulati

*[Signature]*  
Executive Engineer  
(Building Proposals)(E.S.-I)

1914





KALPATARU AURA BUILDING SOCIETY LIMITED  
10, VIKRAMJI ROAD, KALPATARU, SURAT - 395 005  
Gujarat  
Sub: No Objection Certificate (NOC) for Sale of Flat No. 3A/192

Dear Sir/Madam,

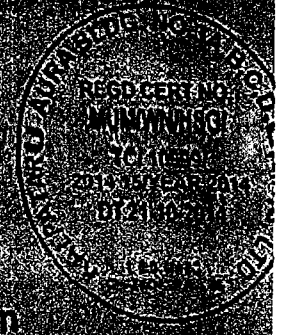
This is to confirm that Kalpataru Aura Bldg. No. SABODECHS Ltd. is registered under Non-Convertible Securities (NCS) Act, 1951 and the deed conveying / transferring the land and the said building to society is yet executed and will be done in due course. Society follows the Model Bye Laws of 2014 approved by the Govt. Registrar, Gujarat.

As per the society records M/S. Kalpataru Ltd. is a regular member of the society and owner of flat no. 192 of Tower 3A named M/S. Kalpataru Limited and holding share certificate no. 367 of 10 shares of Rs. 50 each bearing distinctive number from 3897 to 3920 (both inclusive). We have received a request from the above-mentioned member for the sale of their property.

We confirm that the society have no objection for the sale of flat no. 3A/192. This is as per your letter dated 07/02/2024 and as per order NO JKBA/UPNIN/VK/154-B-276/ABESH/23/2024 of Sub Registrar dated 30/04/2024.

This NOC is issued solely for the purpose of facilitating the sale transaction and does not absolve the parties involved from complying with any legal or statutory requirements.

Kalpataru Aura Bldg. No. SABODECHS Ltd.



Kishor Jain  
Hon. Chairman

Anil Mehta  
Member

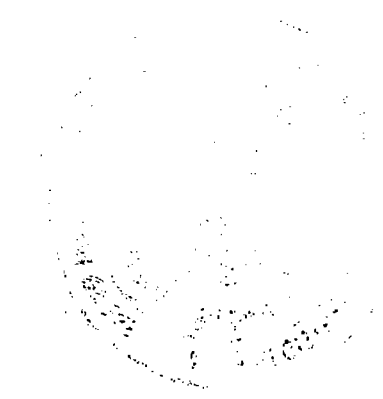
Rashmi Jain  
Member

Administrative Board

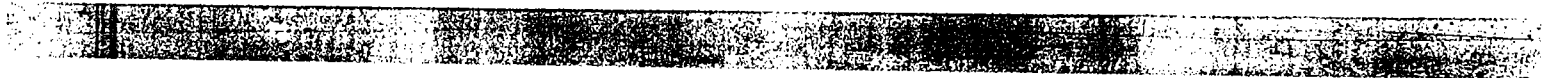
Administrative Board

Administrative Board

THE UNIVERSITY OF CHICAGO LIBRARY



1952



# Kalpataru Aura Bldg. No. 3 A,B,C,D,E, Co-op. Housing Society Ltd.

C. T. S No. 168 A/A, 168 A/1 to 28, 168 A/31, 168 A/33 & 168 G (Part) at L.B.S. Marg, Ghalkopar (W), Mumbai 400 086.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn No. MUM/WN/HSC/TC/10699/2014-15 DTD. 21/10/2014.

COPY FOR SOCIETY RECORD

## SHARE CERTIFICATE

Authorised Share Capital Rs. 4,00,000/- Divided into 8,000 Shares of Rs. 50/- each

Share Certificate No. 367 Member's Register No.: 367

This is hereby transferred to M/S. KALPATARU LTD.

of Part No. 3A of Volume 3A named Secretary, Kalpataru Housing Society Ltd.

and held up Shares of Rs. 50/- each bearing Dist. No. 3901/103920 (Genl. Regd. No. 3901/103920)

in favour of M/S. KALPATARU LTD.

in accordance with the Bye-Laws of KALPATARU LTD.

and the Memorandum of Association of KALPATARU LTD.

Hon. Secretary



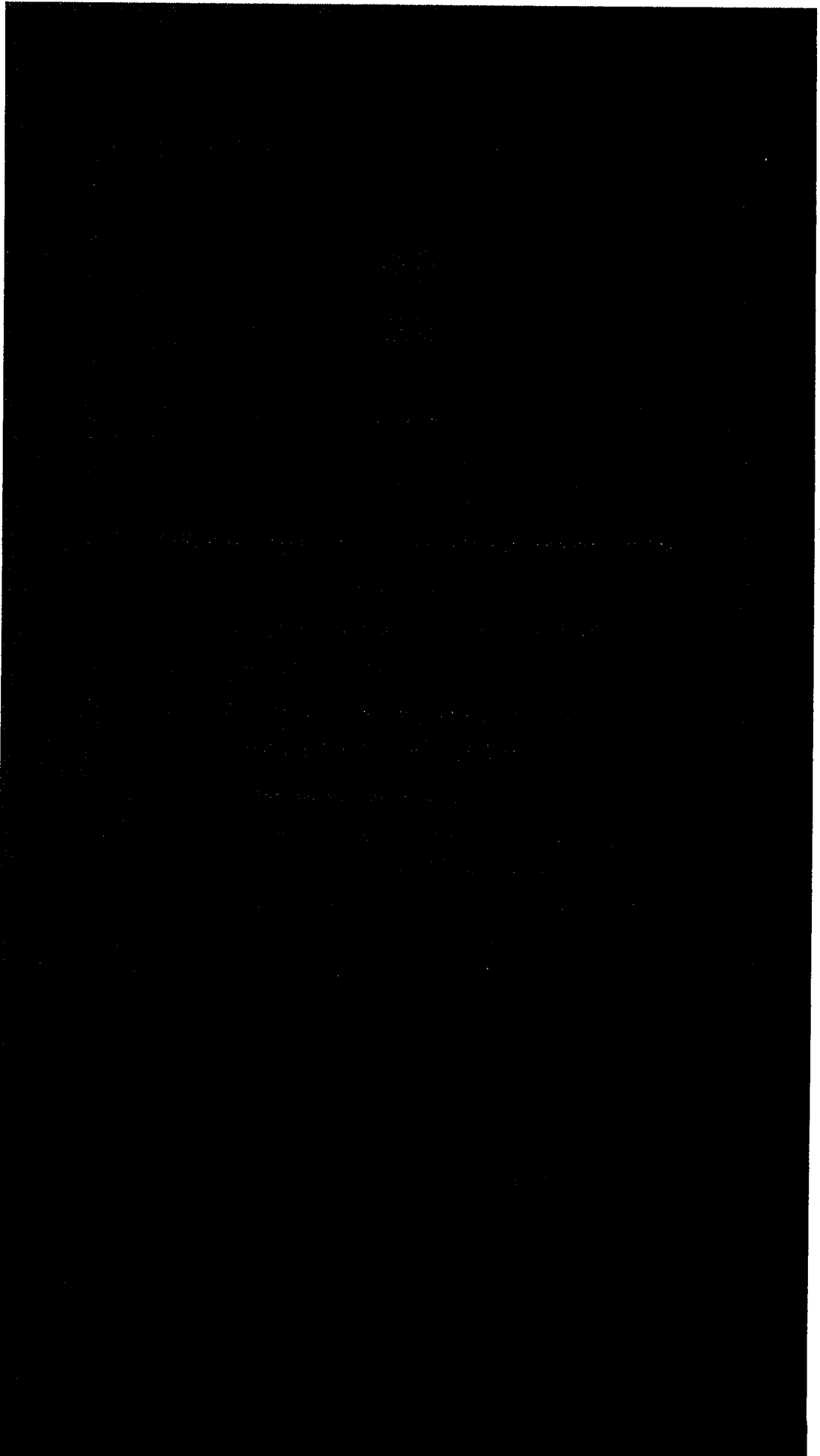
367	367
367	367
367	367
367	367

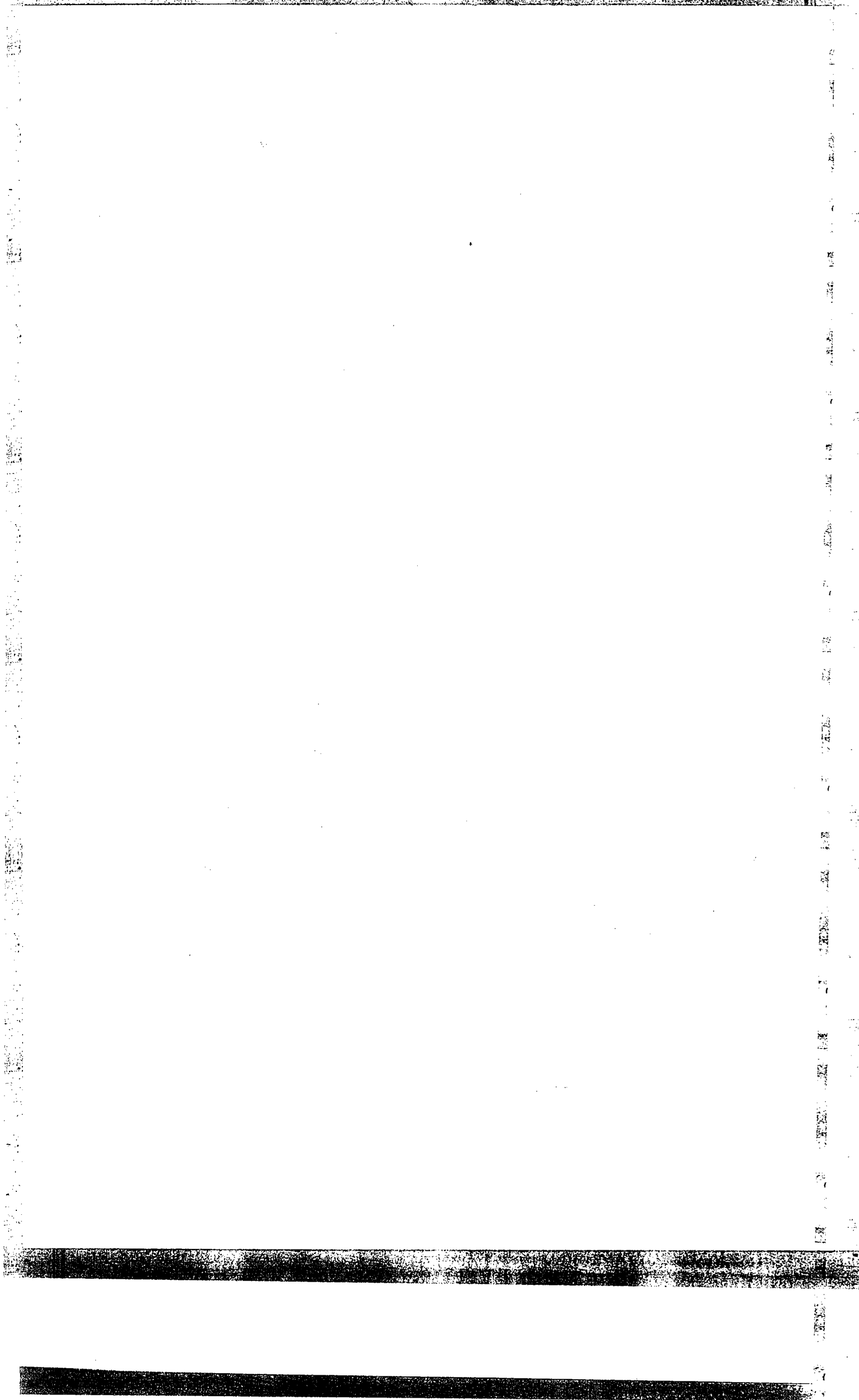
# MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Reg No. of Transferor	To Whom Transferred	Signature of Chairman	Signature of Secretary
					<div style="display: flex; justify-content: space-between;"> <span>990</span> <span>224</span> </div>

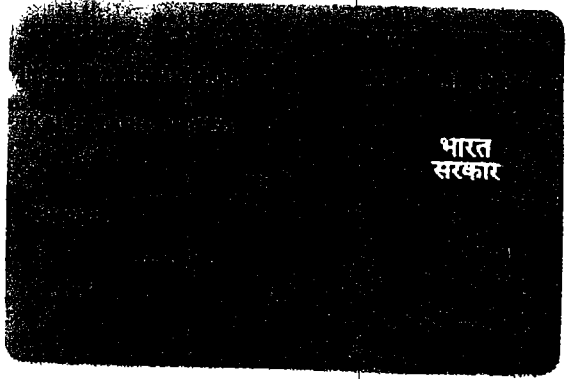


DO NOT LAMINATE THIS CERTIFICATE



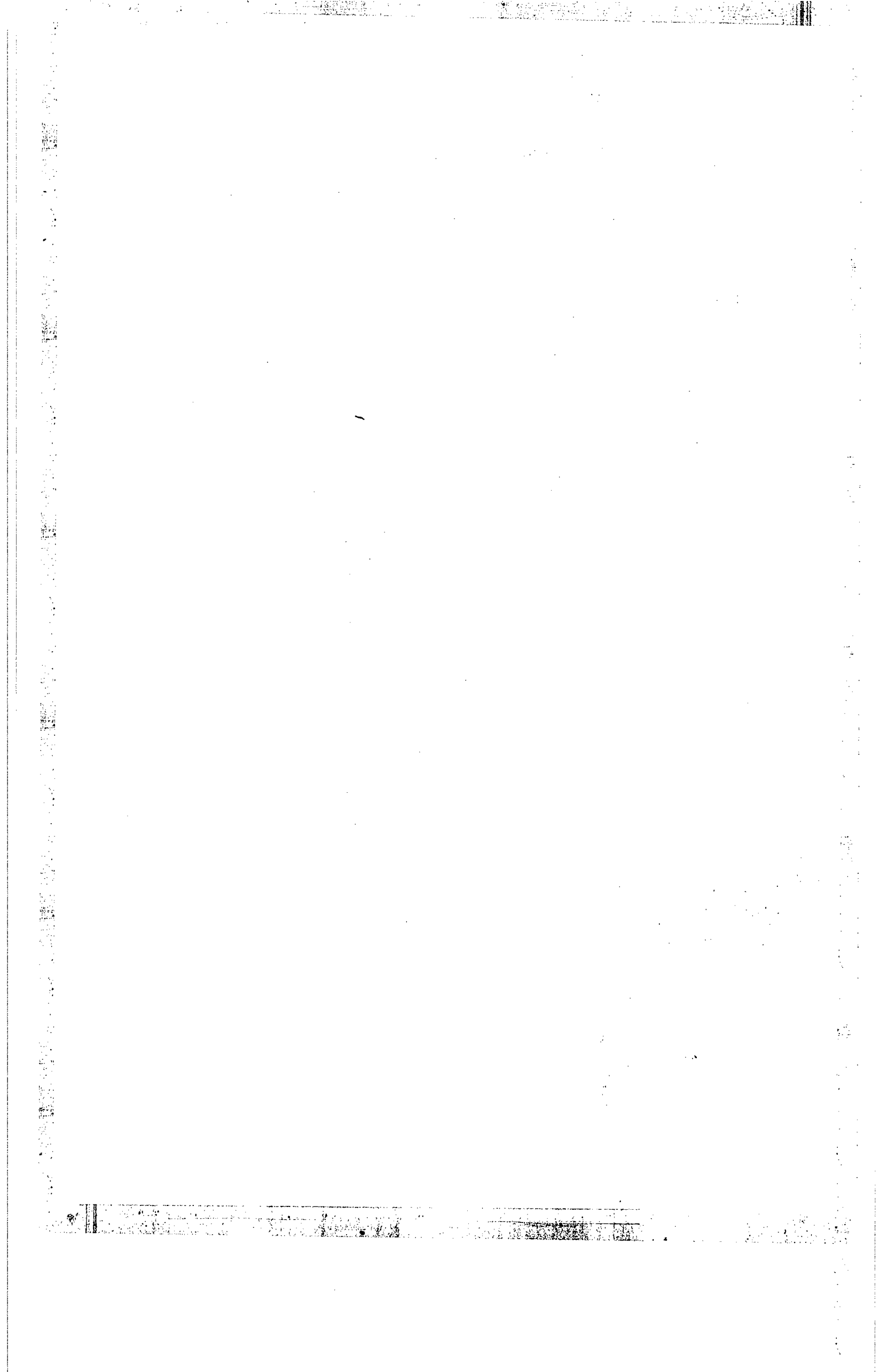


करल ४		
११८५	११८	१२५
२०२४		



भारत  
सरकार







**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card

**AYEPG8354A**

नाम  
**ADARSH BHAVAL GADA**

पिता का नाम / Father's Name  
**CHAMPABAI SHIVJI WANDH**

जन्म तिथि / Date of Birth  
**02/10/1999**

16032019

*Anura*

करल ४		
१९८७	१२०	२५
२०२४		

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**DHAVAL VINOD GAD**  
**VINOD THAVAS GAD**

जन्म तिथि / Date of Birth  
**02/10/1999**

THE SEAL OF THE JOINT SUs REGISTER KURLA No. 44/11/11  
 सह-दुय्यम निबंधक कुर्ला  
 सचिव जयंत  
 मुंबई उपनगर जिल्हा (बंद)  
 MUMBAI SUBURBAN DIST. BANGRUA

*Anura*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**DHAVAL VINOD GAD**  
**VINOD THAVAS GAD**

जन्म तिथि / Date of Birth  
**02/10/1999**

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**DHAVAL VINOD GAD**  
**VINOD THAVAS GAD**

जन्म तिथि / Date of Birth  
**02/10/1999**



CHALLAN  
MTR Form Number-6



GRN	MH002654606202425M	BARCODE			Date	28/05/2024-12:56:59	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	CXEPG8354A			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4			Full Name	Avnee Dhaval Gada			
Location	MUMBAI			Flat/Block No.	Flat No. 192, Building 3A, Kalpataru Aura			
Year	2024-2025 One Time			Premises/Building				
Account Head Details			Amount In Rs.	Road/Street	B. S. Marg, Chhatkopar West			
0030045501	Stamp Duty		1530000.00	Area/Locality	Mumbai			
0030063301	Registration Fee		30000.00	Town/City/District				
				PIN	4 0 0 0 8 6			
				Remarks (If Any)	PAN2=AAACK2108G-Second Party Name=Kalpataru Limited-CA=25500000			
				Amount In	Fifteen Lakh Sixty Thousand Rupees Only			
				Words				
				Total	15,60,000.00			
				Payment Details	PUNJAB NATIONAL BANK			
					FOR USE IN RECEIVING BANK			
				Cheque-DD Details	Bank CIN	Ref. No.	03006172324052800592	260524M810070
					Bank Date	RBI Date	28/05/2024-14:44:43	29/05/2024
					Bank-Branch	PUNJAB NATIONAL BANK		
					Scroll No. ,Date	1 , 29/05/2024		

Department ID : \_\_\_\_\_ Mobile No. : 0000000000  
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 नोट: इस चालान का उपयोग केवल उपरोक्त कार्यालय में ही किया जा सकता है। अन्य जगह पर उपयोग करने से चालान अमान्य माना जाएगा।

Validity unknown  
 Digitally signed by \_\_\_\_\_  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURER (MUMBAI 02)  
 Date: 2024.05.28 18:58:01 IST  
 Reason: GRRS Secure Document  
 Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-391-11981	0001595727202425	31/05/2024-18:48:42	IGR20C	30000.00
2	(IS)-391-11981	0001595727202425	31/05/2024-18:48:42	IGR20C	1530000.00
Total Defacement Amount					15,60,000.00

*Avnee*  
*Dhaval Gada*  
*Avnee*



करल ४  
११०९ १२२ १२५



D o c u m e n t H a n d l i n g C h a r g e s  
Department of Registrars & Stamps

Receipt of Document Handling Charges

PRN 0524315820762

Receipt Date 31/05/2024

Received from DHC, Mobile number 8108329670, an amount of Rs.500/- towards Document Handling Charges for the Document to be registered on Document No. 11981 dated 31/05/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 31/05/2024

Bank CIN 10004152024053118974

REF No. 415248120392

Deface No 0524315820762D

Deface Date 31/05/2024



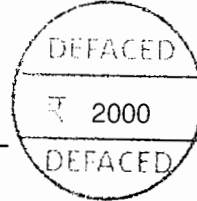
D o c u m e n t H a n d l i n g C h a r g e s  
Department of Registrars & Stamps

Receipt of Document Handling Charges

PRN 0524314612037

Receipt Date 31/05/2024

Received from DHC, Mobile number 8108329670, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 11981 dated 31/05/2024 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 31/05/2024

Bank CIN 10004152024053111335

REF No. 415290207806

Deface No 0524314612037D

Deface Date 31/05/2024

This is computer generated receipt, hence no signature is required

करल ४



1947

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

391/11981

शुक्रवार, 31 मे 2024 6:49 म.नं.

दम्न गोषवारा भाग-1

करल4

दम्न क्रमांक: 11981/2024

923/924

दम्न क्रमांक: करल4 /11981/2024

वाजारा मूल्य: रु. 2,41,19,352/- मोवदला: रु. 2,55,00,000/-

भरलेले मुद्रांक शुल्क: रु.15,30,000/-

दु. नि. मद्र. दु. नि. करल4 यांचे कार्यालयात

अ. क्र. 11981 वर दि.31-05-2024

गेजी 6:47 म.नं. वा. हजर केला.

*Amu*

पावती:12827

पावती दिनांक: 31/05/2024

मादरकरणाचे नाव: अरुनी शंवल गडा

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 2500.00

पृष्ठांची संख्या: 125

एकुण: 32500.00

दम्न हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२

कुर्ला-४ मुंबई उपनगर जिल्हा

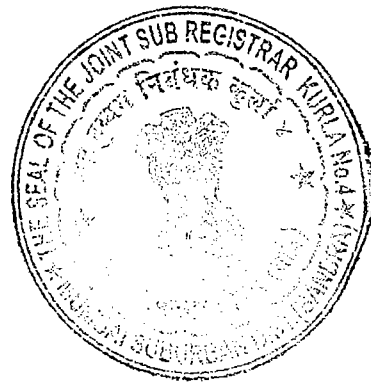
दम्नाचा प्रकार: केगनामा

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४ मुंबई उपनगर जिल्हा

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

शिक्रा क्र. 1 31 / 05 / 2024 06 : 47 : 13 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 31 / 05 / 2024 06 : 48 : 06 PM ची वेळ: (फी)





Faint vertical text or markings along the left edge of the page, possibly bleed-through from the reverse side.





31/05/2024 6 54:59 PM

दस्त गोषवारा भाग-2

करल4

दस्त क्रमांक:11981/2024

दस्त क्रमांक :करल4/11981/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कल्पतरु लिमिटेड तर्फे ऑथोराईज सिग्नेटर सचिन गोंधळी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 91, कल्पतरु सिनर्जी, ग्रॅन्ड ह्याट समोर, सांताक्रुझ पुर्व, मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:AAACK2108G	लिहून देणार वय :-52 स्वाक्षरी:- <i>Sachin</i>		
2	नाव:अवनी धवल गडा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 1सी,-193-194, कल्पतरु औरा, एल बी एस मार्ग,आर सिटी मॉल जवळ, घाटकोपर पश्चिम,मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:CXEPG8354A	लिहून घेणार वय :-33 स्वाक्षरी:- <i>Avni</i>		
3	नाव:धवल किनोद गडा पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: 1सी,-193-194, कल्पतरु औरा, एल बी एस मार्ग,आर सिटी मॉल जवळ, घाटकोपर पश्चिम,मुंबई, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, मुम्बई. पॅन नंबर:APLPG2113A	लिहून घेणार वय :-34 स्वाक्षरी:- <i>Dhaval</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:31 / 05 / 2024 06 : 53 : 20 PM

ओळख:-

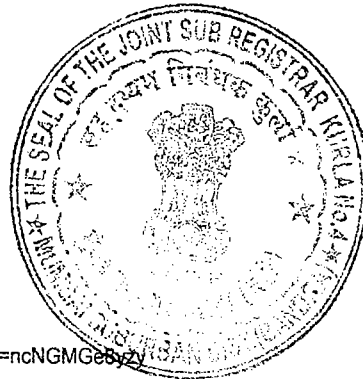
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:महेश गावडे . वय:24 पत्ता:शॉप नं. 08, धीरज रिजन्सी, बोरिवली पुर्व पिन कोड:400066	<i>Mahesh</i> स्वाक्षरी		
2	नाव:विवेक तांबे . वय:39 पत्ता:शॉप नं. 08, धीरज रिजन्सी, बोरिवली पुर्व पिन कोड:400066	<i>Vivek</i> स्वाक्षरी		

शिकका क्र.4 ची वेळ:31 / 05 / 2024 06 : 53 : 55 PM

शिकका क्र.5 ची वेळ:31 / 05 / 2024 06 : 54 : 19 PM नोंदणी पुस्तक 1 मध्ये

सह सुदृष्टी निवेदीत वर्ग-२  
कुर्ला-४, मुंबई उपनगर जिल्हा





## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Avnee Dhaval Gada	eChallan	03006172024052800592	MH002654606202425M	1530000.00	SD	0001595727202425	31/05/2024
2		DHC		0524315820762	500	RF	0524315820762D	31/05/2024
3		DHC		0524314612037	2000	RF	0524314612037D	31/05/2024
4	Avnee Dhaval Gada	eChallan		MH002654606202425M	30000	RF	0001595727202425	31/05/2024

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

11981 /2024

## Know Your Rights as Registrants

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

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

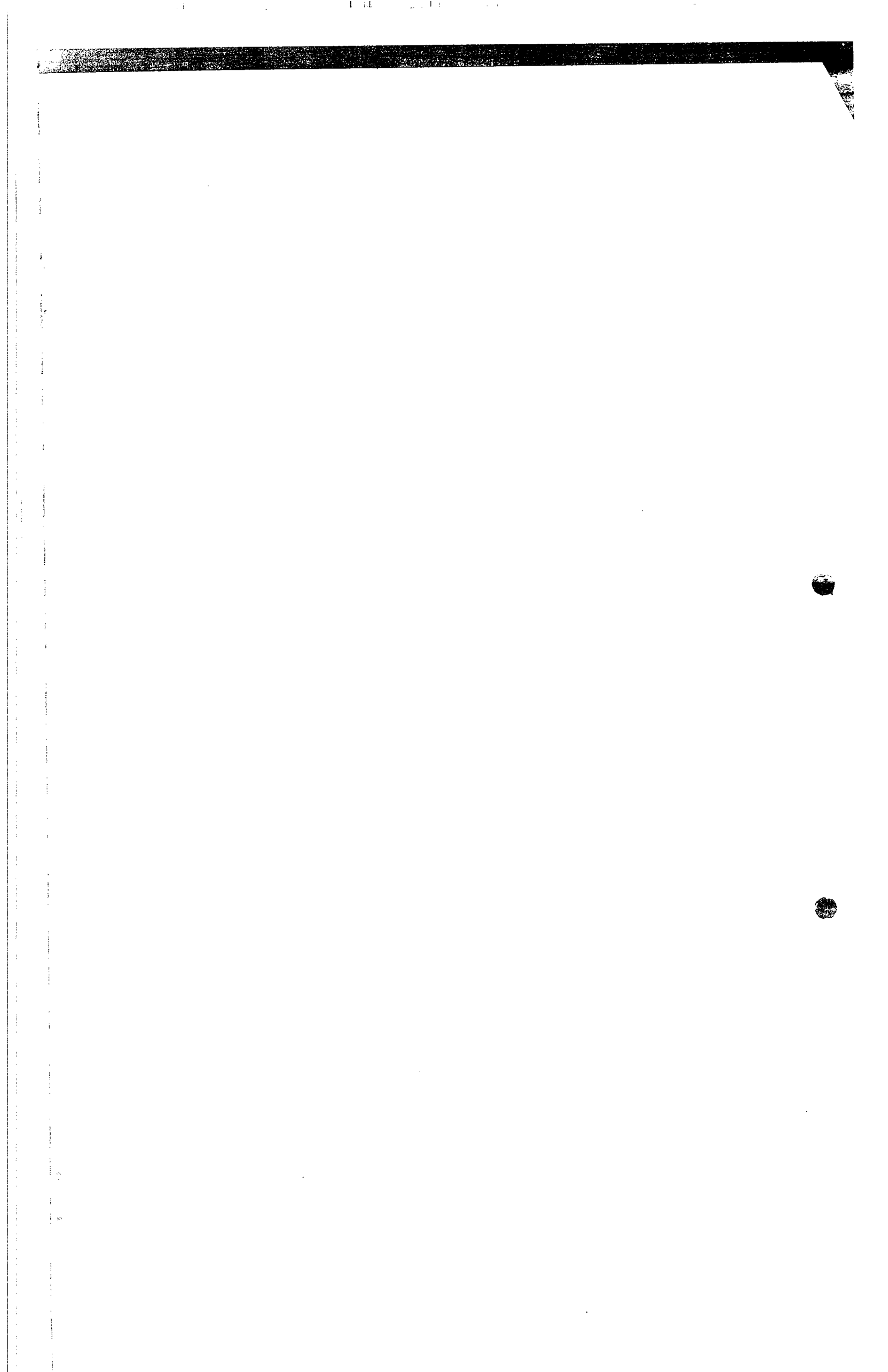
करल ४		
११६९	१२५	१२५
२०२४		

प्रमाणित करणायत/केटोकी या दस्तावेज (१२५)  
एकूण ११६९/५-१२५/१२५  
करल-४/ ११६९/२०२४  
पुस्तक क्रमांक १ क्रमांकान्वर नोंदला  
दिनांक ३१/५/२०२४

सह दुय्यम निबंधक/कुर्सा-४  
मुंबई उपनगर/जिल्हा







Dated: \_\_\_\_\_ day of \_\_\_\_\_ 2024

**Kalpataru Limited**

And

..... Developers

**Mrs. Avnee Dhaval Gada**

**Mr. Dhaval Vinod Gada**

..... Purchasers.

---

**AGREEMENT FOR SALE**

---

Flat No. 192, Building No. 3A,  
Kalpataru Aura CHS Ltd.,  
Ghatkopar West, Mumbai - 400086.